

For Sublease

Westwood II

6270 Bury Drive | Eden Prairie, MN 55346

ROKOS
ADVISORS

Flexible Industrial
Sublease Opportunity
in Eden Prairie



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Space Highlights

- 5,000 – 11,882 SF of warehouse space
- Sublease term through December 31st, 2027
- Asking rent: \$6.50/sf NNN
- 2026 CAM/Tax: \$3.86/sf
- Subtenant to be responsible for gas, electric, trash, & Wi-Fi
- 13' clear height with 1 drive-in door and 1 dock door
- Good power available
- Trench drains and flammable waste trap in place
- Building and monument signage on Bury Drive
- Easy access to Hwy 62 and I-494



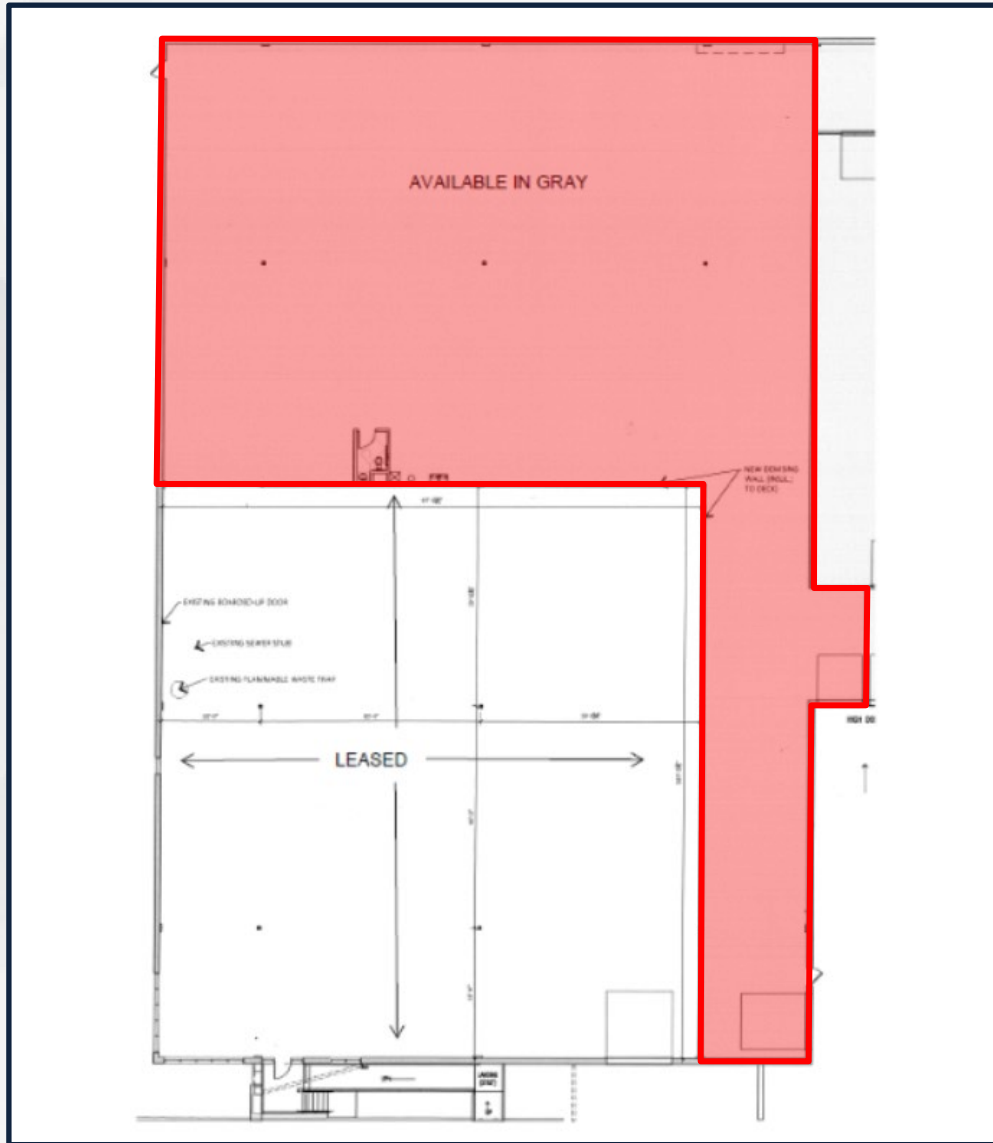
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Space Plan



MISSISSIPPI RIVER

LIGHTRAIL GREEN LINE

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