



MLG BUILDING

MAPLE GROVE, MN

Suntide Commercial
Realty, Inc.
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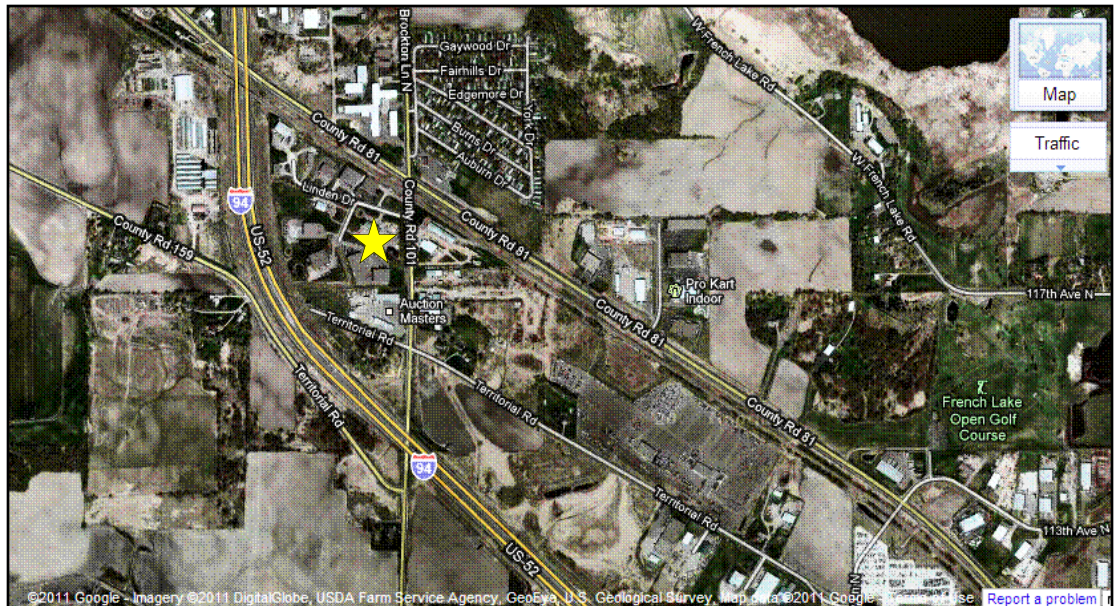
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Project Highlights:

- Great mixed use/light industrial building now offering a rare FOR LEASE opportunity in the Maple Grove/Dayton area.
- Convenient to I-94 and Highway 101.
- 18' clear height in the warehouse.
- Space features flammable waste traps and floor drains, a 10x12 drive in, and a shared exterior dock.
- On-site property management.



CONTACT

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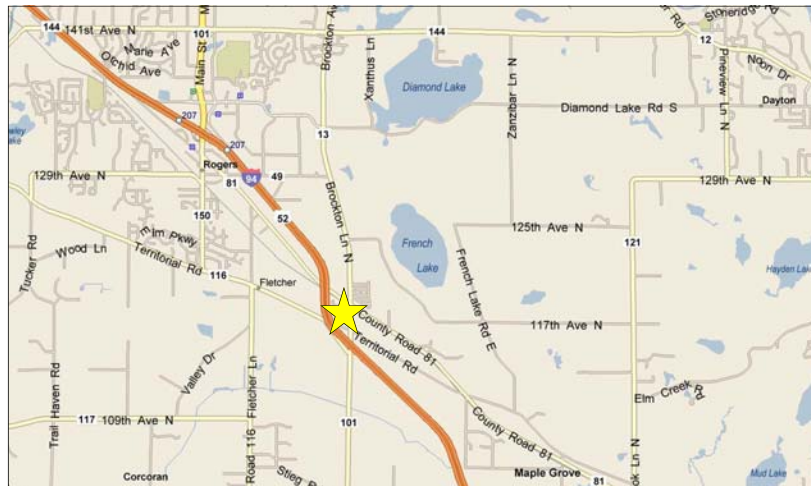
Location	11760 Justen Circle, Maple Grove, MN 55369 (Hennepin County)		
GLA	17,107 sf		
Available	4,000 sf (includes 500 sf office area and 500 sf mezzanine)		
Usage Type	Mixed Use/Light Industrial		
Offering	\$4.00-\$8.00 psf, NNN		
Clear Heights	18'		
Docks	1 drive in door, plus one shared exterior dock		
Parking	Surface Parking		
2011 Ops.	\$2.10 psf, estimated		
Demographics (2010)	<u>2 Mile</u>	<u>4 Mile</u>	<u>6 Mile</u>
Population	2,602	23,041	71,326
Households	933	7,970	24,466
Avg. HH Income	\$98,097	\$113,808	\$113,815
Traffic Counts (DOT 2008)	Hwy 101: 9,800 vpd		
	Hwy 81: 9,200 vpd		

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