

**FOR LEASE**  
**13,648 SF OFFICE / WAREHOUSE**



**FEATURES:**

- 13,648 SF Available (2,800 SF Office and 10,848 SF Warehouse)
- End cap space!!!
- Excellent building visibility from CR 81 & I-94
- Easy access to I-94 via CR-81

**Lease Rate:**

**Office: \$12.00/PSF**  
**Warehouse : \$6.00/PSF**  
+ Tax \$1.61/psf & CAM: \$1.05/psf



**FACTS:**

- ▲ Built in 1996
- ▲ Partially Air Conditioned
- ▲ Heavy Power Info
  - 425 amps/208v/3-phase
  - 225 amps/480v/3-phase
- ▲ (1) Dock Door
- ▲ 20' Clear Height

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**Arrow Companies**  
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Maple Grove, MN 55369

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**AERIAL & MAP**

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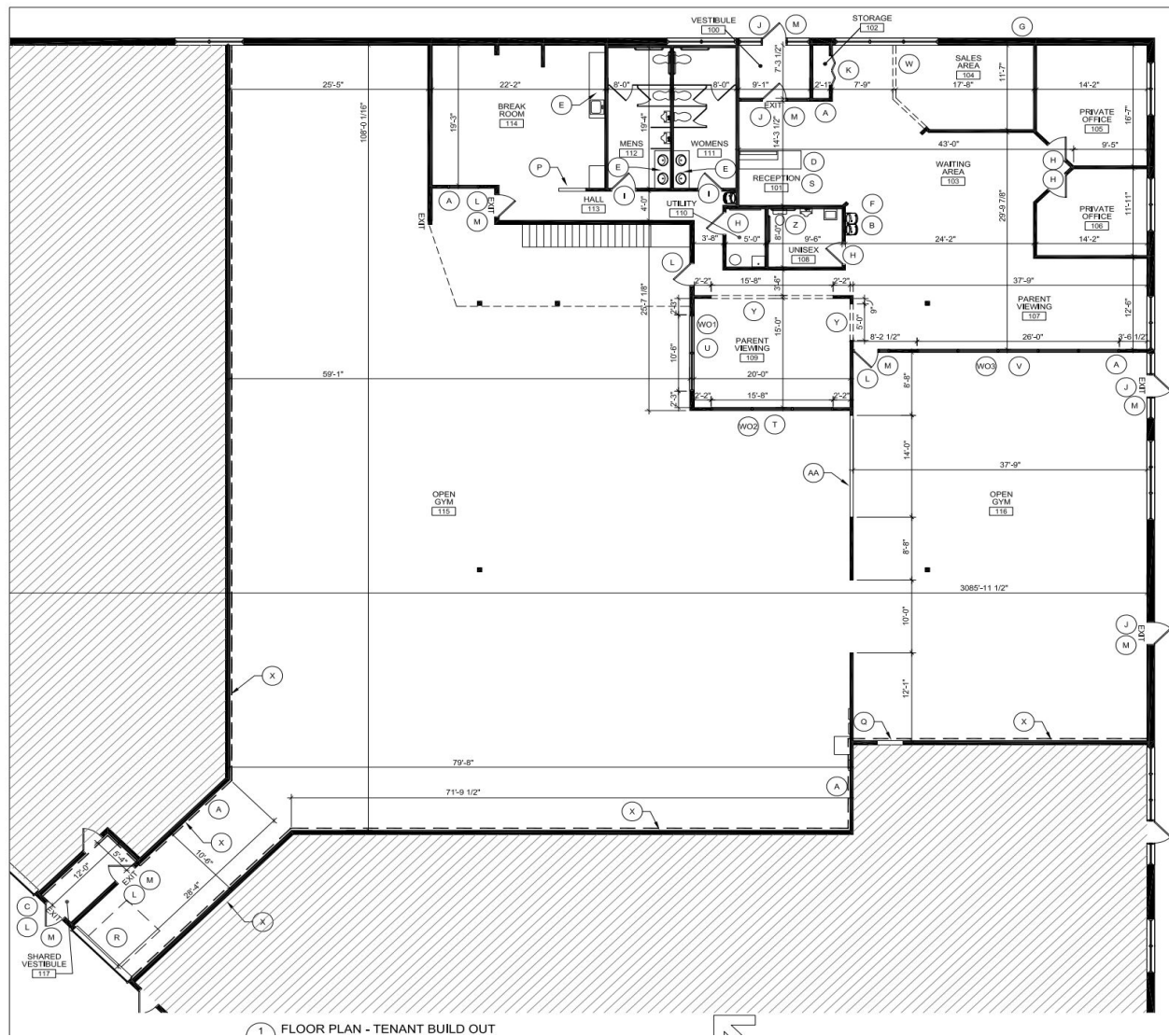
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**FLOOR PLAN**

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**PHOTO GALLERY**

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Suite Entrance



Loading Docks



Reception



Break Room



Private Office



Open Office Area

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**PHOTO GALLERY**

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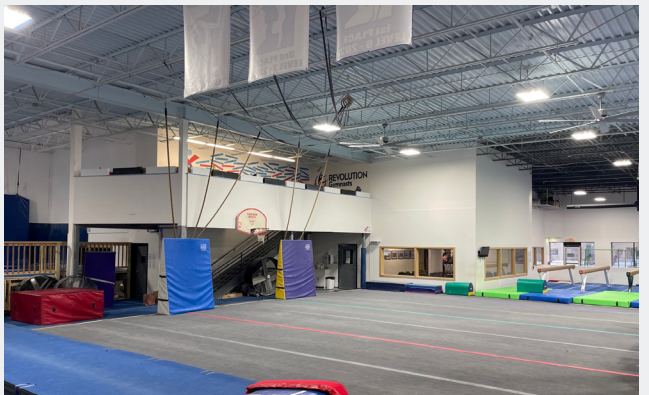
Dock Door



Warehouse



Warehouse



Warehouse



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