



INVISTA
PARTNERS

SUBLEASE

DISTRIBUTION CENTER

5300 W 76th Street
Edina, MN 55436



AERIAL VIEW



AVAILABLE: 122,312 sq.ft.
(Divisible to 20,000 sq. ft.)

RENT: NEGOTIABLE
CAM/TAX: \$4.11/SF (2025)

Rare Edina warehouse/distribution facility spans over 122,312 square feet and equipped with 20 loading docks. Located near popular errand spots and a few short minutes away from Hwy 494 and Hwy 100. This is a sublease until June 30, 2029, but the landlord is willing to work with the next prospective business tenant to extend the term.

PROPERTY HIGHLIGHTS

- 20 Loading Docks + 1 Drive In
- I (Industrial) Zoning
- 26 Feet 6 Inches Clear Height
- 50 Feet x 33 Feet Column Spacing
- Used for Manufacturing & Warehousing

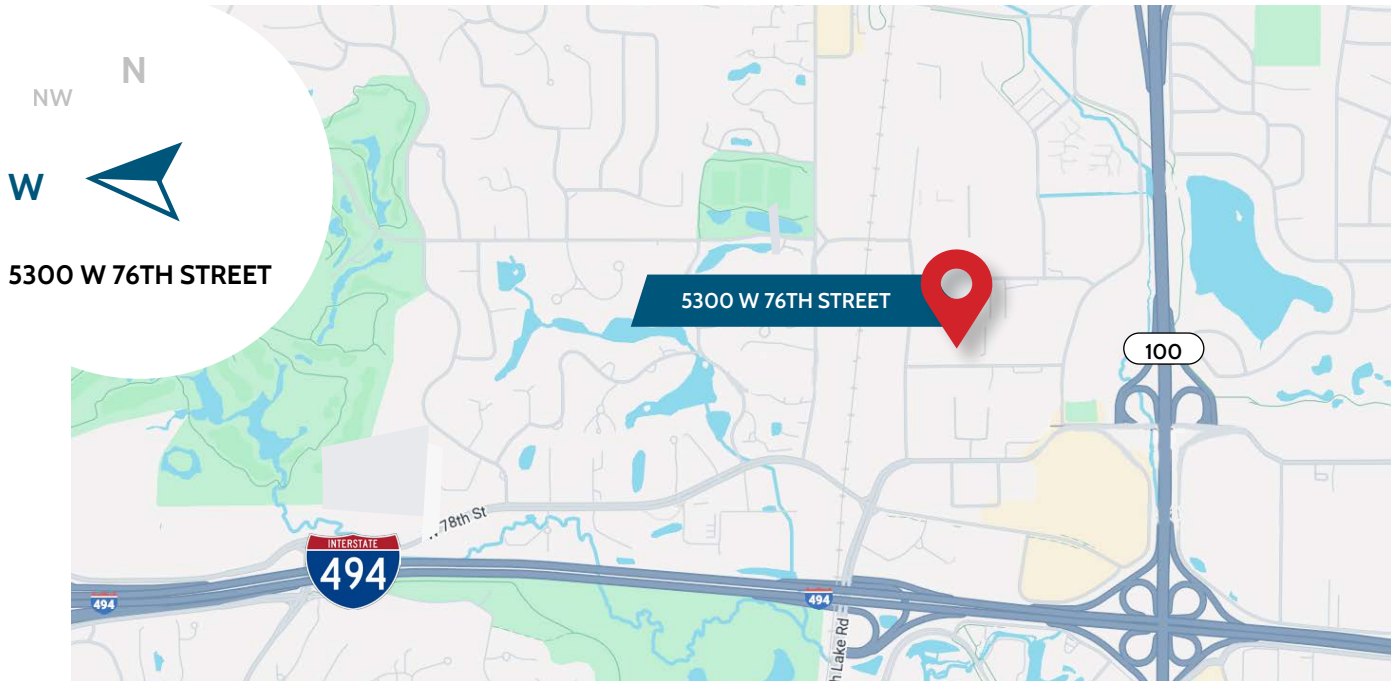
**QUESTIONS?
CONTACT**

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APPROX. 404 FEET

APPROX. 208 FEET



SUITE A

- Approx. 20,000SF - 41,208F
- 7 Loading Docks
- 26 Feet 6 Inches Clear Height
- 50 Feet by 33 Feet Column Spacing

SUITE B

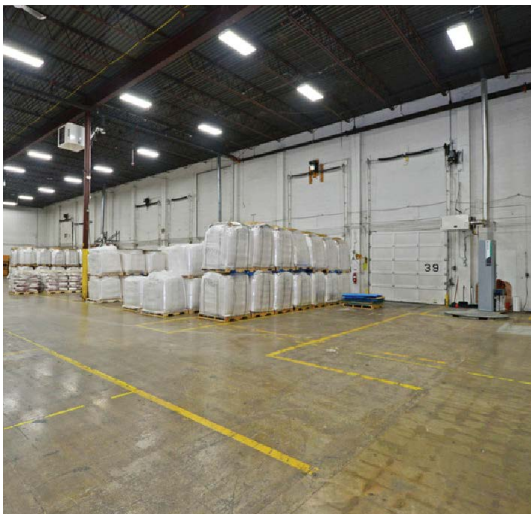
- Approx. 20,000SF - 41,208F
- 1,200sf of office space
- 9 Loading Docks
- 26 Feet 6 Inches Clear Height
- 50 Feet by 33 Feet Column Spacing

SUITE C

- Approx. 42,432F (ability to expand/demise)
- Large Drive-in Door
- 6 Loading Docks
- 26 Feet 6 Inches Clear Height
- 50 Feet by 33 Feet Column Spacing

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PROPERTY PHOTOS



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