



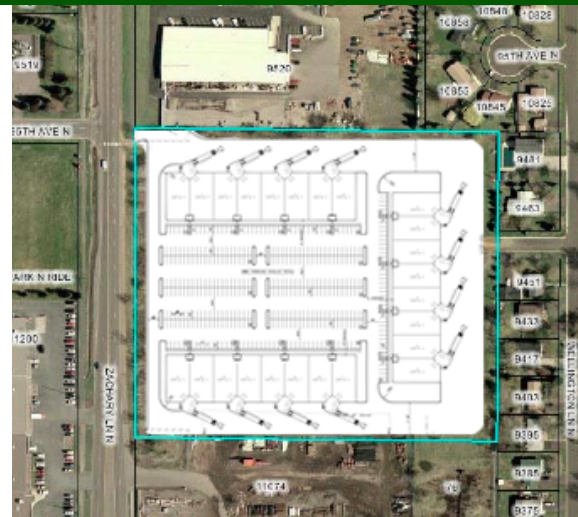
Triple Crowne Business Center

Built to Suit Office/Warehouse Units

For Lease

9450-9600 Zachary Lane
Maple Grove, Minnesota

- ❖ Easy access from Hwy. 81 & Zachary Lane
- ❖ Next to future Hwy. 610 & Zachary interchange
- ❖ 3-40,000 square foot buildings
- ❖ Smallest bay size = 2,500 square feet
- ❖ Up to 40,000 square feet available
- ❖ Drive-in and docks doors available
- ❖ 20' clear height
- ❖ Heavy Power (480 volt - 200 amp per bay)
- ❖ Abundant parking



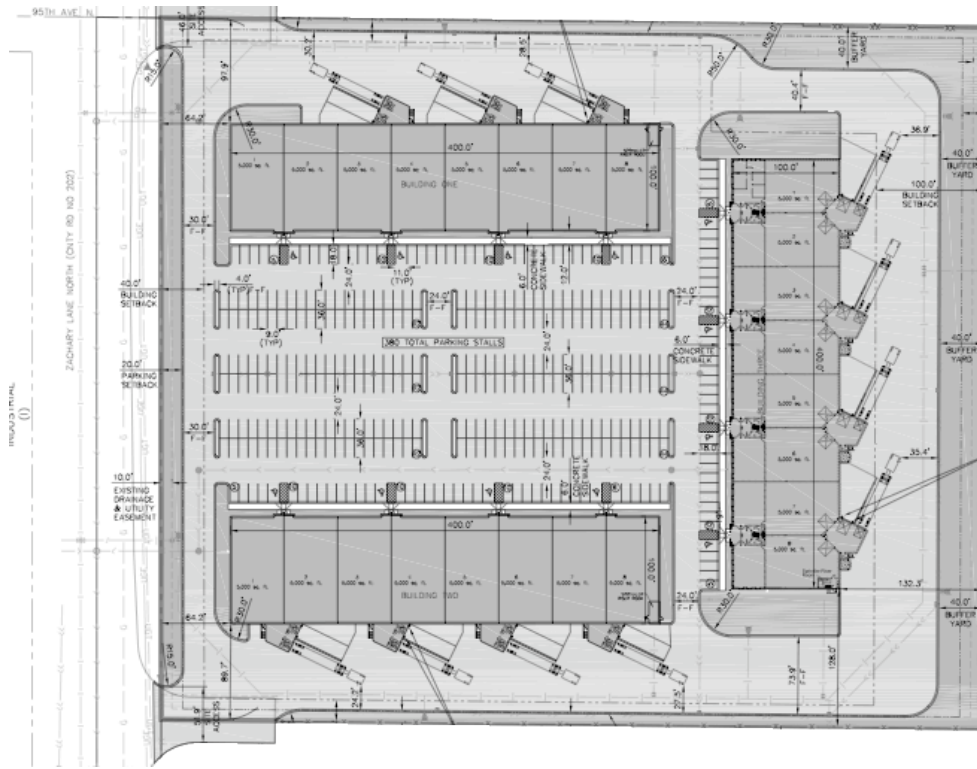
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MEER REALTY, INC.

12869 95th Ave N, Maple Grove, MN 55369 Tel 763.493.5435 Fax 763.390.5064 www.meercompanies.com



Office/Warehouse/Showroom/Limited Retail

For Lease

Building Address:	9400-9494 Zachary Lane Maple Grove, Minnesota (Next to future 610 expansion)
Building Square Feet:	120,000 square feet total
Currently Available:	3-40,000 square foot buildings
Building 1 (North):	8-5,000 square foot bays (will divide to 2500 sq. ft.) 6 dock door bays
Building 2 (South):	8-5,000 square foot bays (will divide to 2500 sq. ft.) 8 dock door bays
Building 3 (East):	8-5,000 square foot bays (will divide to 2500 sq. ft.) 8 dock door bays
Ceiling Height:	20' clear
Loading:	Drive-in bays and up to 8 dock bays per building
Est. Build Date:	Spring 2007
Rental Rates:	\$9.50 psf office \$5.50 psf warehouse
2006 (est.) CAM & Tax:	\$2.00



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