

8,145 - 25,050 SF AVAILABLE IN THE GOLDEN TRIANGLE

7073 - 7077 SHADY OAK ROAD

Eden Prairie, MN 55344

FOR SUBLEASE/DIRECT



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PROPERTY HIGHLIGHTS

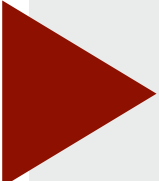
Address	7075 + 7077 Shady Oak Road	7073 Shady Oak Road	Both Vacancies
Suite size	1,000 SF Office <u>15,855 SF Warehouse</u> 16,855 SF Total	2,202 SF Office <u>5,993 SF Warehouse</u> 8,195 SF Total	3,202 SF Office <u>21,848 SF Warehouse</u> 25,050 SF Total
Year Built	1981	1981	1981
Clear Height	19'	14', 19'	14', 19'
Loading	5 docks	1 drive-in 1 dock	1 drive-in 6 docks
2025 CAM & Tax	\$4.86/sf	\$4.86/sf	\$4.86/sf
Lease Rate	Negotiable	Negotiable	Negotiable



FLOOR PLAN



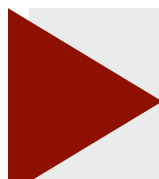
PROPERTY HIGHLIGHTS



Sublease term through June '27
(direct with LL for longer term)



Updated lighting



Available for immediate occupancy



Large truck court that can
accommodate 48' & 53' trailers



Full climate control in portion of the
warehouse (suite 7075 - 9,333 sf)



5 dock doors (suites 7075 + 7077)
1 drive-in, 1 dock (suite 7073)

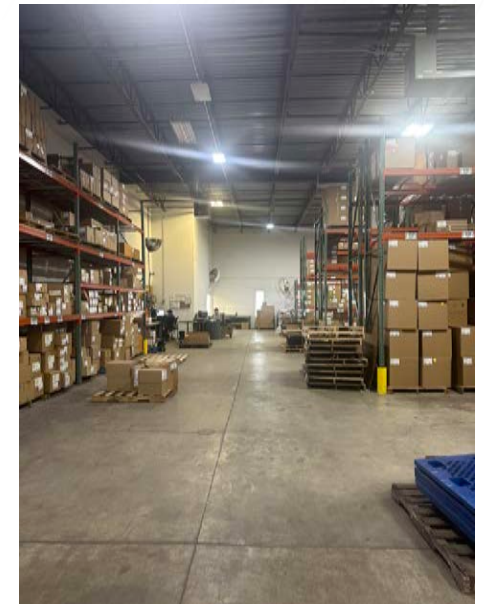
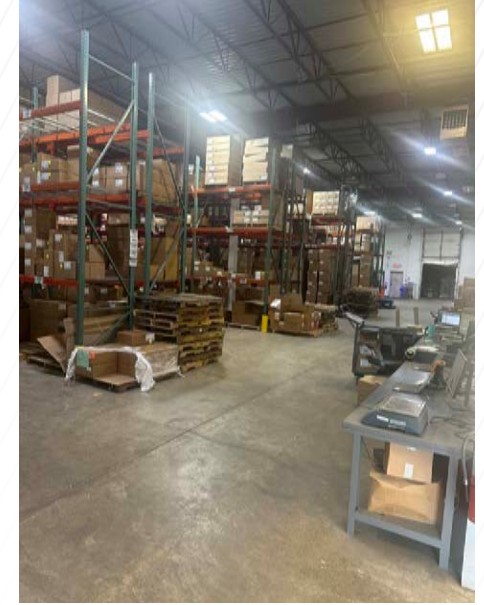


Fully sprinklered



Great accessibility via Hwy 169,494,
212 + 62

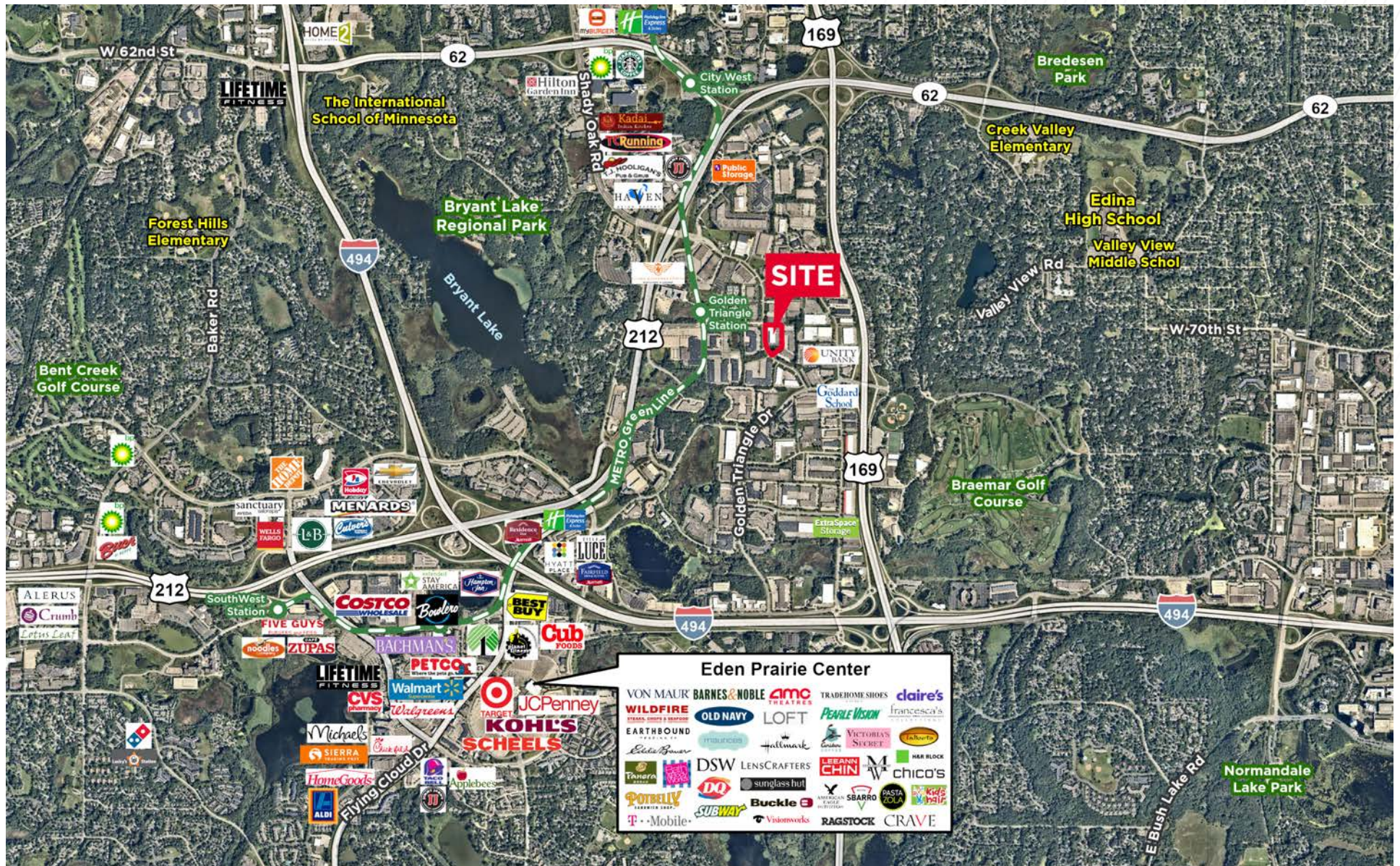
PHOTOS



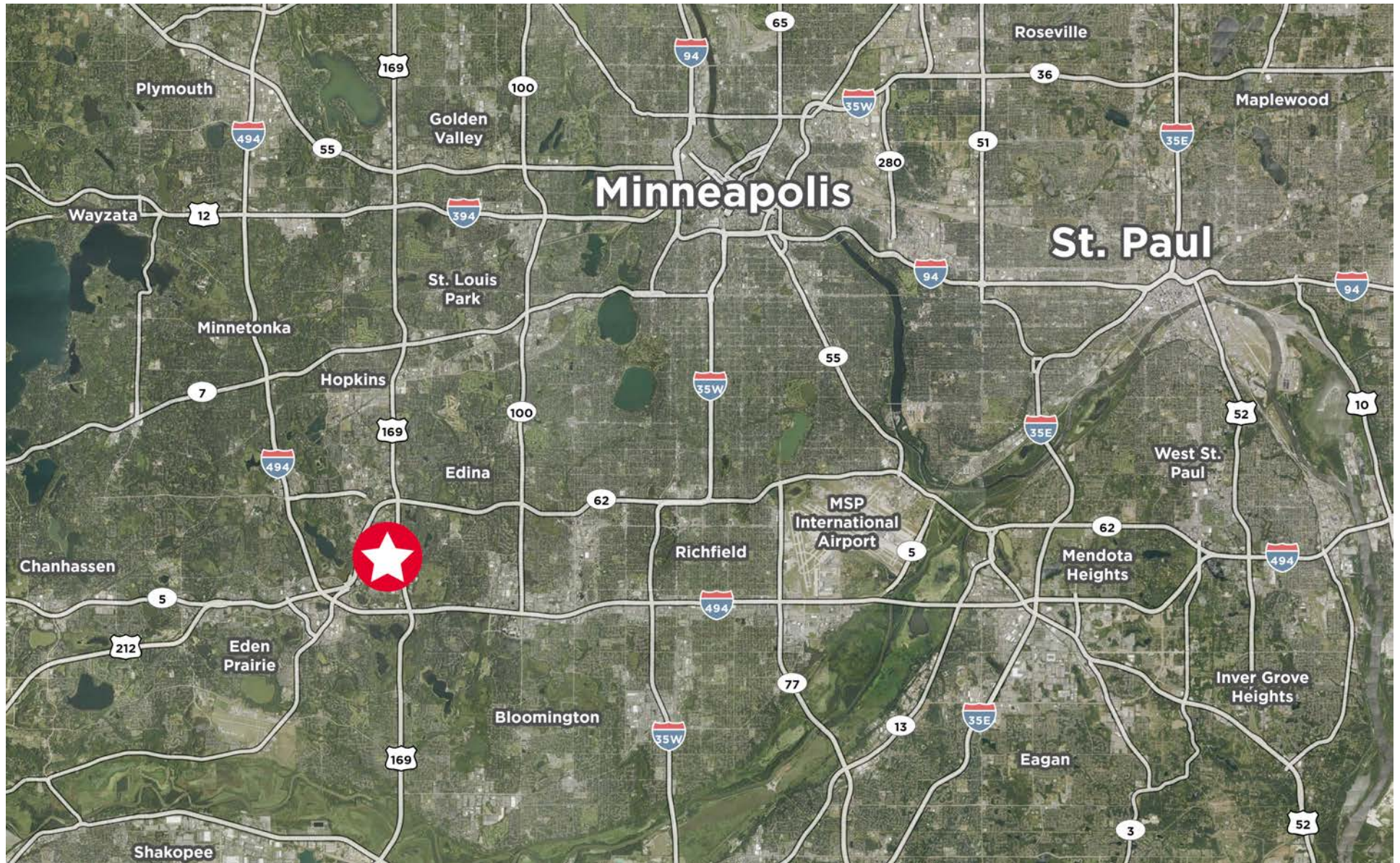
THE LOCATION



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FOR MORE INFORMATION, PLEASE CONTACT:

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