

COPPERWOOD

REAL ESTATE

Delivering Innovative Real Estate Services since 1984

Office/Warehouse Space Available FOR LEASE
8490 Coral Sea St NE – Mounds View



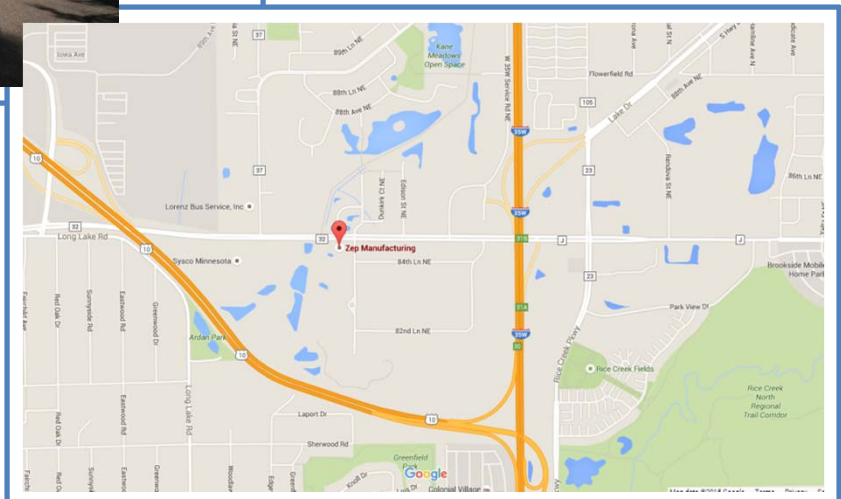
SITE INFORMATION

- **25,051 Total SF**
Office Area- 3,076 sf 1st Floor
2,878 sf 2nd Floor
- **Warehouse -19,097 sf**
- **24 foot clear height**
- **40 x 30 column spacing**
- **5 - 8x8 docks w/ levelers**
- **8x12 + 10x12 OH drive-in doors**
- **43 parking spaces**
- **3.9 acre corner lot**
- **Expansion potential**
- **Built in 1997 - Precast**

*Great location just west of Interstate
35W and North of Hwy 10*

Lease Rates: Office - \$8.00/ft/yr
Whse - 4.50/ft/yr
\$11,131.38/mo

RE Taxes: 2015 - \$2.24/ft
CAM: 2015 - \$1.24/mo
\$7,270.16/mo



Available January 1st 2016

Mark Steingas
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6109 Blue Circle Drive, Minnetonka, MN

952-392-1310

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900 SF Office with a Private Office and Reception Area



24 Foot clear warehouse

3,000 sf flammable room

1,000 sf combustibile

16,000 sf open

5 – loading docks 8 x8

25,000# levelers w/ seals

Natural Gas heat

Roof-top HVAC units

- Shipping office
- City desk
- Warehouse restrooms
- 5 inch thick slab w/ wire
- Expandable site
- Fully sprinkled
- 800 amps
- 240/208 volt – 3 phase



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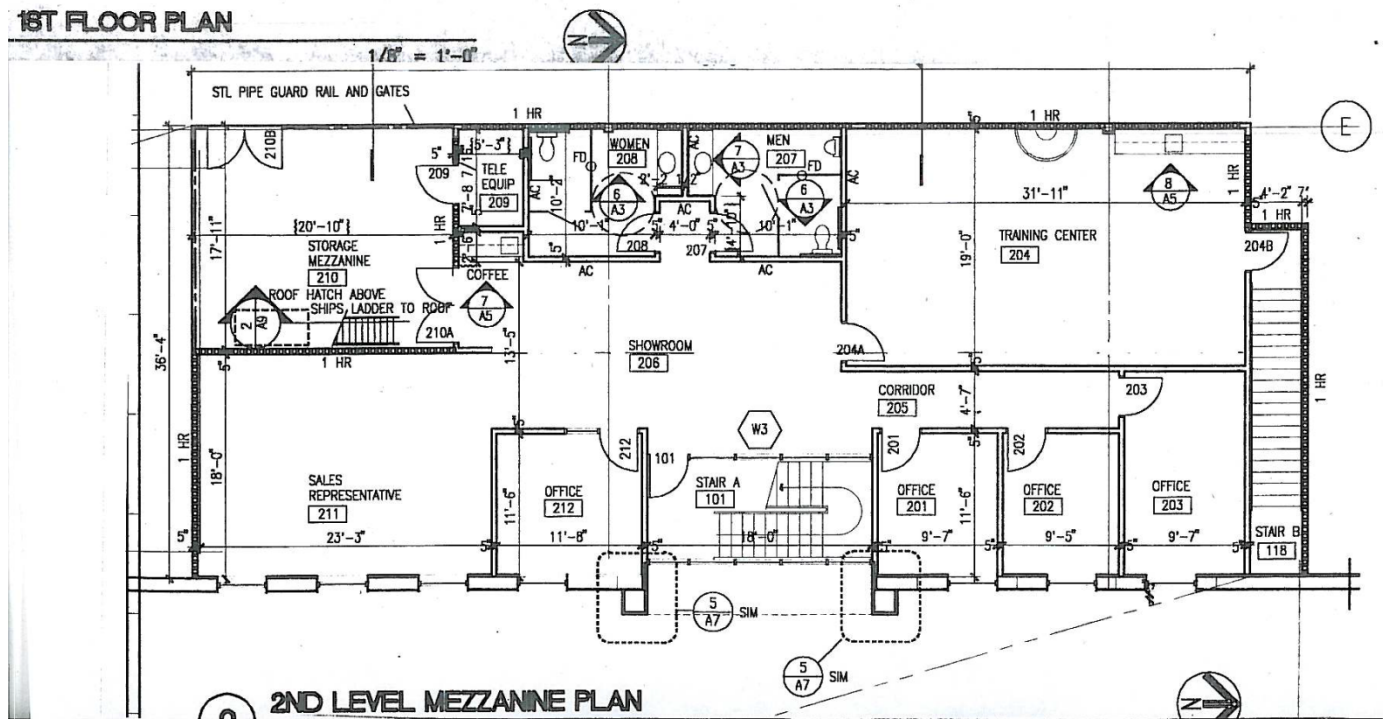
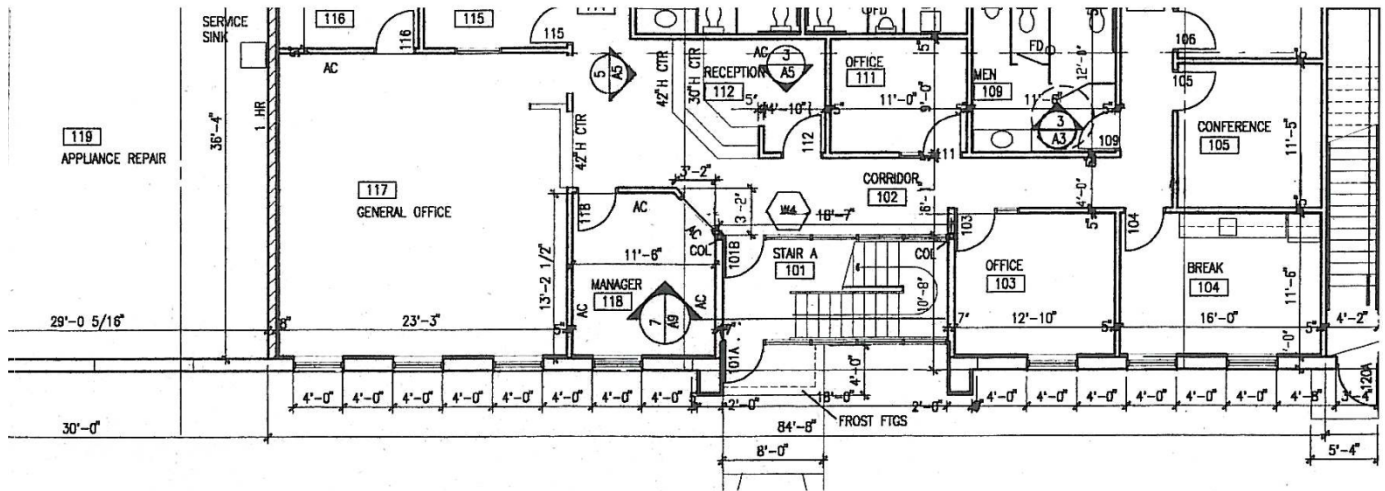
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Office Floor Plan

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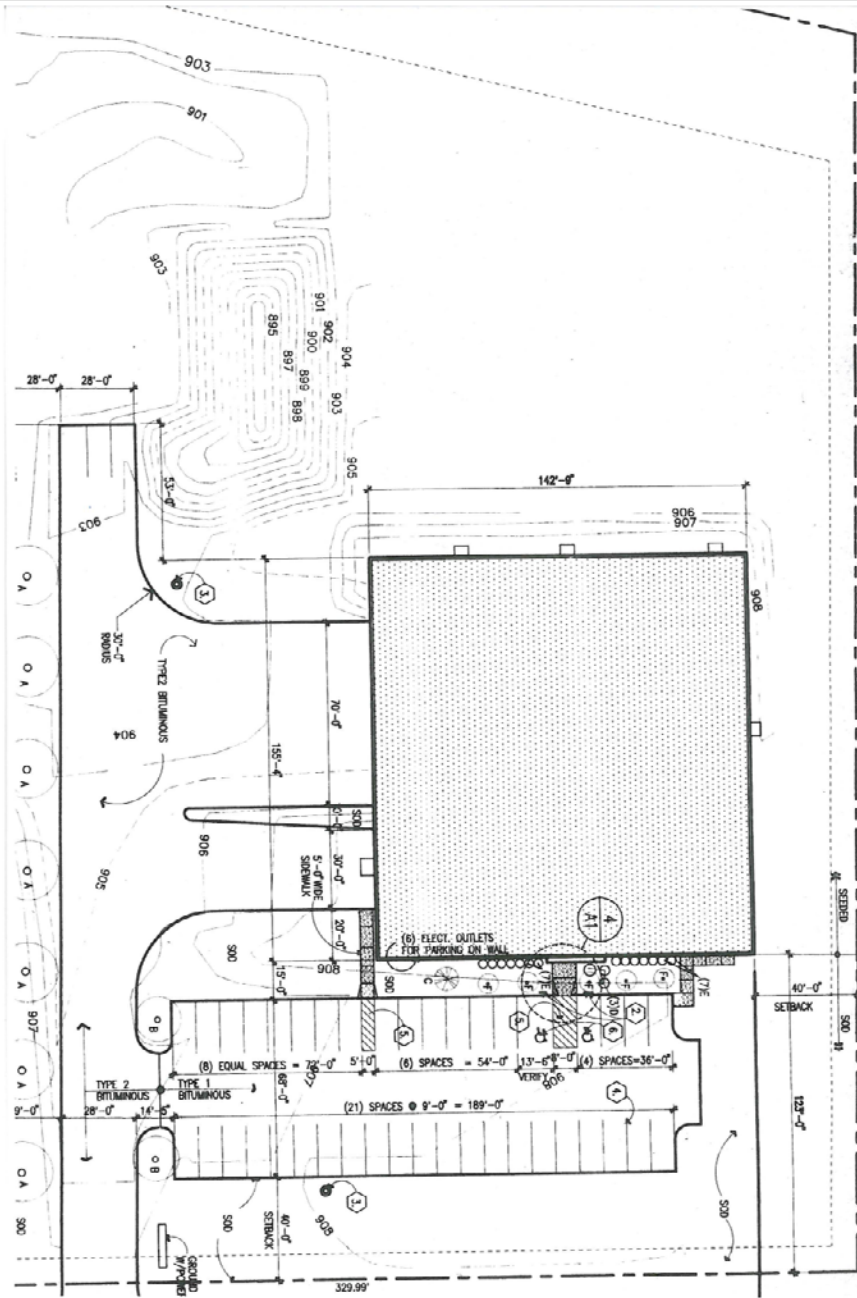
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Building Site Plan

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