



**CUSHMAN &
WAKEFIELD**

AVAILABLE

Jefferson Business Center

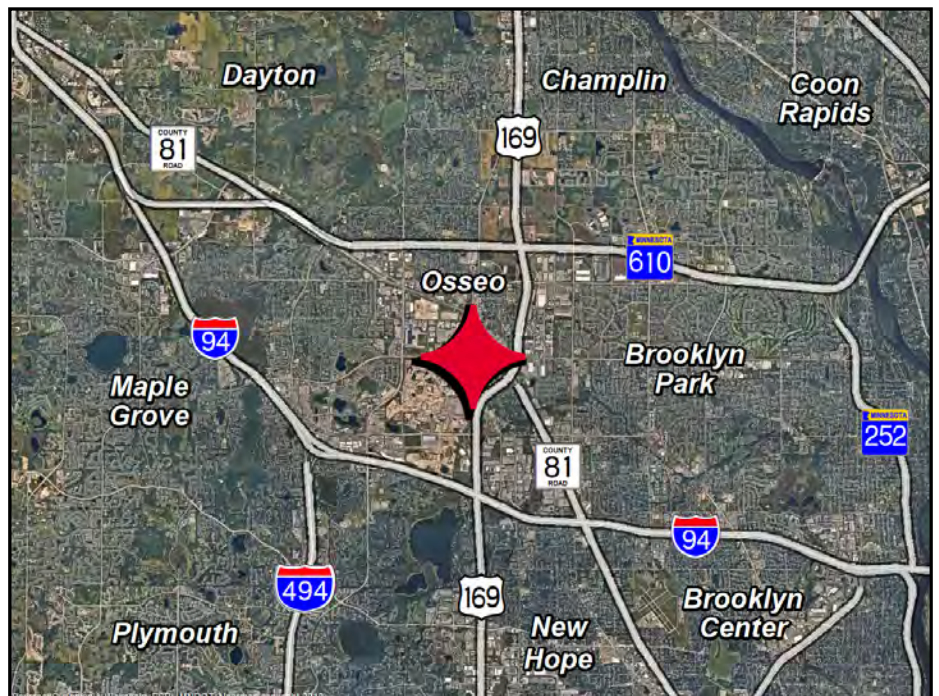
8575-9500 Jefferson Hwy N, Maple Grove, MN



**4,000-5,688 SF
AVAILABLE**

Property Highlights

- Direct access to Hwy 169
- Dock and drive-in loading
- Heavy power
- Close proximity to amenities



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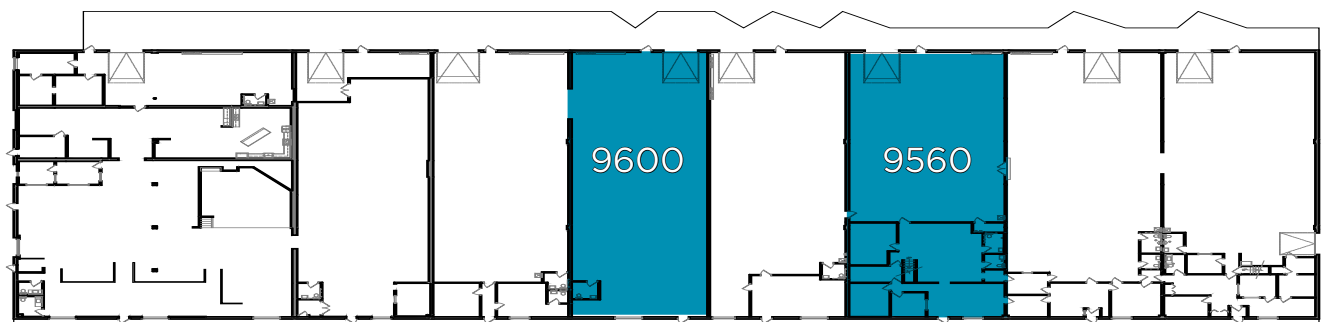
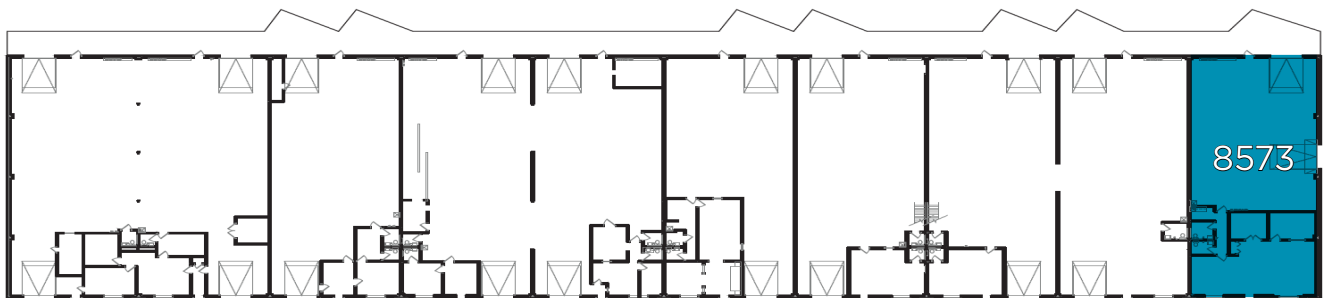
Building Features

Premises	87,067 SF
Site	6.07 Acres
Clear Height	14'
Power	Heavy
Lease Rates	Negotiable
2026 Estimated Taxes & CAM	\$4.66 PSF



Space Available

Suite	Total SF	Office SF	Warehouse SF	Loading	Available
8573	4,000 SF	1,447 SF	2,553 SF	1 dock 1 drive-in	Now
9560	5,688 SF	2,041 SF	3,647 SF	1 dock	Available Now
9600	4,979 SF	70 SF	4,909 SF	1 dock	Available Now





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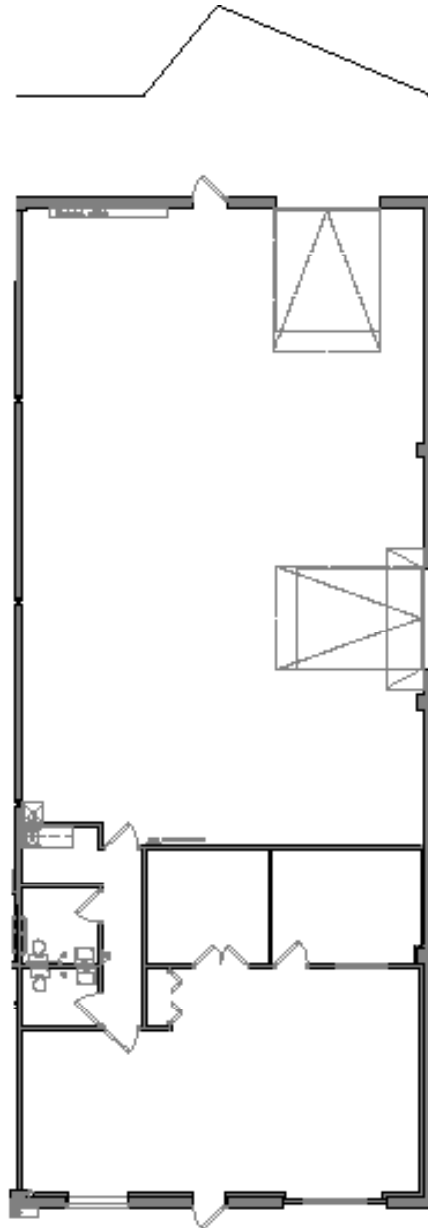
Suite 8573



Power:

Front Office Area - Two (2) 125 Amp Panels

Warehouse Area - One (1) 200 Amp Panel
& Two (2) 225 Amp Panels





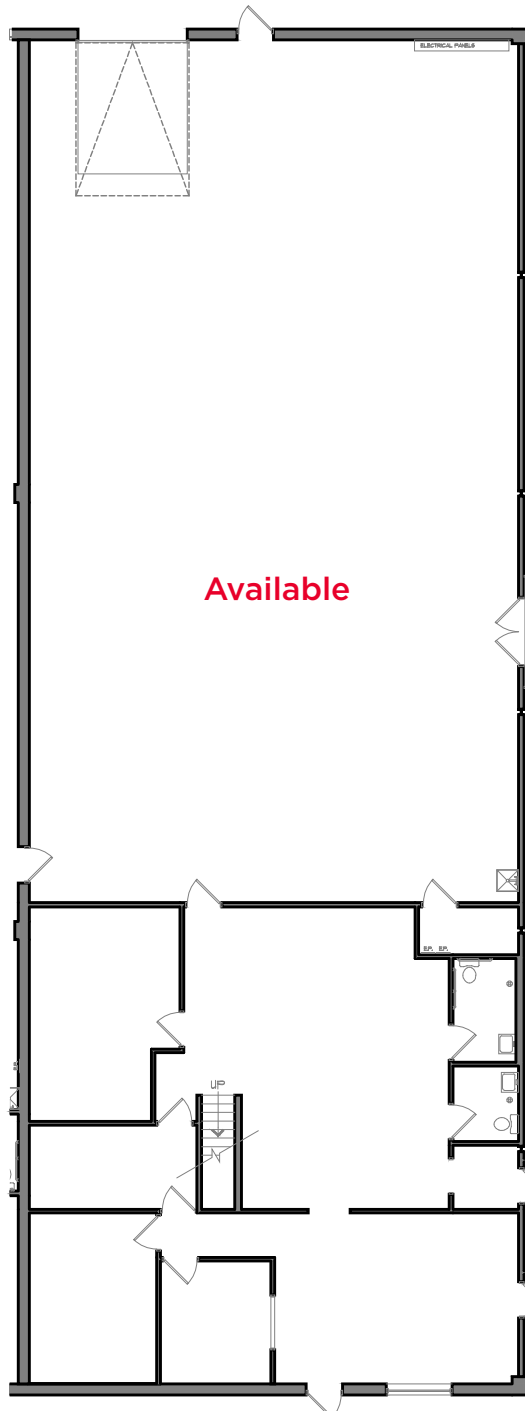
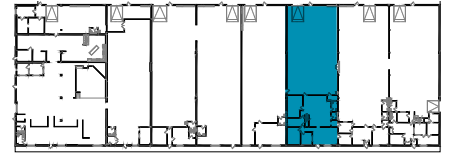
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8575-9500 Jefferson Hwy N, Maple Grove, MN

Suite 9560





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Suite 9600

Power:

One (1) 200 Amp Main Panel and One (1)
200 Amp Subpanel.

