



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE
WESTWOOD II BUILDING
6250-6270 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.
2017 Estimated Tax & CAM: \$2.80 psf (\$1.83/\$.97 psf tax/CAM).

- Great office/warehouse/manufacturing facility in Eden Prairie, MN.
- Office is ready to be built to suit for your client, whse has white painted walls.
- (1) truck 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 ofc/whse, ofc/mfg, data center, parking garage, etc.
- Signage opportunities on new entrance detail (see attached plan), existing block sign wall on Bury Dr, & on the building.
- Ample parking available with ability to immediately add more.
- Desirable location near Crosstown 62 & I-494 w/excellent freeway access.
- Located adjacent to the MN River Bluffs LRT regional trail & near many other city parks and trails in Eden Prairie & Minnetonka.
- Well maintained building locally owned & managed.

For more information call:
Peter Kordonowy, CCIM
952.556.5151

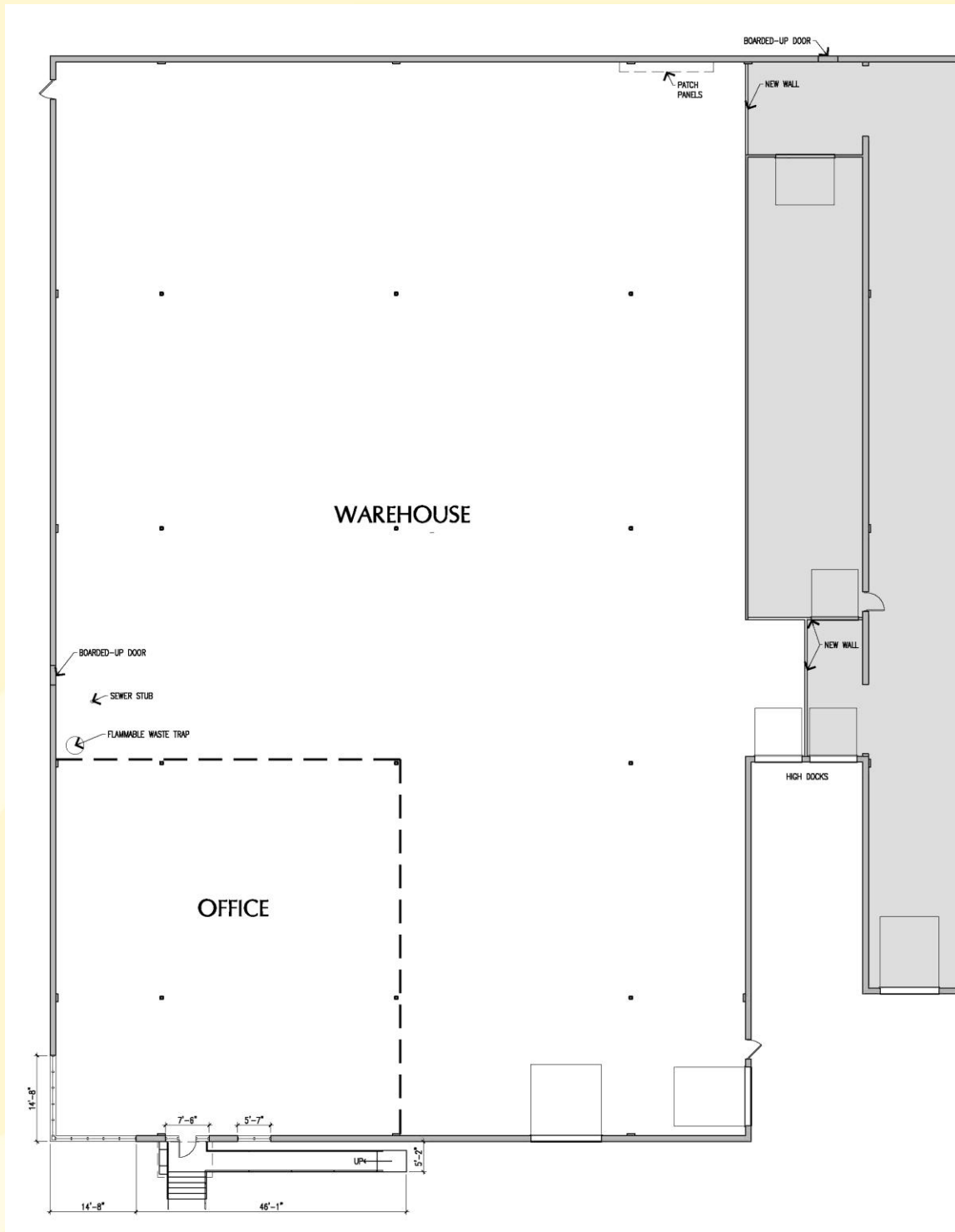
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www.summerhillcommercial.com



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