



Office/Warehouse For Sublease

10501 Elm Creek Blvd, Maple Grove



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Property Highlights

- Excellent visibility and access from Hwy 169
- 36' clear height
- 4000 amp electrical service at 480/277 V-3 phase
- LED lighting throughout
- ESFR sprinkler system for Class I through Class IV encapsulated commodities
- 50' x 60' dock bays, 50' x 50' interior bays with 55' end bays
- Approximately 3 years remaining on existing lease
- Gross rent rates are negotiable
- Heavy parking
- Excellent west metro location



Building Information

Property Address 10501 Elm Creek Blvd
Maple Grove

Available

277,222 SF Total 1st Floor Area
 20,476 SF 1st Floor Office
 6,230 SF Whse/Office/Restrooms
 10,678 SF Whse Lab/Storage
 239,838 SF Warehouse

14,856 SF 2nd Floor Office

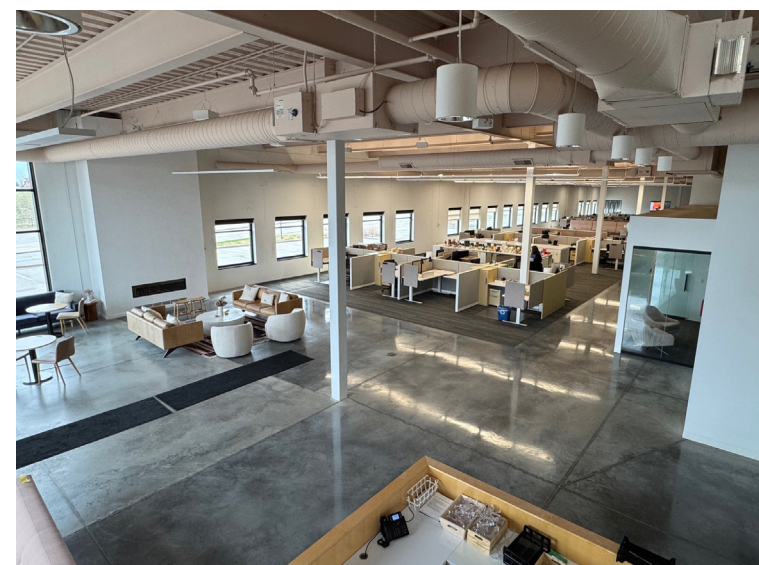
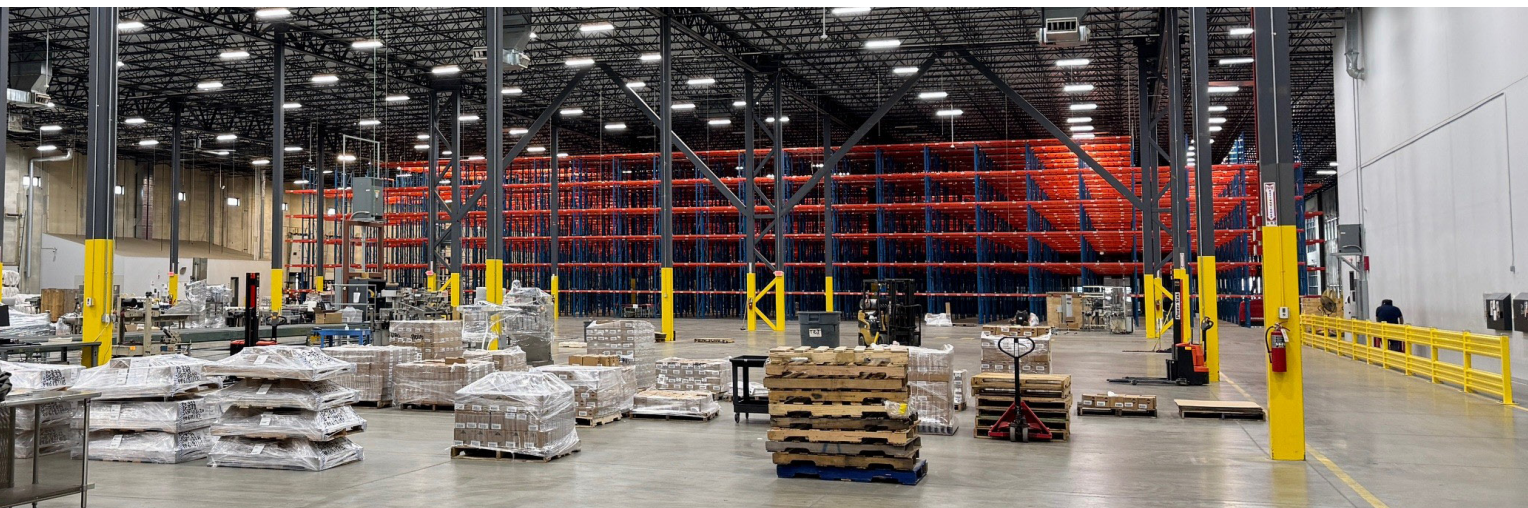
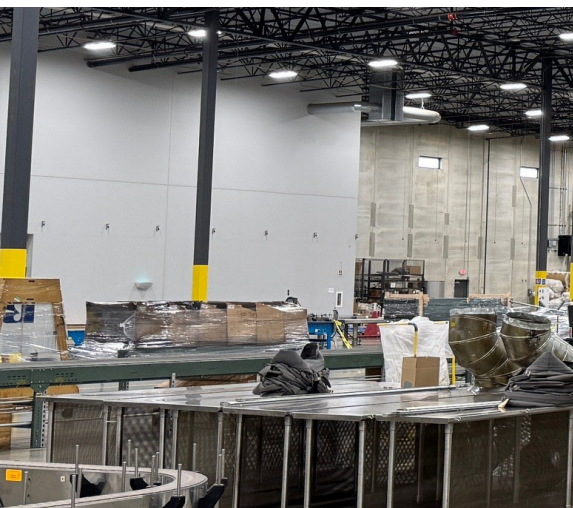
- Loading**
- Fourteen (14) 9' x 10' dock doors 12 with bumpers and mechanical 7' x 8' levelers, 35,000 lb capacity
 - Two (2) 12' x 14' drive-in doors with auto openers
 - Ten (10) truck restraints, rotating hook style

Building Size 277,222 square feet

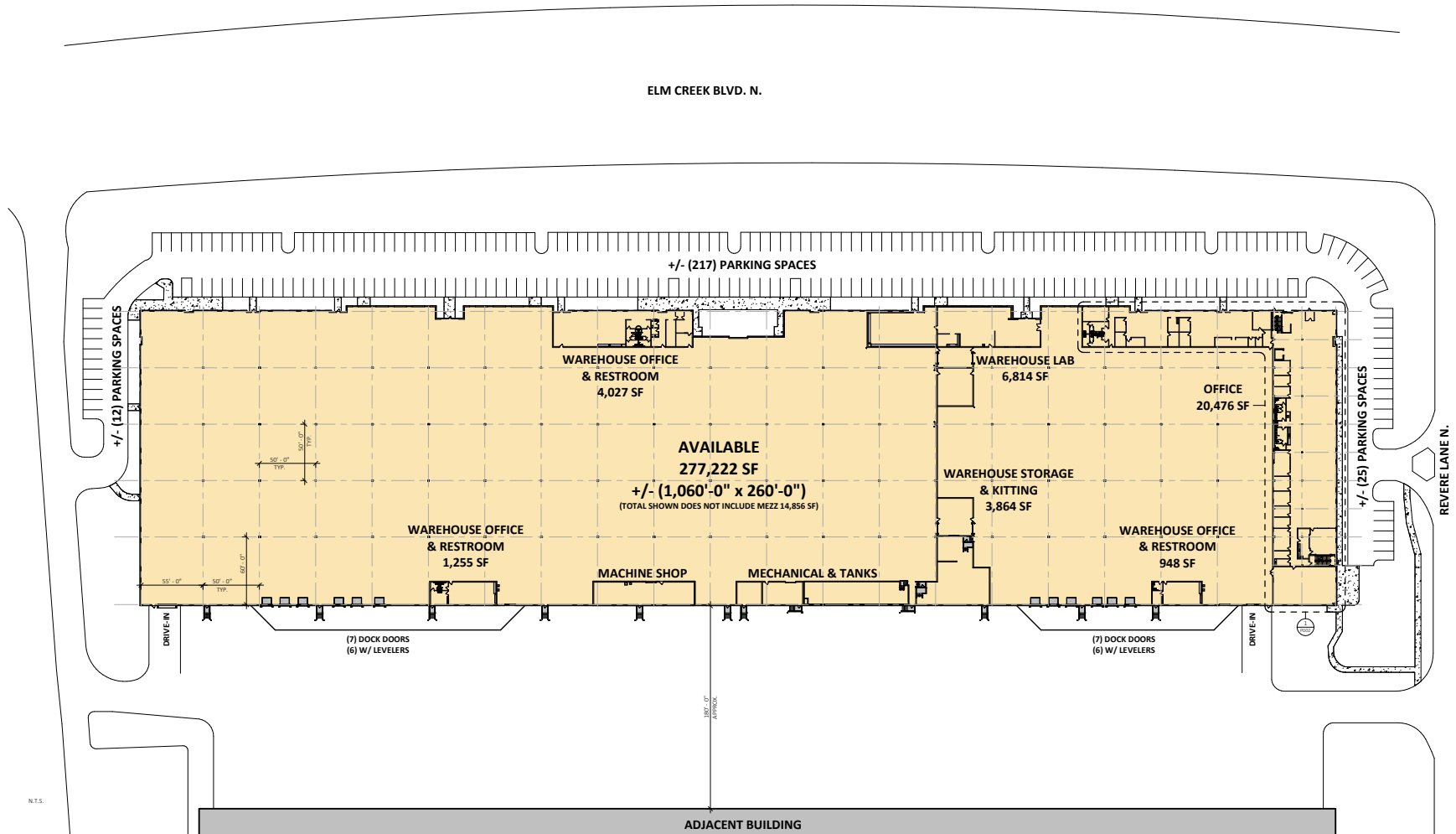
Year Built 2019

Clear Height 36' clear height

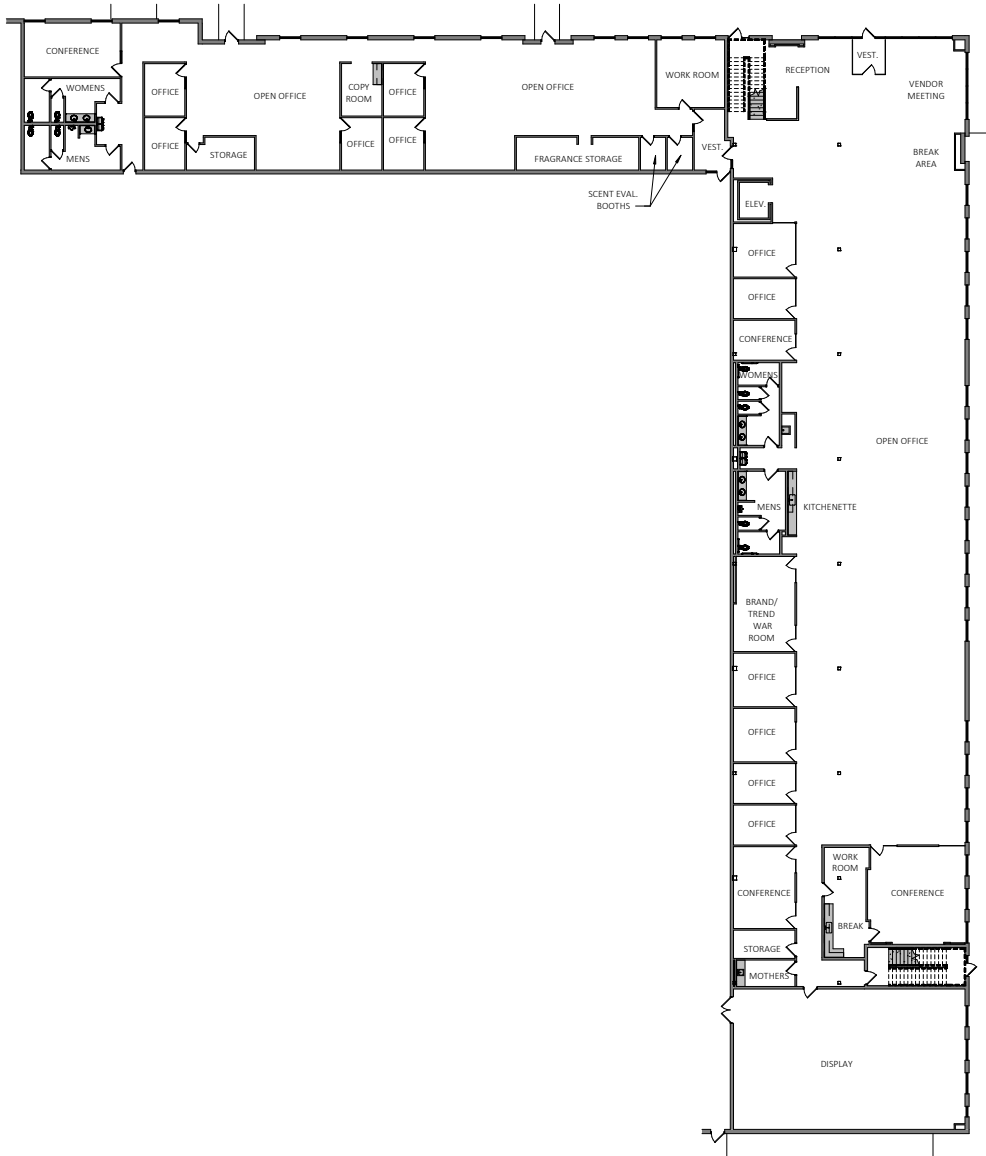
Gross Rental Rates Negotiable



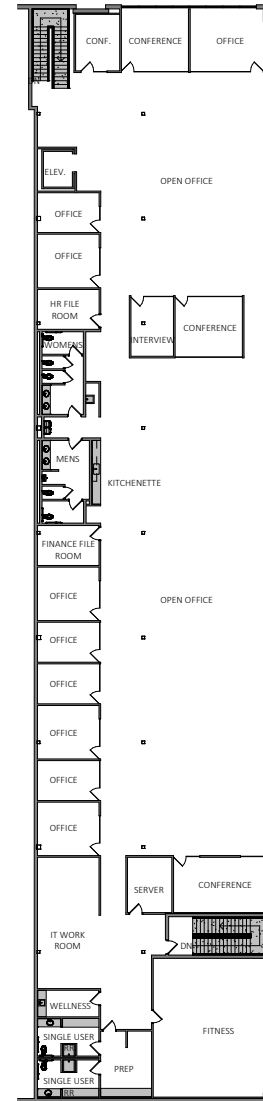
Site Plan



Floor Plan



1 1ST LEVEL - OFFICE PLAN (20,476 SF)
 P002 1/16" = 1'-0"



2 MEZZANINE LEVEL - OFFICE PLAN (14,856 SF)
 P002 1/16" = 1'-0"



Hilco Global

Site

Elm Creek Blvd

Jefferson Hwy

Zachary Lane

Fountains Dr

Revere Lane N

Kilmer Lane N



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