



INDUSTRIAL BUILDING  
9122 Cottonwood Lane  
Maple Grove, MN 55369

FOR LEASE  
4,565 SF Office / Warehouse



#### FEATURES:

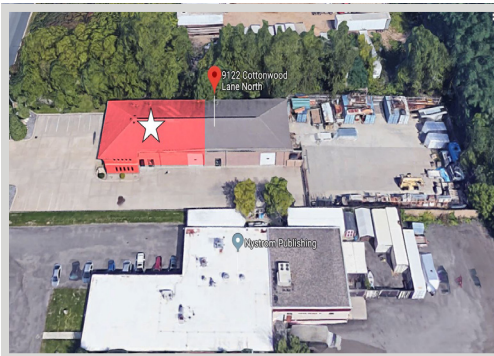
- 2,265 SF (Office) & 2,300 SF (Warehouse) for total of 4,565 SF.
- Great location with easy access from Hwy 610 in Maple Grove.
- Warehouse is Air Conditioned with heavy power.
- Well maintained building!!

#### LEASE RATE

\$8.75 / psf (Office)  
\$4.75 / psf (Warehouse)  
\$3.94 / psf (Tax & Cam)

#### FACTS & FEATURES:

- \* (1) 12x12 Drive in Door.
- \* Includes drains & flammable waste trap.
- \* 18' clear height.
- \* Air Conditioning in Warehouse
- \* Heavy Power.



Overview .....	1
Aerial Maps .....	2
Site Plan .....	3
Floor Plans .....	4-5
Photo Gallery .....	6



**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com



**Jeff Penfield**  
612.325.2067  
jpenfield@arrowcos.com

#### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

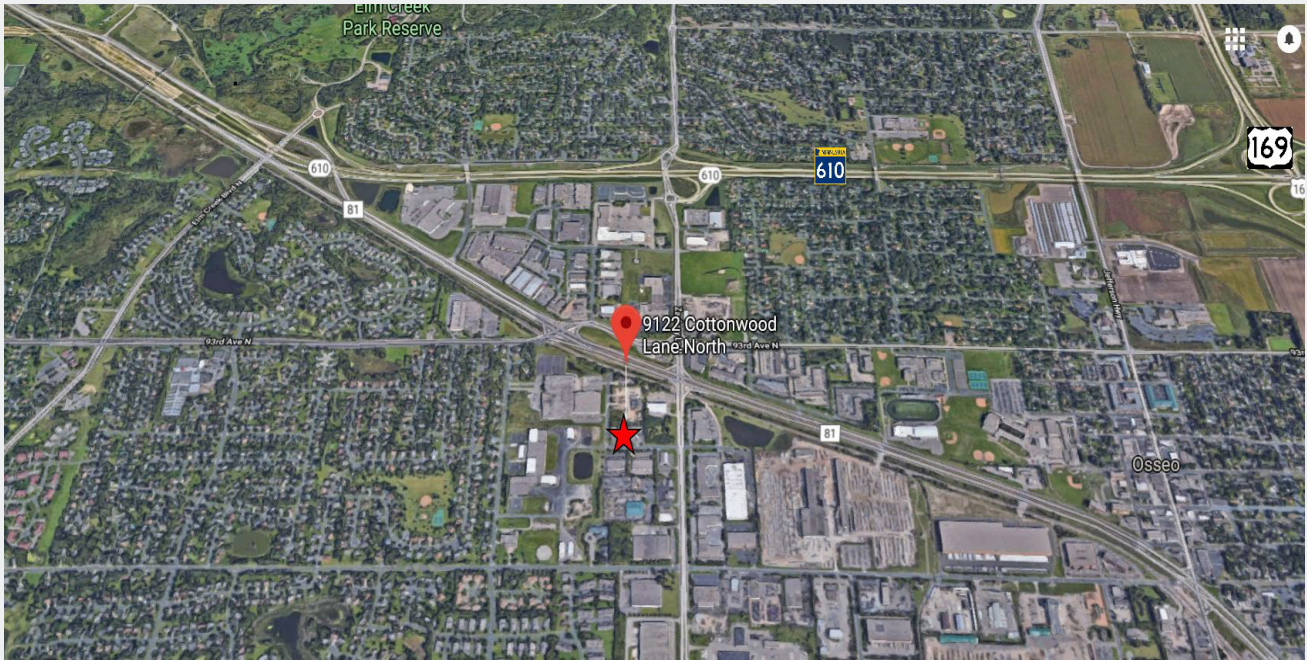
Arrow Companies  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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



AERIAL & MAP

FOR LEASE  
4,565 SF Office / Warehouse



Contact

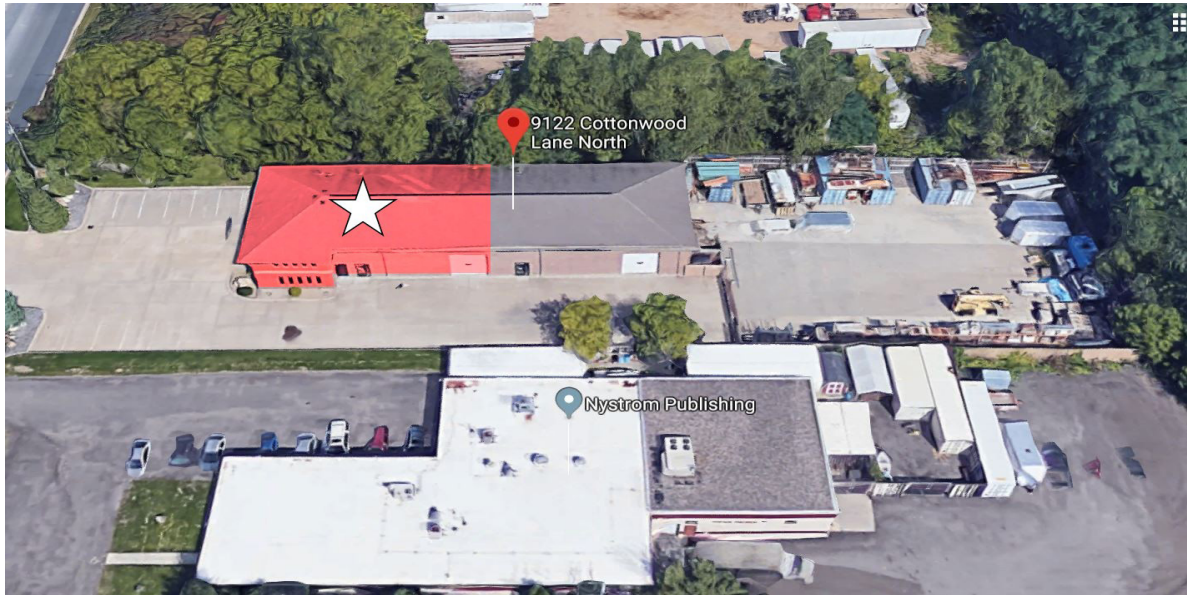
Phone: 763.424.6355  
Fax: 763.424.7980

Arrow Companies  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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

SITE PLAN

FOR LEASE  
4,565 SF Office / Warehouse



Contact

Phone: 763.424.6355  
Fax: 763.424.7980

Arrow Companies  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

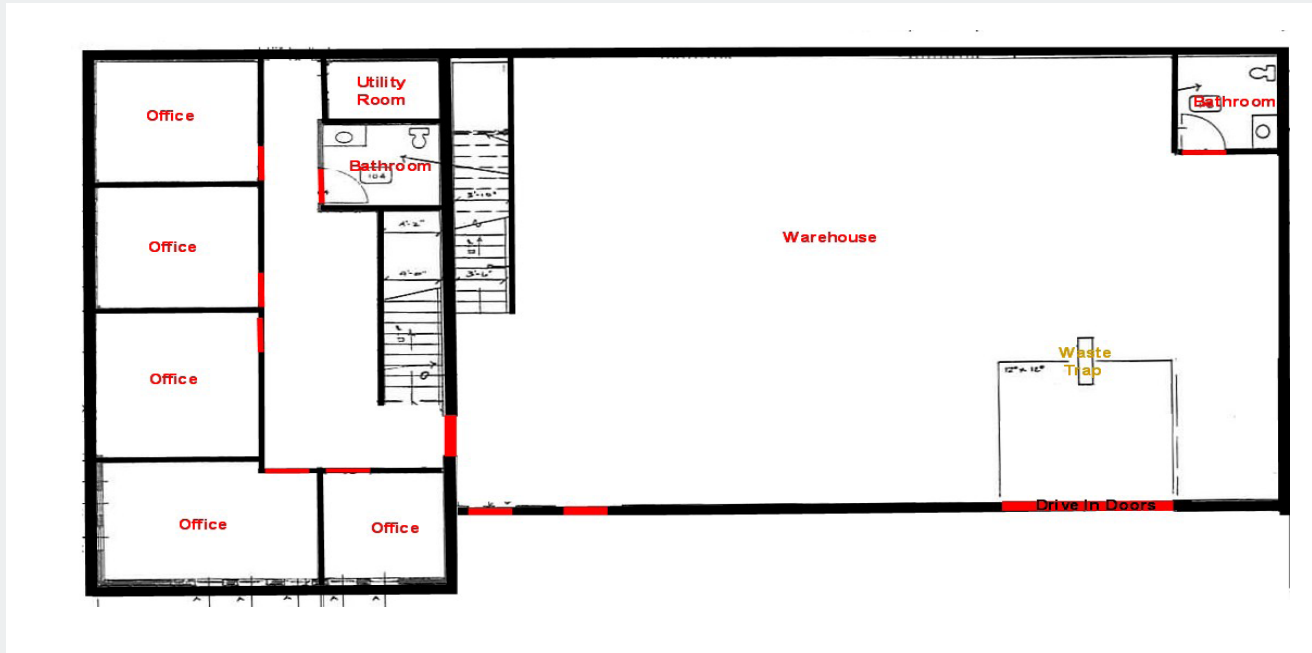
[www.arrowcos.com](http://www.arrowcos.com)



INDUSTRIAL BUILDING  
9122 Cottonwood Lane  
Maple Grove, MN 55369

FLOOR PLAN  
MAIN

FOR LEASE  
4,565 SF Office / Warehouse



Contact

Phone: 763.424.6355  
Fax: 763.424.7980

Arrow Companies  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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

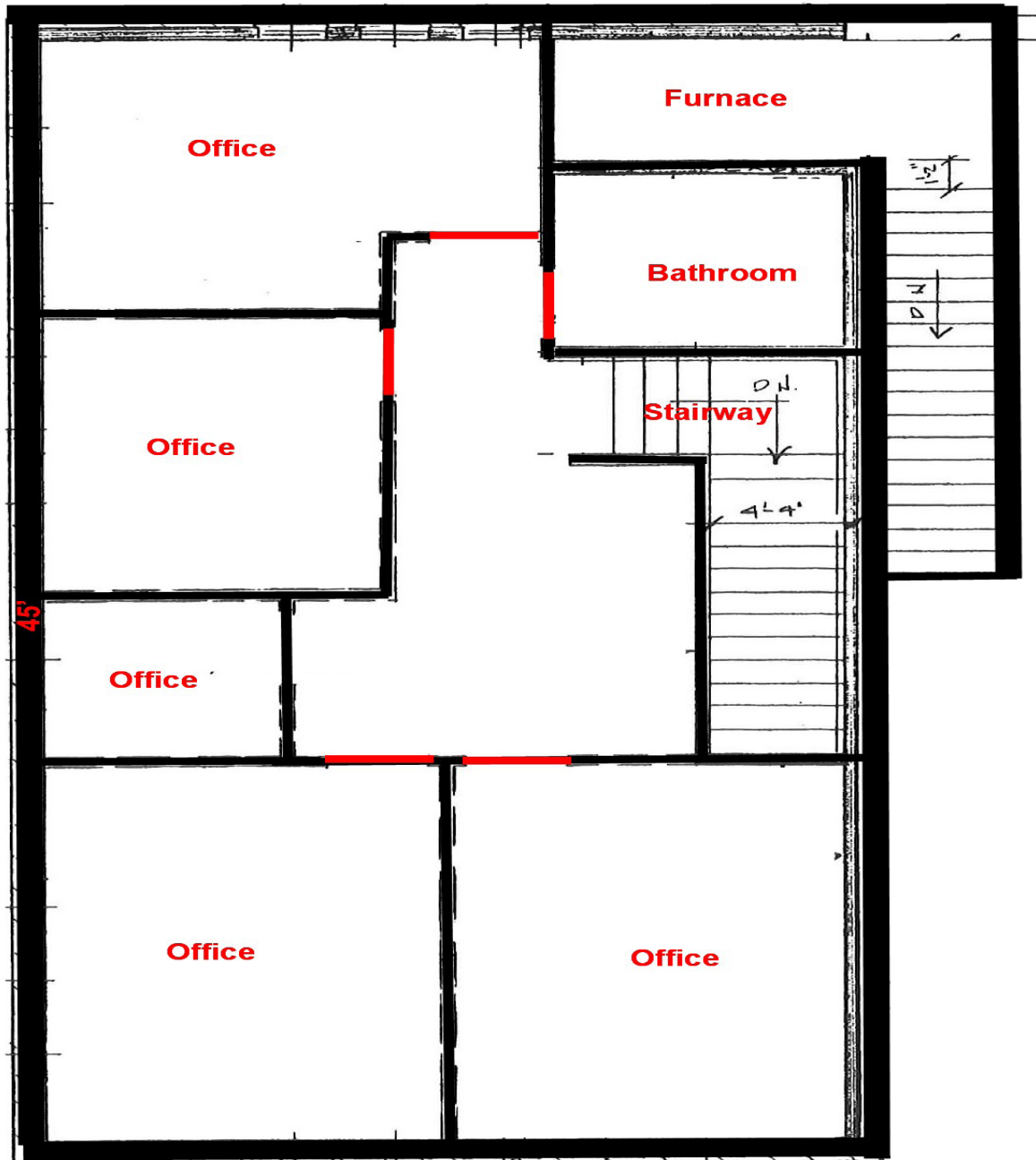




INDUSTRIAL BUILDING  
9122 Cottonwood Lane  
Maple Grove, MN 55369

FLOOR PLAN  
UPPER

FOR LEASE  
4,565 SF Office / Warehouse



Contact

Phone: 763.424.6355  
Fax: 763.424.7980

Arrow Companies  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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

PHOTO GALLERY

FOR LEASE  
4,565 SF Office / Warehouse



Reception Area



Office



Office



Kitchen Area



Warehouse View



Outside View

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

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