

FOR LEASE
15,096 SF
OF CLASS 7 CLEAN ROOM,
TECH AND OFFICE SPACE

6500 WEDGWOOD AVE N
MAPLE GROVE, MN

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PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- EXISTING CLEAN ROOM AND LAB SPACE
- ABUNDANT GLASS LINE
- CLEAN END CAP
- HEAVY PARKING
- ABILITY TO ADD A DRIVE IN DOOR

Address 6500 Wedgwood Rd N
Maple Grove, MN

Building Size 61,046 SF

Available SF 7,340 SF Office
7,756 SF Lab
15,096 SF Total

Lease Rates Negotiable

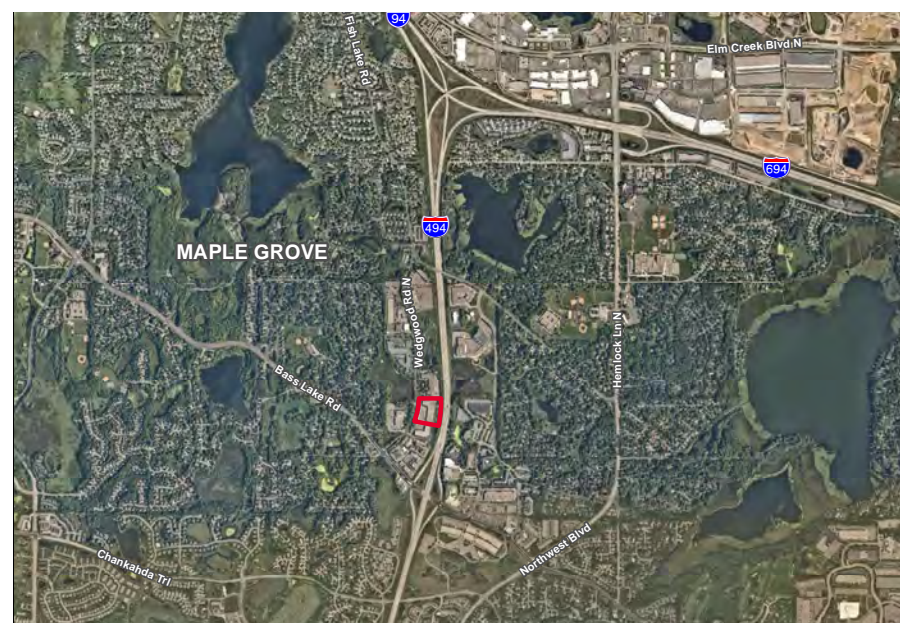
2026 Tax & CAM \$8.58 PSF Total (includes gas + water)

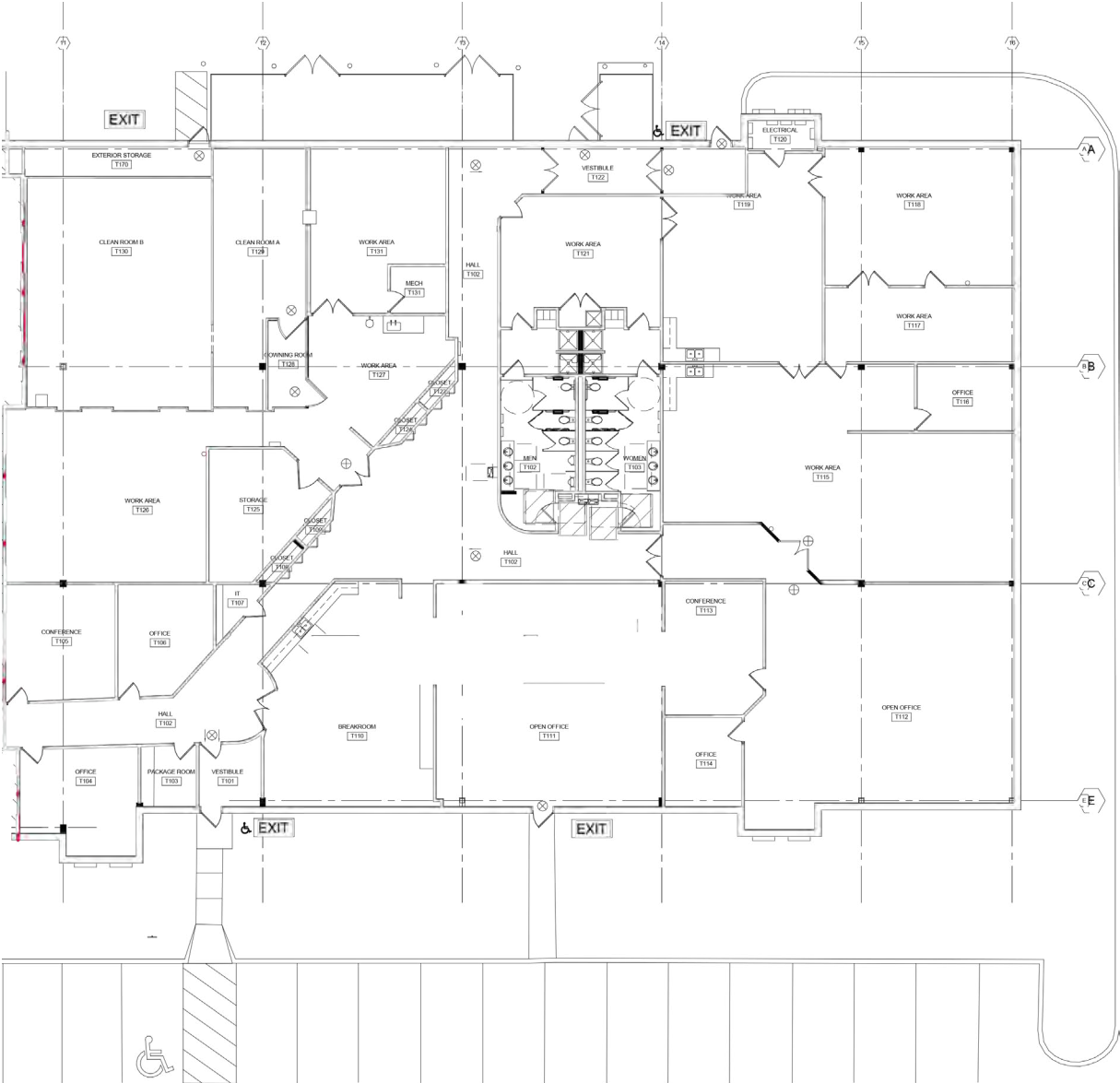
Parking 4/1,000 SF

Clear Height 16' 9"

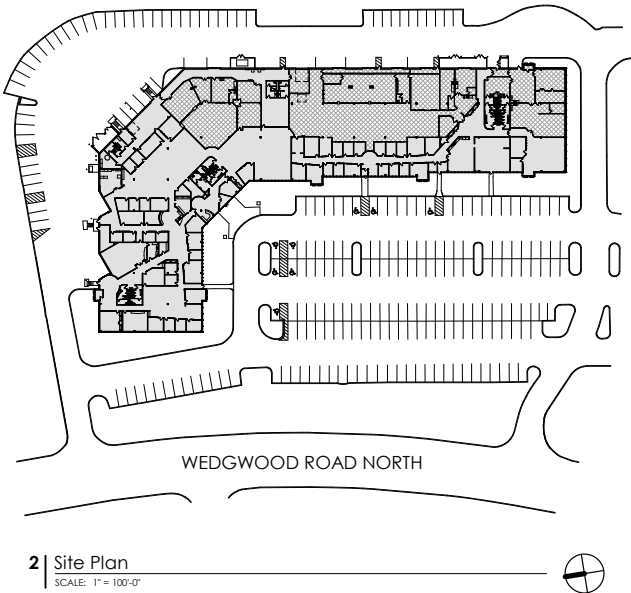
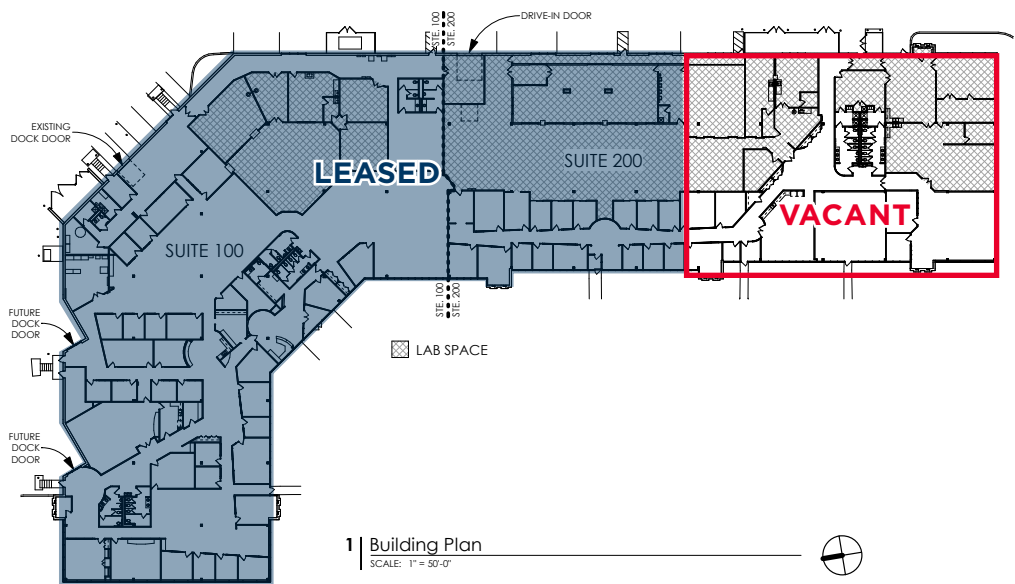
Year Built 1991

Sprinklered Wet System





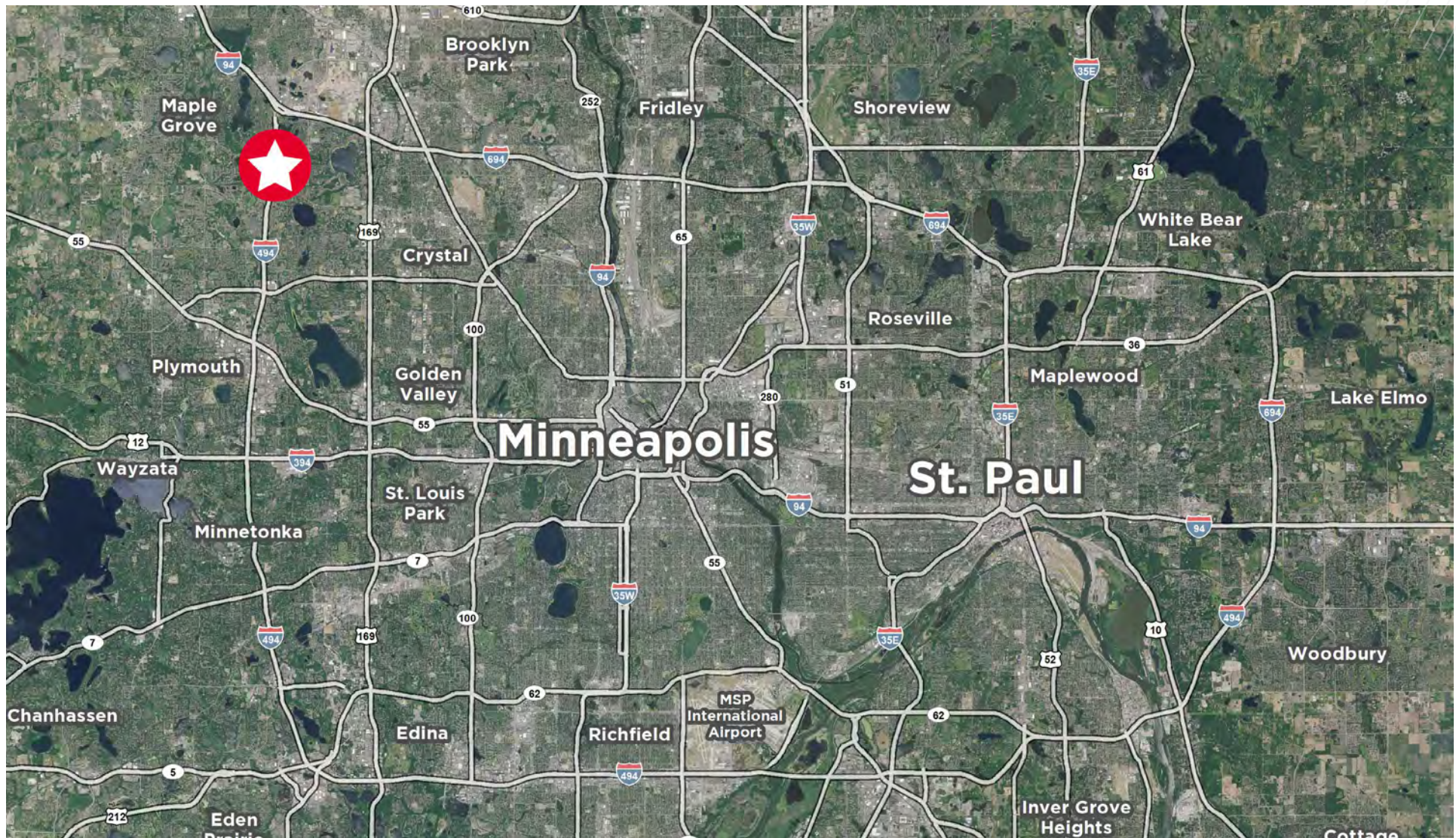
OVERALL BUILDING PLAN



PROPERTY PHOTOS







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