

FOR SALE OR LEASE 219,833 SF

METRO WEST DISTRIBUTION



→ OVERVIEW

Net Rate: \$4.50
2015 Tax and CAM: \$2.46 SF
Sale price: Negotiable

- Precast concrete construction
- 35' X 40' column spacing
- 72,000 SF expansion capability
- Easy access to Hwy. 55 and 15 miles I-494
- Built in 2004

→ PROPERTY STATISTICS

Available SF	77,200
Ceiling Height	32'
Number of Docks	6
Number of Drive-ins	1
Parking Facilities	306 parking stalls
Sprinkler System	EFSR
Electrical Service	2,000 Amps
Lighting	T-8

7600 69th Avenue
Greenfield, MN 55373



State-of-the-art distribution facility and corporate office headquarter setting.

FIRST INDUSTRIAL REALTY TRUST

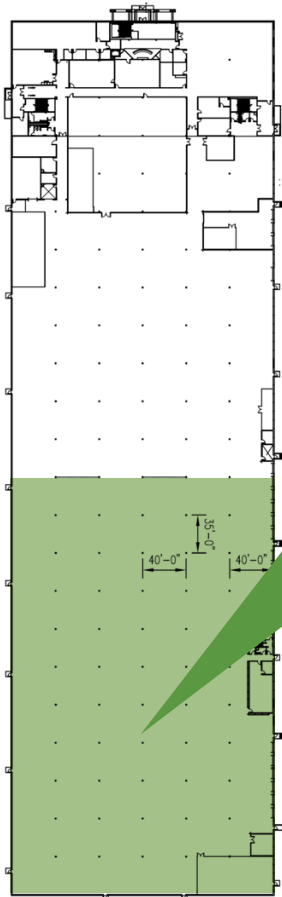
10140 West 76th Street, Eden Prairie, MN 55344

T: (952) 943-2700 www.firstindustrial.com



Floor plates

First Floor Office



- 67,200 SF (eight bays) available
- Includes six dock doors

Second Floor Office

Up to 10,000 SF of office is available



→ CONTACT

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