

# For Lease

## 4,088 Sq Ft Warehouse Bay & Individual Offices

11301 W 47th St. Minnetonka, MN 55343



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**SpaceNet Equities**

"Commercial Real Estate Solutions"

[www.spaceneteq.com](http://www.spaceneteq.com)

8100 Wayzata Blvd. · Minneapolis, MN 55426

# Building Information and Site Map

**TOTAL BLDG SF:** 28,000 sq. ft. Total

**ZONING:** Industrial

**AVAILABLE SF:** 4,088 sf warehouse bay  
Individual offices on upper level

**YEAR BUILT:** 1961

**CEILING HEIGHT:** 14' Warehouse

**PROPERTY AREA:** 1.84 Acres

**POWER:** 1200 Amps

**LOADING ACCESS:** 1 over-sized drive in & shared access to  
1 dock door.



**Oversized Drive In Door**

**Warehouse**

**COMMENTS:**

*Hard to find small warehouse bay in Minnetonka off of Shady Oak and Excelsior Blvd. Light and bright warehouse bay with oversized drive-in, ideal for manufacturing, storage, or any light industrial use. Recently remodeled office area on upper level ideal for single/small office user.*

- \* Fully sprinkled
- \* Outside storage
- \* Month to month leases available

- \* On-site building management
- \* Easy access to 169, 62, and Excelsior Blvd
- \* Utilities included in gross rate!

**LEASE RATE:** \$7.03 Gross Per Sq Ft including Utilities

**TAXES:** \$1.21 psf



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