

For Lease

3,874 Sq Ft Warehouse
20' Clear with Dock & Drive-In

11011 Smetana Road, Minnetonka, MN 55343



Jordan Greenberg
Andrew Ward
952-746-9600

SpaceNet Equities
"Commercial Real Estate Solutions"

www.spaceneteq.com

8100 Wayzata Blvd. • Minneapolis, MN 55426

Building Information and Site Map

BUILDING SQ/FT:

Warehouse: 3,874 Sq Ft
Total: 3,874 Sq Ft

LOADING:

1 Dock with leveler
 1 Drive-In (12' x 9')

LAND AREA:

3.47 Acres

CLEAR HEIGHT:

20' Warehouse

PARKING:

63 Designated Stalls

POWER:

240 Volts / 3 Phase

SPRINKLER:

Yes



COMMENTS:

Beautiful corner office-showroom suite available in Minnetonka on Smetana Rd. High clear height in the warehouse with dock and drive-in loading. Perimeter offices with open areas in the middle in addition to a training room, break-room and private bathrooms. Additional office square footage can be made available.

* Below market net lease rates

* Below market tax & cam - only \$2.99 per foot

* Easy access to Shady Oak Rd, 169 and 62

* Very nice office finishes

LEASE RATE: \$4.25 Net Per Square Foot - Warehouse

TAXES: \$2.11 Per Ft

CAM: \$0.88 Per Foot



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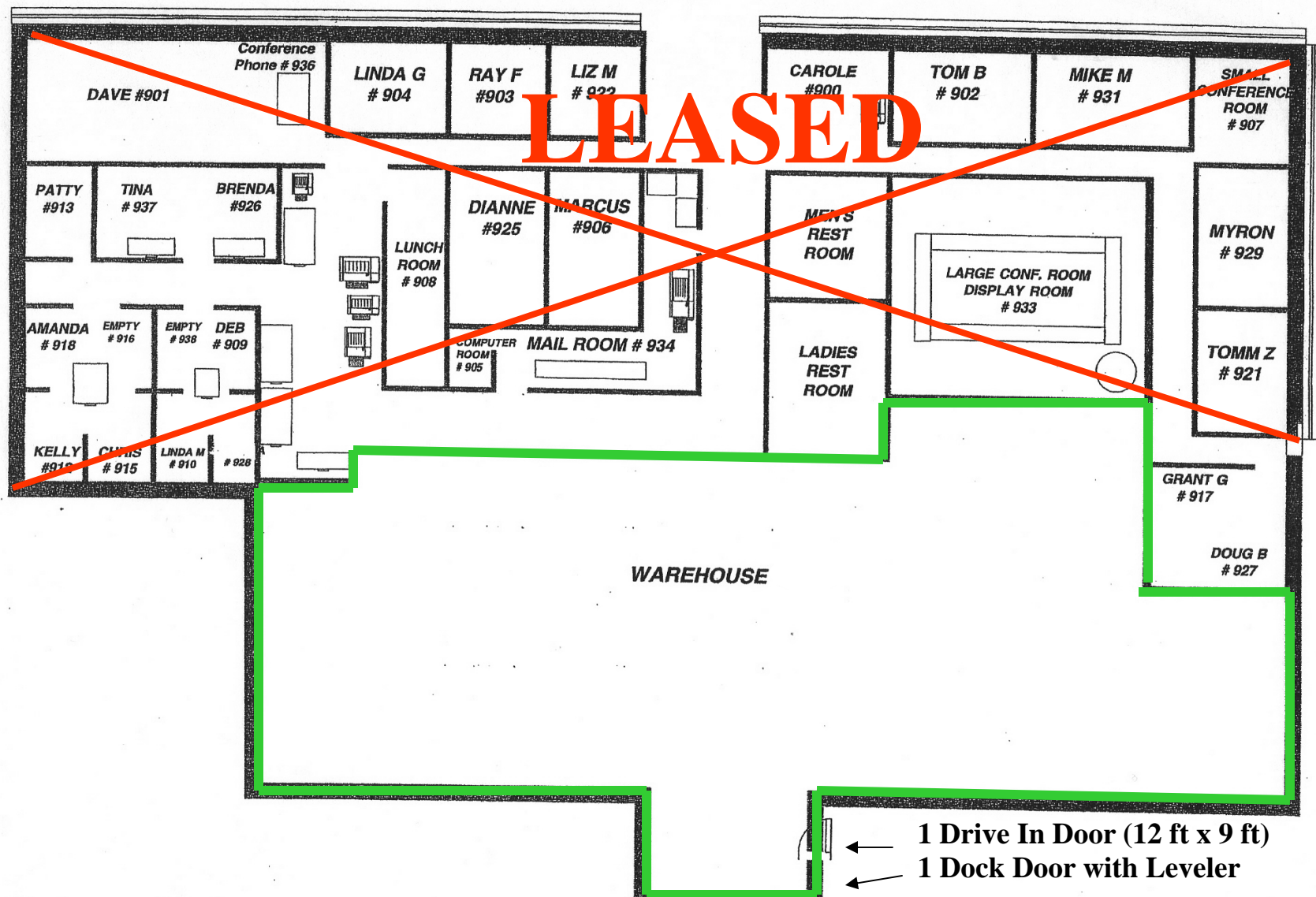
For Leasing & Sales Information:

Jordan Greenberg 952-746-9600
 (jordan@spaceneteq.com)

Andrew Ward 952-746-9635
 (andrew@spaceneteq.com)

www.spaceneteq.com

Building As-Built



Building Aerial



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