

An aerial photograph of a large industrial business park. The main building is a long, single-story structure with a light-colored roof and numerous loading docks. A large paved parking lot in front of the building is filled with various vehicles, including cars, vans, and trucks. The surrounding area includes other industrial buildings, parking lots, and some green spaces with trees. In the far distance, a city skyline is visible under a clear sky.

For Lease Information

MAPLE GROVE BUSINESS PARK

10650 County Rd 81, Maple Grove, MN 55369

ETHAN FINGER

Vice President
(507) 581-3479
Ethan@obsidiangroup.com

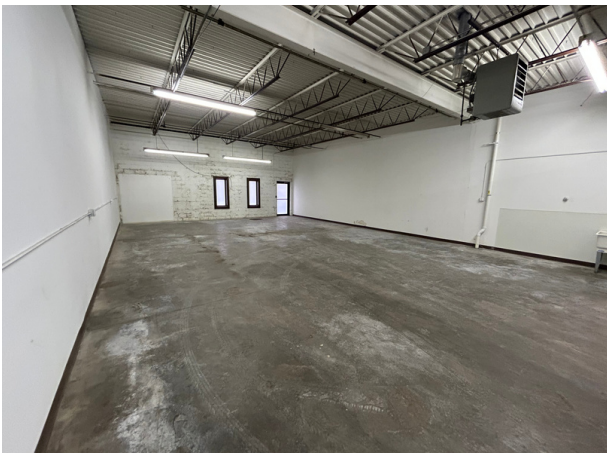


OBSIDIAN GROUP



Property Profile

This well-positioned property presents a range of flexible leasing options, each featuring private drive-in doors to accommodate a variety of operational needs. With immediate access to Highway 610, Highway 169, and Interstate 94, the location ensures seamless connectivity across the Twin Cities metro area.



Address

10650 County Rd 81, Maple Grove, MN 55369

Availability

Space Available

- **Suite E:** 3,060 SF (Drive In)
- **Suite F:** 3,060 SF (Drive In)
- **Suite G:** 3,060 SF (Drive-In)
- **Suite M:** 1,712 SF (Drive-In)

Rent + CAM/Tax:

Negotiable (NNN) + \$5.91/sf (2026)

Zoning

I (Industrial)

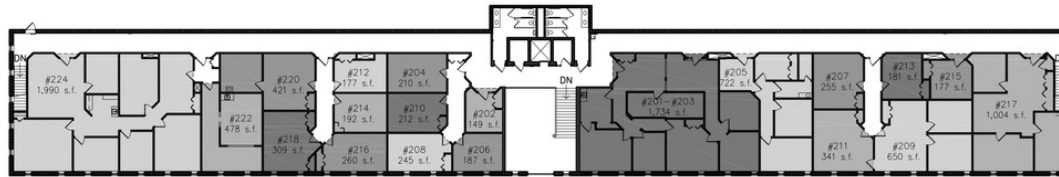
Clear Height

12'

Uses

General Warehouse/Office

Available Space



SECOND FLOOR PLAN - 14,300 S.F.

Suite E 3,060 Square Feet

- 12' Clear
- Drive-In Door

Suite F 3,060 Square Feet

- 12' Clear
- Drive-In Door

Suite G 3,060 Square Feet

- 12' Clear
- Drive-In Door

Suite M 1,712 Square Feet

- 12' Clear
- Drive-In Door



Can Combine

Property Photos



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.