

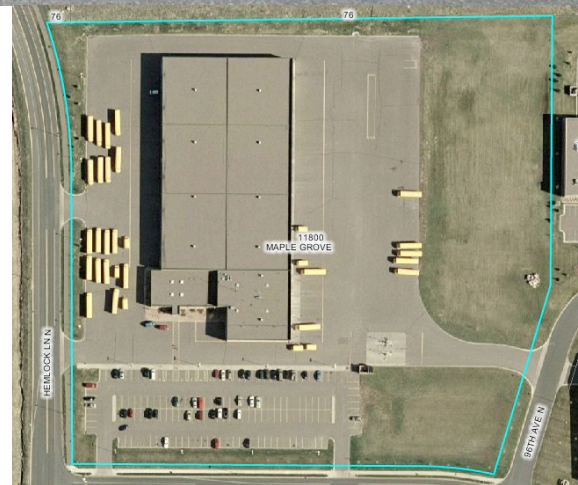


Excellent Future 610 Frontage

85,838 Sq. Ft. Office/Warehouse/Manufacturing/Transportation

For Lease

11800 95th Ave N.
Maple Grove, Minnesota
(currently the Osseo-Brooklyn School Bus Garage)



- ❖ 85,838 square feet available
- ❖ Excellent frontage on future Hwy. 610
- ❖ Easy access from Hwy 81
- ❖ 12 drive-through bays
- ❖ State-of-the-art transportation facility
- ❖ Truck wash bay
- ❖ 2 10,000 gal. fuel tanks / 4 pump heads
- ❖ Abundant parking
- ❖ 12 Acre Site

For more information contact:

Matthew Regan
612.987.8211
matt@meercompanies.com

John Hage
763.464.9253
john@meercompanies.com

MEER REALTY, INC.



Warehouse / Office / Transportation Services For Lease

Matthew Regan

- 612.987.8211
- matt@meercompanies.com

John Hage

- 763.464.9253
- john@meercompanies.com

Building Address:	11800 95th Ave N. Maple Grove, Minnesota (Next to future 610 expansion)
Building Square Feet:	85,838 square feet total
Currently Available:	85,838 square feet total
Warehouse:	68,000 square feet warehouse
Office Space:	6,003 square feet warehouse
Maintenance/shop:	9,485 square feet warehouse
Truck Wash:	2,350 square feet warehouse
Ceiling Height:	18' clear
Column Spacing:	40x26
Loading:	12 drive through bays
Year Built:	1998
Rental Rates:	\$9.50 psf office \$5.00 psf warehouse
2006 (est.) CAM & Tax:	\$2.50



18'+ Clear Height



40x26' Column Spacing



6,003 Sq Ft Office Space



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