

Arbor Ridge Business Center

15967 Arbor Ridge Pkwy
Maple Grove, MN

For Sale or Lease

Owned By:



Leased By:



Property Overview



157,080 SF

Industrial Building

Class A

Distribution Center

2026

Year Built

- + Excellent accessibility via Highways 610 & 169 and Interstates 94, 694, & 494
- + Medical Alley - Located in one of the fastest growing medical tech clusters in the world
- + 2,000+ Businesses in Maple Grove
- + Close proximity to numerous amenities.
- + Maple Grove recognized as one of the top 10 cities for new construction throughout the metro in 2025.



Building Specifications



Office SF

157,080 BTS



Acres

20.46



Clear Height

32'



Building Dimensions

280' Deep
561' Wide



Parking

116 spaces



Trailer Parks

13



Sprinklers

Yes



Electrical

2000A, 480V, 3-Phase



Lease Rates

Negotiable



Loading

16 Dock Doors
(Expandable to 26)
2 Drive-Ins



Bay Size

55'x51', 60' Speed Bay

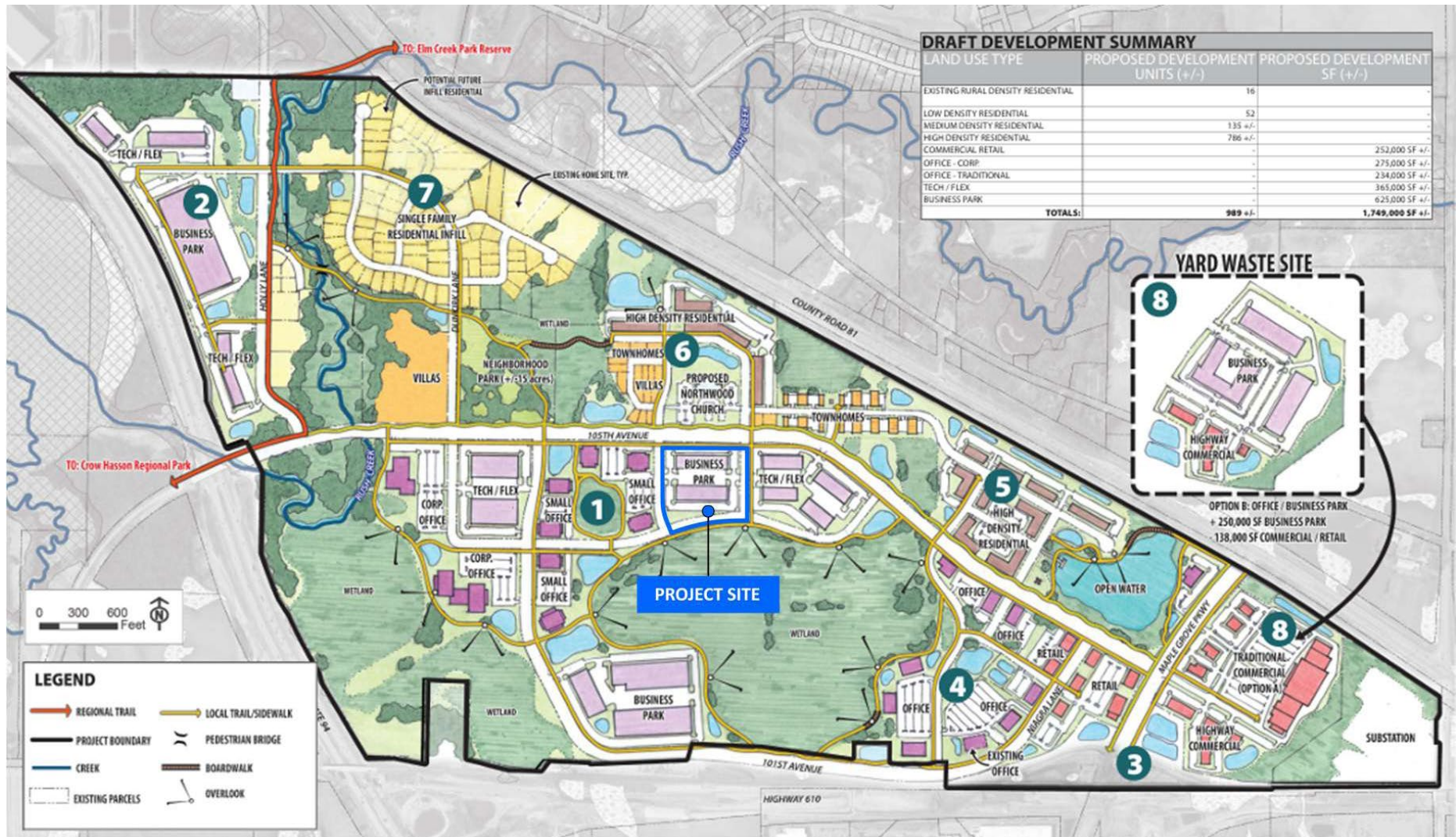


Truck Court Depth

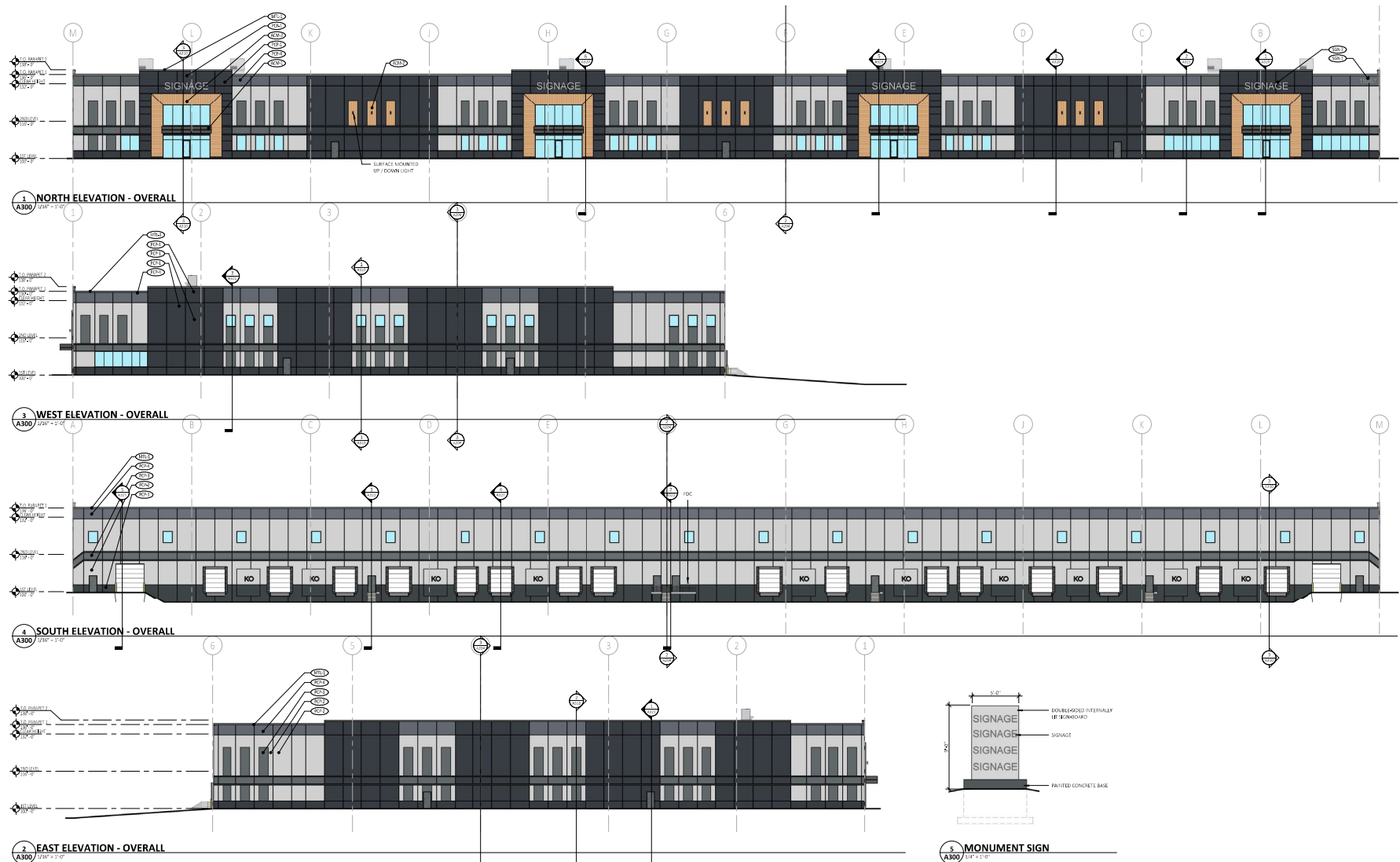
130'



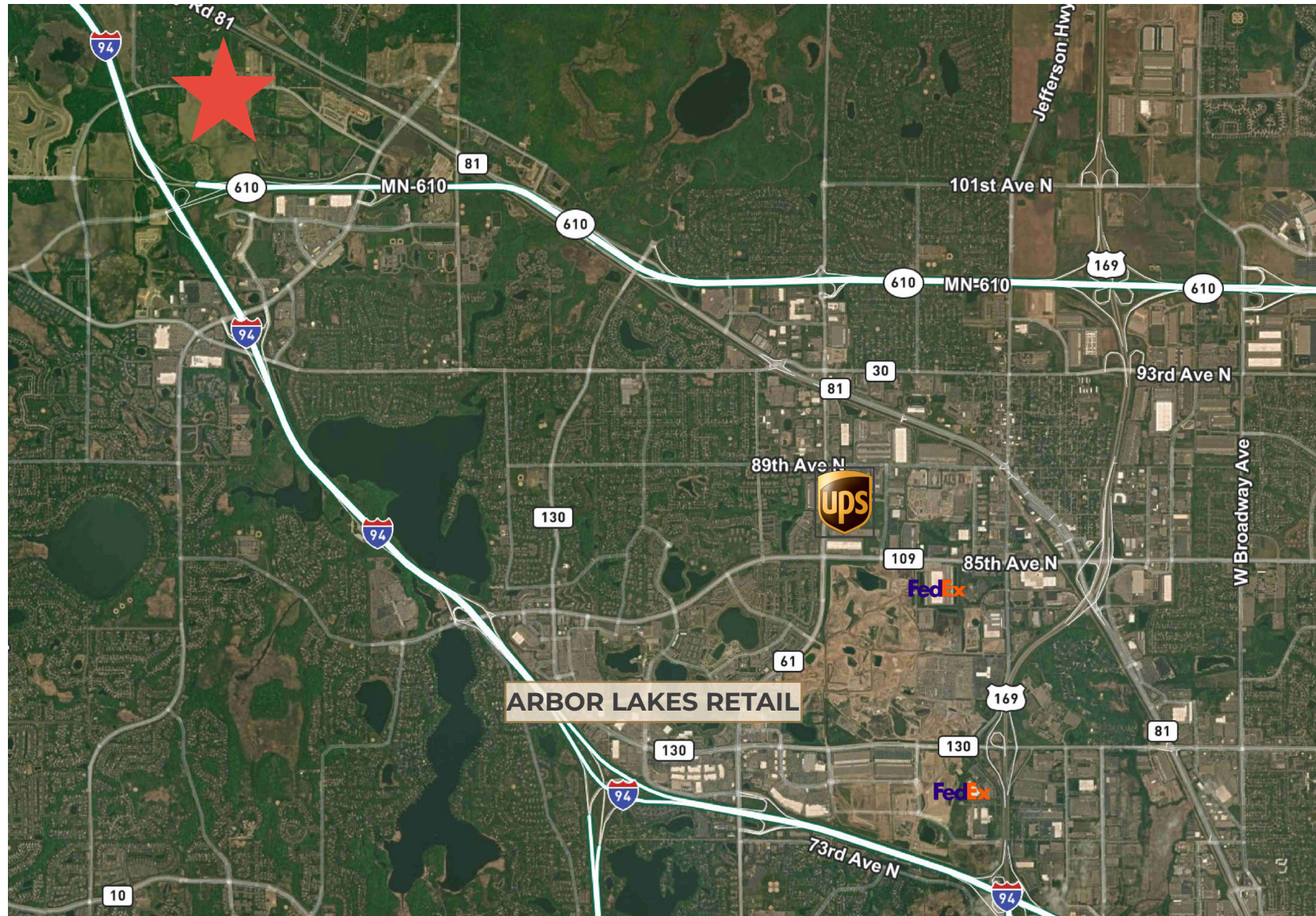
Master Site Plan



Elevations



Location Map



Area Demographics

	2 MILES	5 MILES	10 MILES
POPULATION	13,758	96,228	480,755
DAYTIME EMPLOYMENT	7,196	50,547	226,582
HOUSEHOLDS	5,565	38,288	185,453
AVERAGE INCOME	\$163,274	\$173,549	\$143,375



14.6%

Population
growth



100+

Restaurants



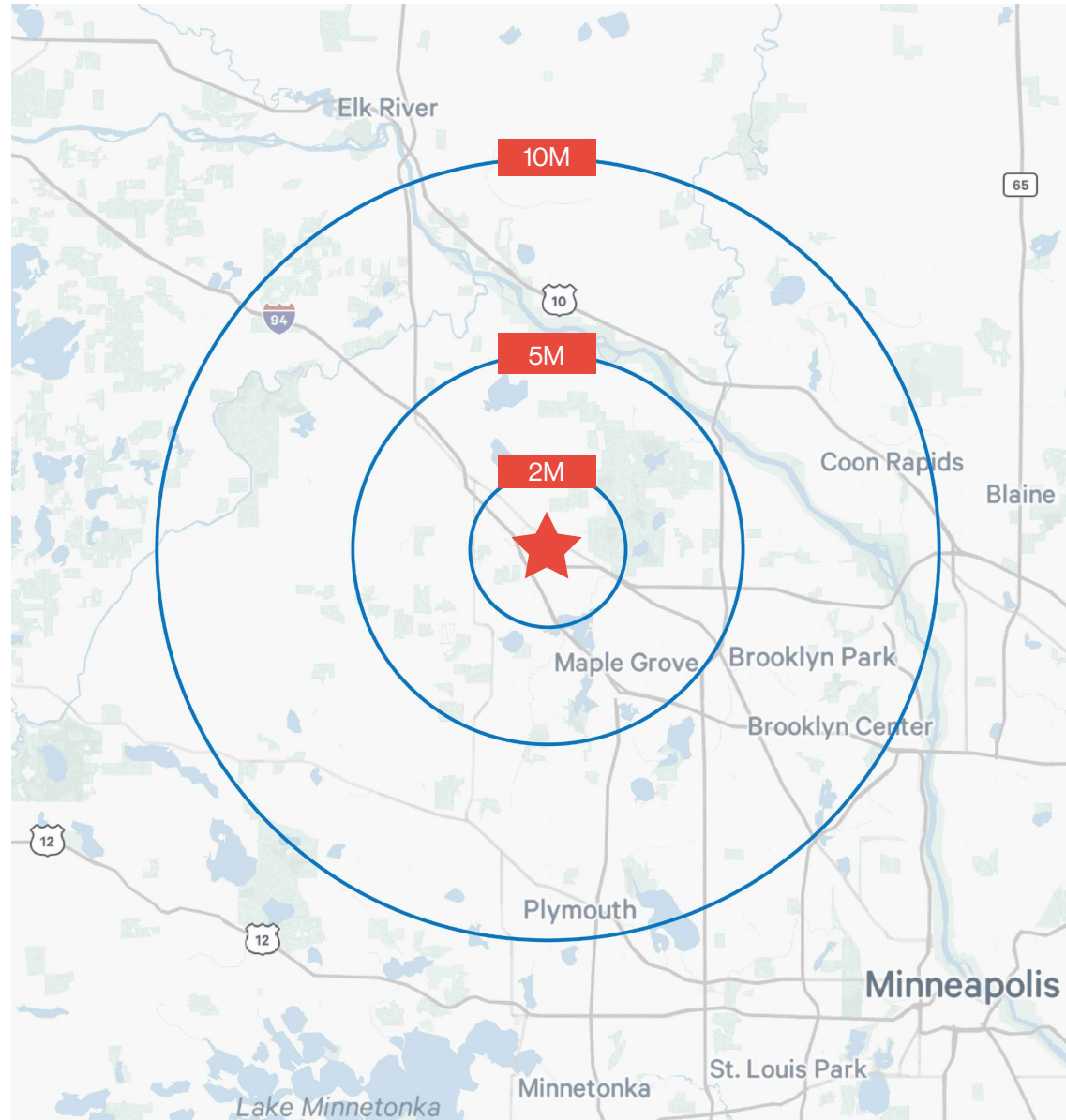
25

Retail
Centers



10

Hotels





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