

# CROSSTOWN DISTRIBUTION CENTER

MN  
MPLS

6801 Shady Oak Rd  
Eden Prairie, MN



FOR LEASE

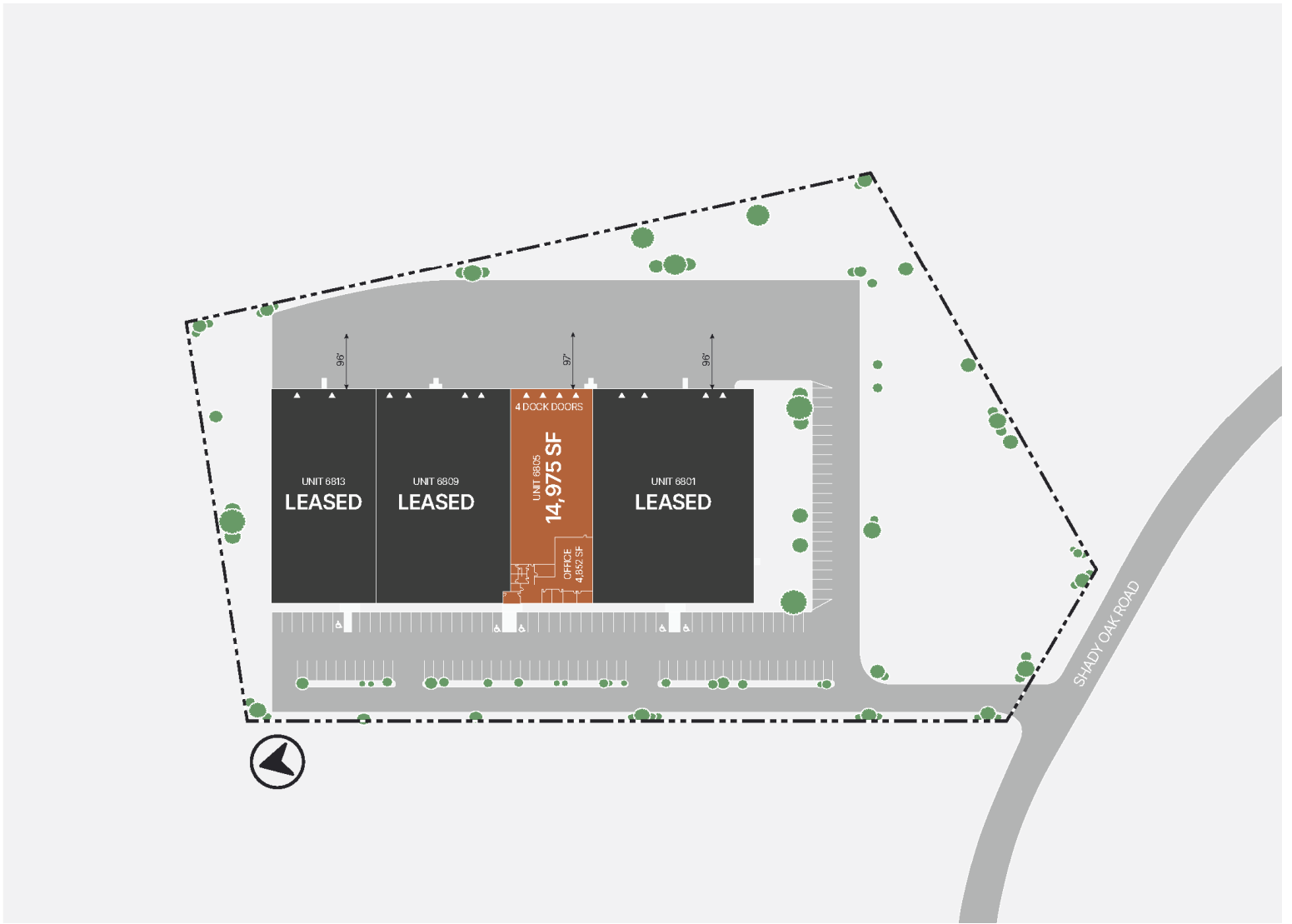
Suite 6807

14,975 SF



LEASED BY



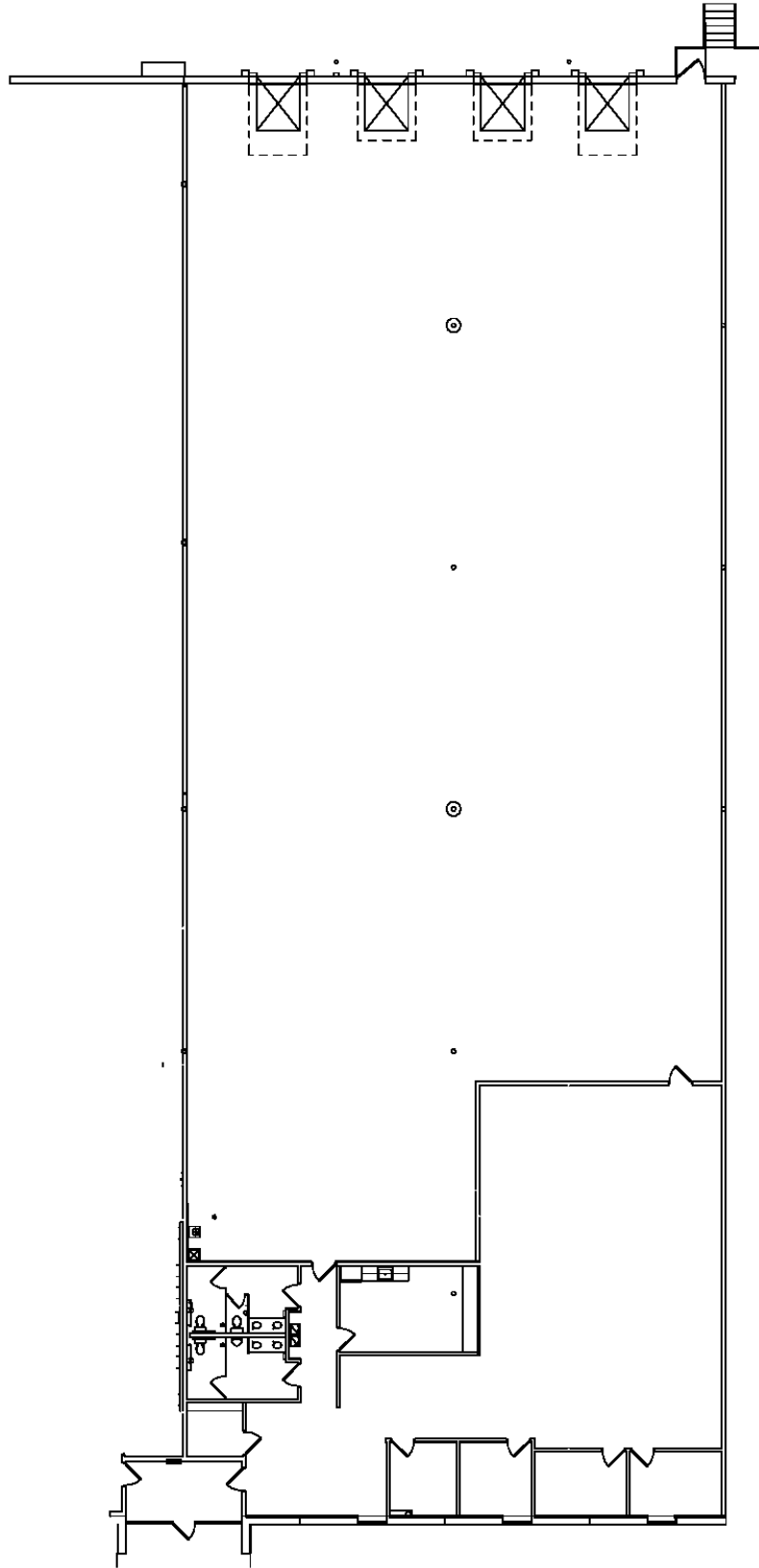


# PROPERTY HIGHLIGHTS

- 18' Clear Height
- Rare vacancy in the Golden Triangle
- Excellent Eden Prairie location with access to Highway 169 and 212
- Many area amenities

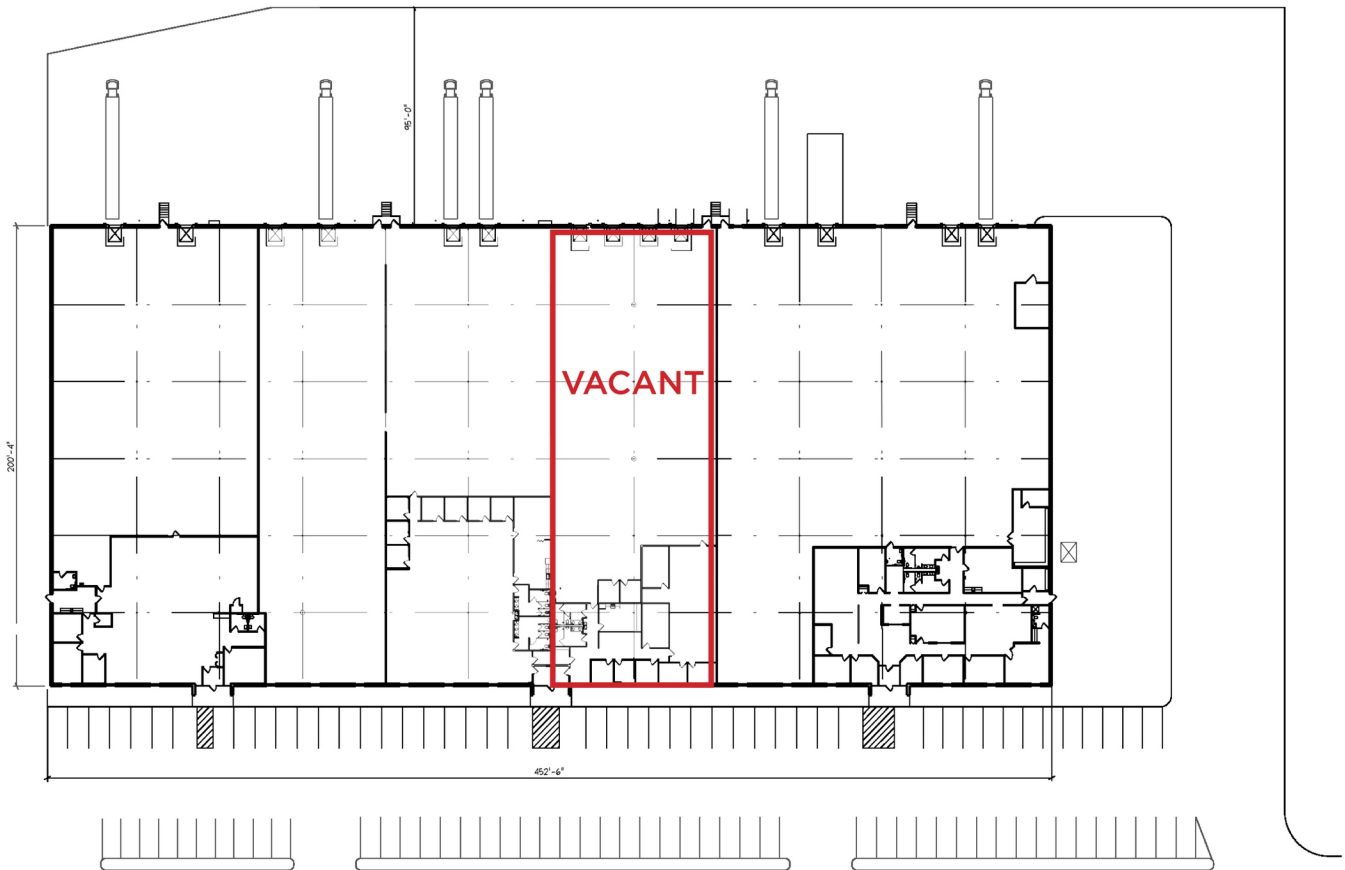
# BUILDING SPECIFICATIONS

Building	90,651 SF Total
Available SF	4,852 SF Office 10,123 SF Warehouse 14,975 SF Total
Clear Height	18'
Lease Rates	Negotiable
Loading	4 Docks
2026 Tax/CAM	\$4.73 PSF Total



Suite 6807  
OFFICE SQFT: 4,852 SF  
Warehouse SQFT: 10,123 SF

# Site Plan



# CONTACT INFORMATION

6801 Shady Oak Rd  
Eden Prairie, MN

## **Kris Smeltzer**

Executive Managing Director  
952 837 8575

[kris.smeltzer@cushwake.com](mailto:kris.smeltzer@cushwake.com)

## **Hudson Brothen**

Executive Director  
952 893 8261

[hudson.brothen@cushwake.com](mailto:hudson.brothen@cushwake.com)

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