



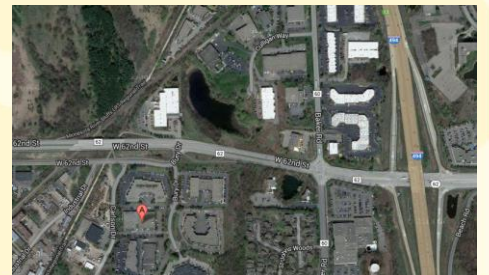
SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE
6250-6270 Bury Drive Bldg
6270 Bury Drive
Eden Prairie, MN 55346



6270 Bury Drive: 23,189 sf BTS office/whse-mfg.
Base Rental Rate: \$9.50/\$4.50 psf office/whse-mfg.
2018 Estimated Tax & CAM: \$2.82 psf (\$1.85/\$.97 psf tax/CAM).

- Great office/warehouse/manufacturing facility in Eden Prairie, MN.
- (1) truck high dock, (2) drive in doors (10' w x 11.5' h), 13' clr, heavy pwr.
- Brand new front entrance w/glass & landscaping. Ofc is build to suit (BTS).
- Whse/mfg area currently set up for vehicle storage w/ trench drains, 100% make-up air, & flammable waste trap. Previous use was manufacturing.
- Flexible potential uses of office/warehouse, office/manufacturing, data center, parking garage, etc.
- Signage opportunities on new entrance detail (see attached plan), existing block sign wall on Bury Drive and on the building.
- Ample parking available with ability to immediately add more.
- Desirable location near Crosstown 62 & I-494 w/excellent hwy access.
- Located adjacent to the SW LRT area trail (south branch) & near many other city parks and trails in Eden Prairie & Minnetonka.
- Well maintained building locally owned & managed.



For more information, call or e-mail:

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or

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or visit our website at:

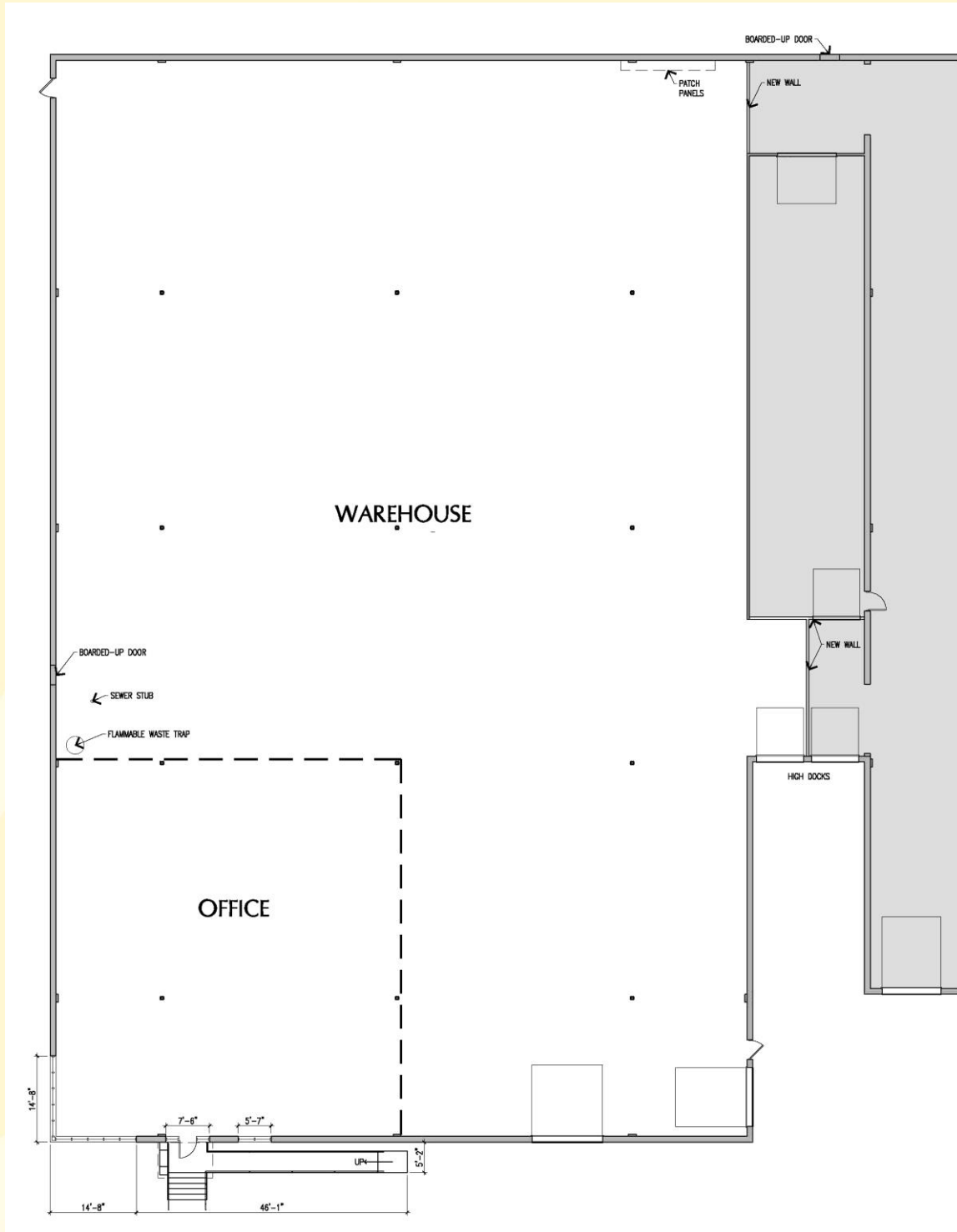
www.summerhillcommercial.com



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE WESTWOOD II BUILDING

6250-6270 Bury Drive
Eden Prairie, MN 55346



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