

FIVE STAR COMMERCE CENTER

9464-9496 HEMLOCK LN N
MAPLE GROVE, MN



PROPERTY INFORMATION



PROPERTY AERIALS



PROPERTY IMAGES



FLOOR PLANS



BUILDING PLAN



**CUSHMAN &
WAKEFIELD**

3500 American Blvd W Ste 200
Minneapolis, MN 55431
cushmanwakefield.com

Danny McNamara
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+1 952 893 8895
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Brent Masica
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visit us at: IndustrialMN.com

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9464-9496 HEMLOCK LN N, MAPLE GROVE, MN

PROPERTY HIGHLIGHTS

- 7,129 SF AVAILABLE FOR LEASE
- 12,783 SF AVAILABLE FOR LEASE
- 163,012 SF over 3 buildings
- Built in 1999
- 18' clear height
- Quick access to Highways 610 and 169
- Within minutes of Arbor Lakes
- Visibility off County Rd 81
- Many area amenities
- LED Exterior Lighting

BUILDING FEATURES

Building Size:	47,116 SF
Year Built:	1999
Clear Height:	18'
2020 Tax/CAM:	\$4.40 PSF Total
Lease Rates:	\$9.75 PSF Office \$4.75 PSF Warehouse

AVAILABILITIES

Suite 9464

4,800 SF Office
2,329 SF Warehouse
7,129 SF Total

1 drive-in door (12' x 14')
1 shared dock/drive-in area

Suite 11763-11767

4,038 SF Office
8,745 SF Warehouse
12,783 SF Total

(Divisible to 5,622 SF)

1 shared dock/drive-in area



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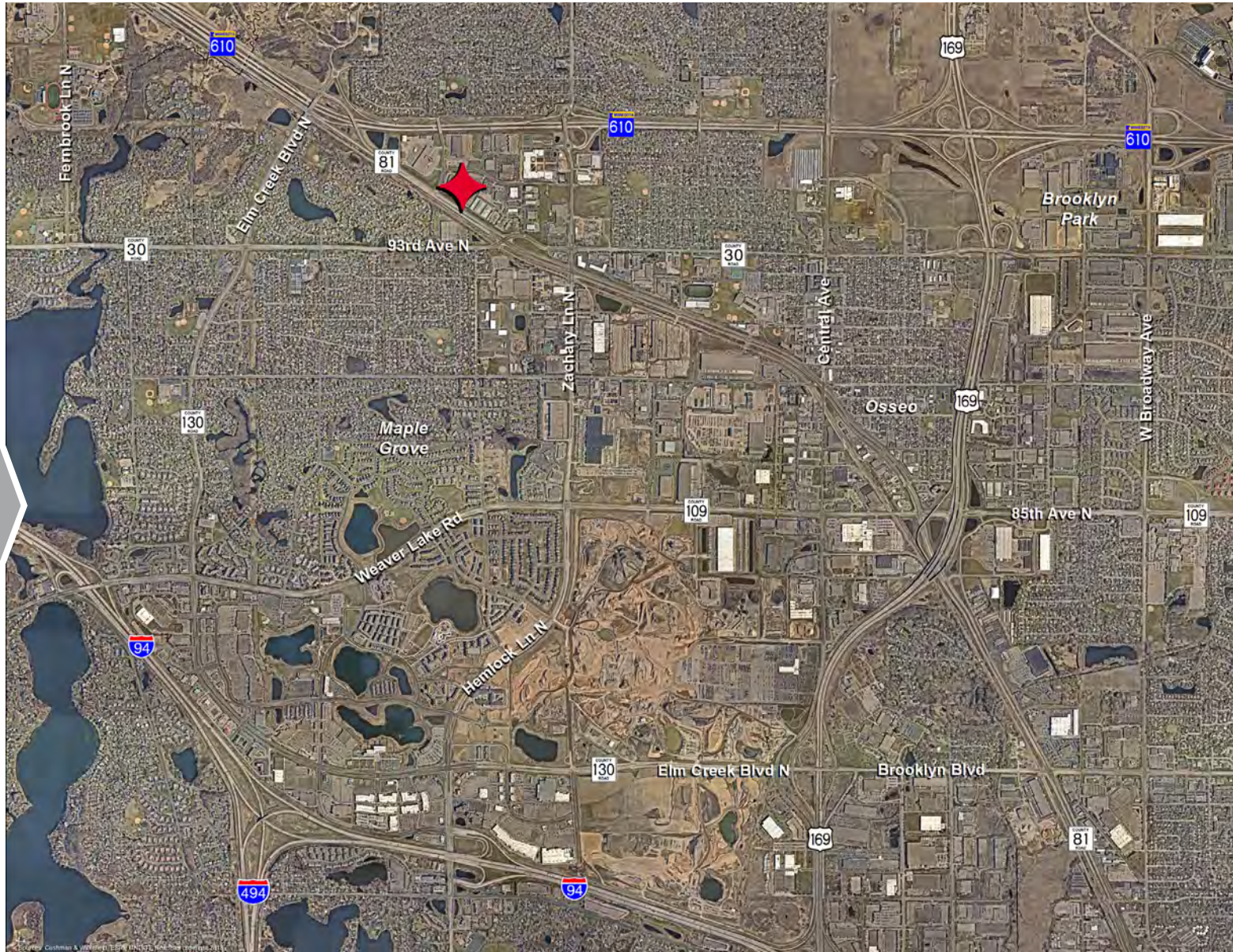
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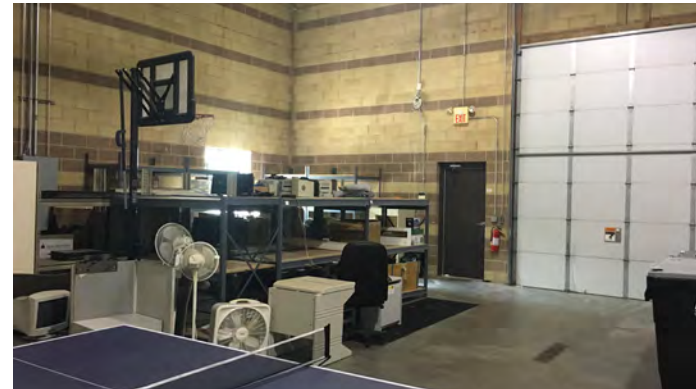
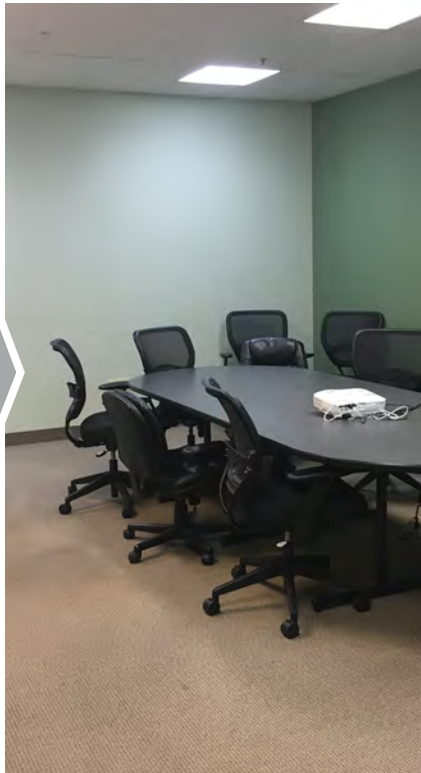
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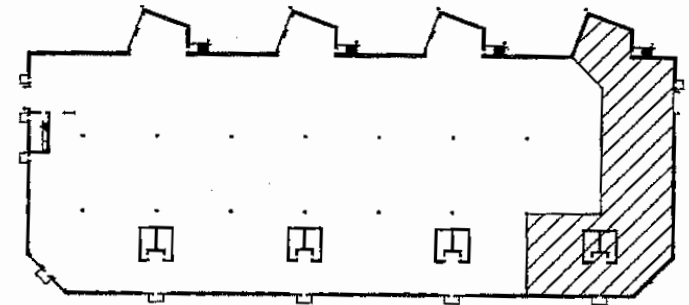
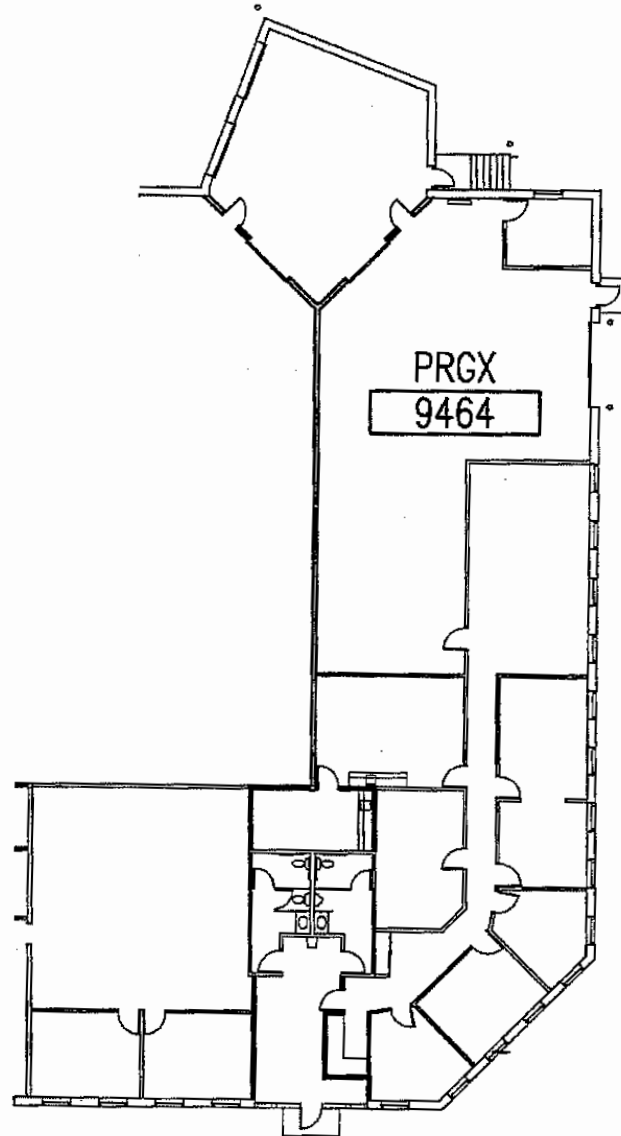
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FLOOR PLAN

SUITE 9464



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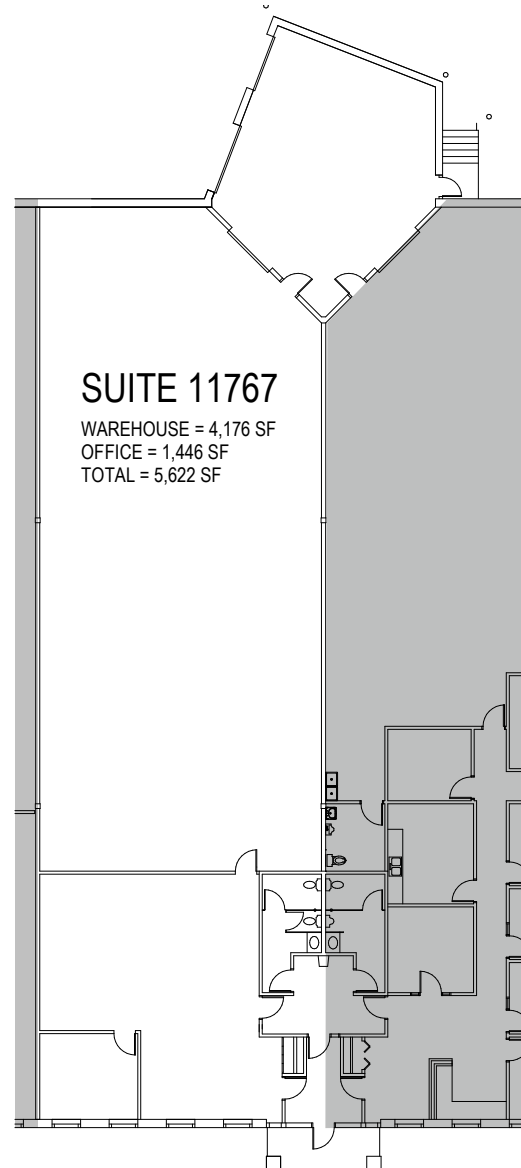
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BUILDING PLAN

FLOOR PLAN

SUITE 11767



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FLOOR PLAN

SUITE 11763



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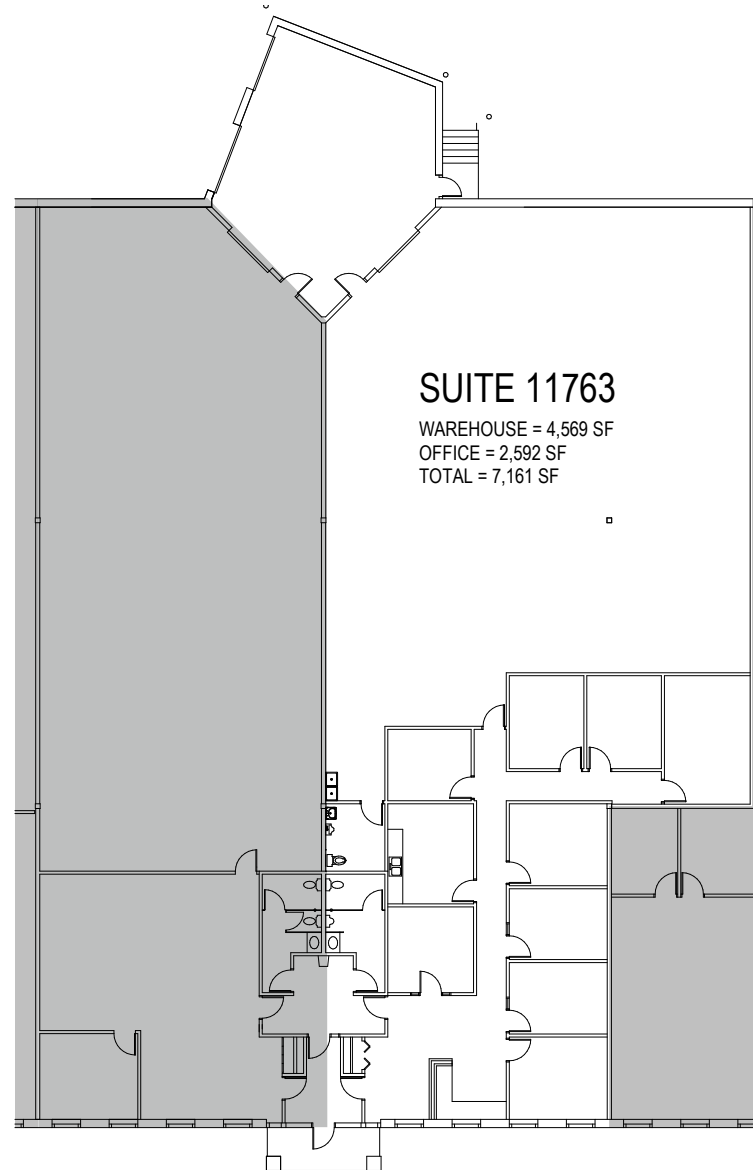
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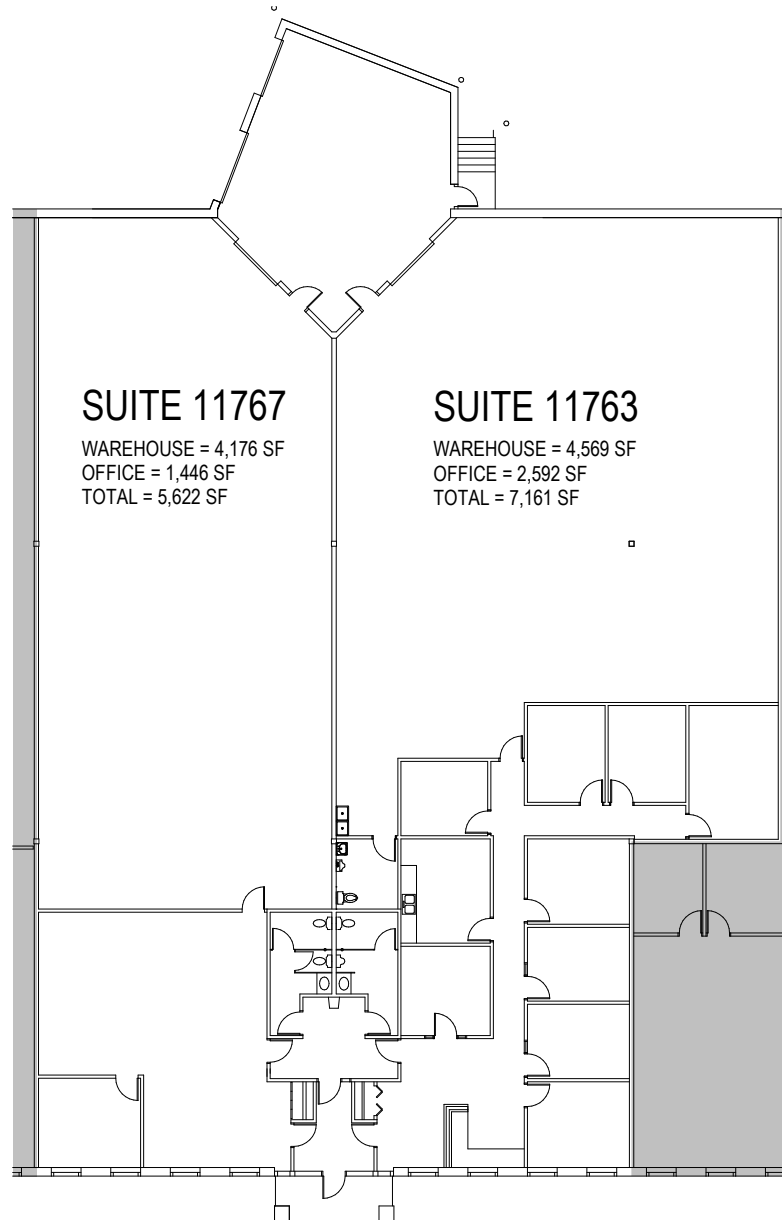
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SUITE 11763-11767



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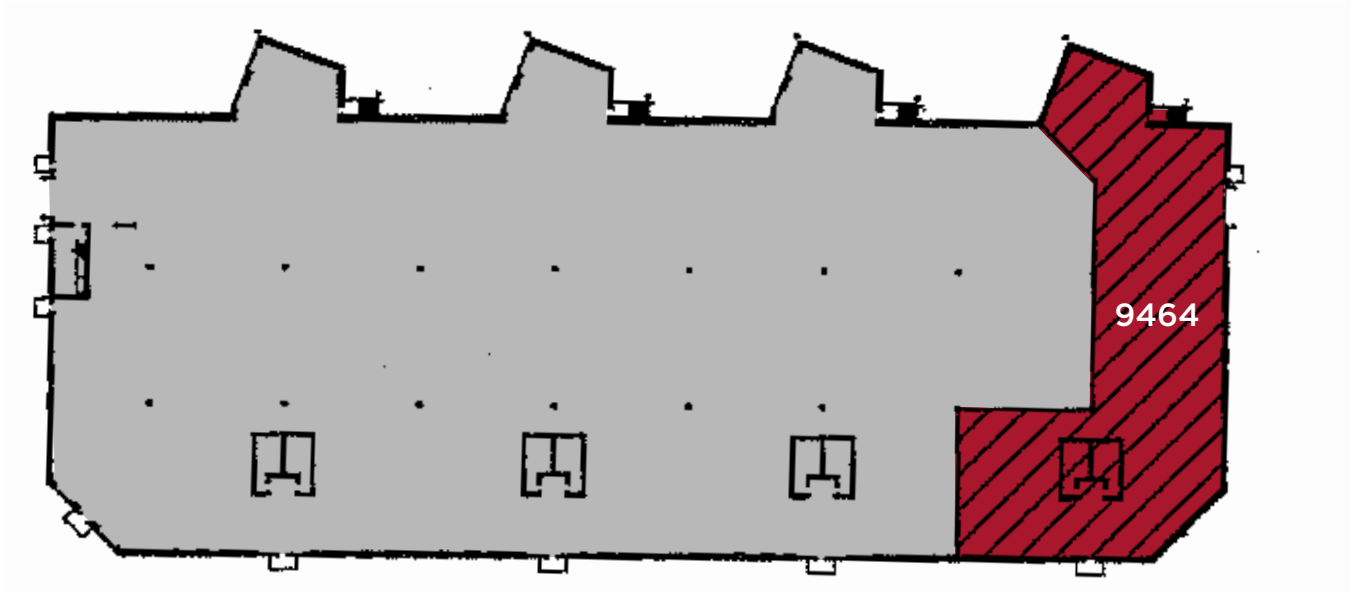
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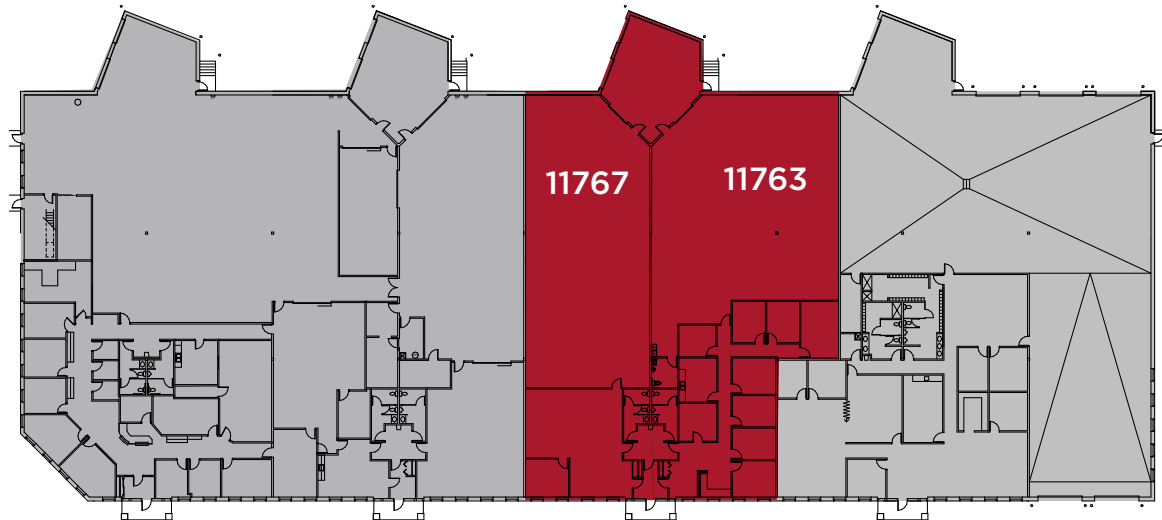
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