

Property Information
General Use:
Showroom/Office/Warehouse
Building Size:
27,538 SF
Available:
2,040sf
Lease Rates:
\$8 psf
Operating Expenses:
\$3.91 psf



Wellington Business Center

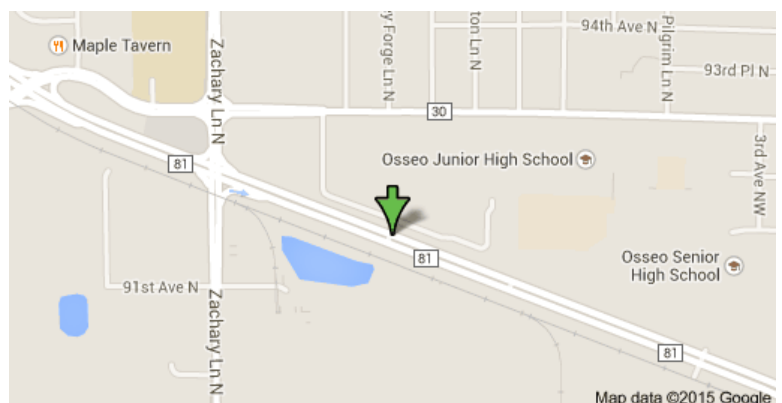
10730 Co. Rd. 81 Maple Grove, MN 55369

- Great visibility and access to County Road 81
- 18 foot ceiling clearance
- Dock door
- Immediate availability

Vantage Point Partners

21395 John Milless Drive
Suite 300
Rogers, MN 55374

Phone: 763 428 7006
Email:
PHOMSON@
VANTAGE-POINT-PARTNERS.COM
www.vantage-point-partners.com



BUILDING INFORMATION

BUILDING TYPE:.....	Industrial office / Warehouse
BUILDING SIZE:.....	27,538 SF
SITE SIZE:.....	
PID NUMBER:.....	
YEAR BUILT:.....	1978
LOADING:.....	Docks and drive in doors
ELECTRICAL SERVICE.....	200 AMP 220-110
CLEAR HEIGHT:.....	16'
PARKING:.....	
COLUMN SPACING:.....	
BAY SIZE:.....	
FIRE SUPPRESSION:.....	Full wet
AMENITIES:.....	Numerous Area Amenities Tenant Monument Signage Available Local Responsive Property Management

RATE INFORMATION

RENTAL RATES (PER SQ FT):.....	\$8.00
TOTAL OPERATING / PSF:.....	\$3.91

VACANCY INFORMATION

<u>SUITE</u>	<u>TOTAL</u>	<u>OFC</u>	<u>WH</u>	<u>\$/MONTH</u>	<u>COMMENTS</u>
10828	2040	280	1,760	\$2,025	Available 2/1/2022

FOR MORE INFORMATION CALL:

Paula Thomson	763-428-7006	www.vantage-point-partners.com pthomson@vantage-point-partners.com
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BONUS MEZZANINE ROOM

