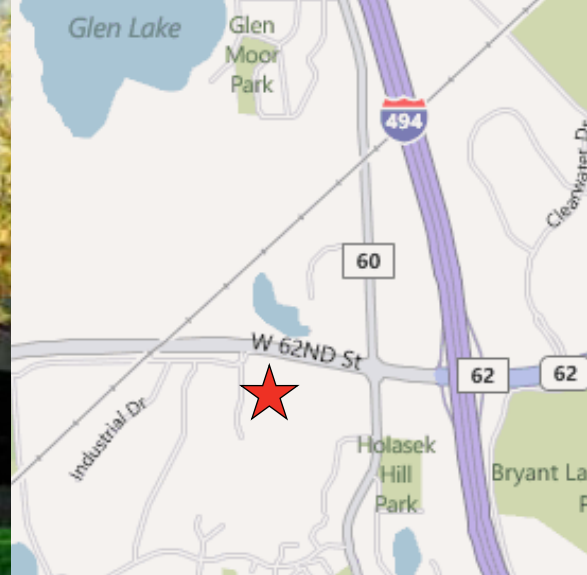
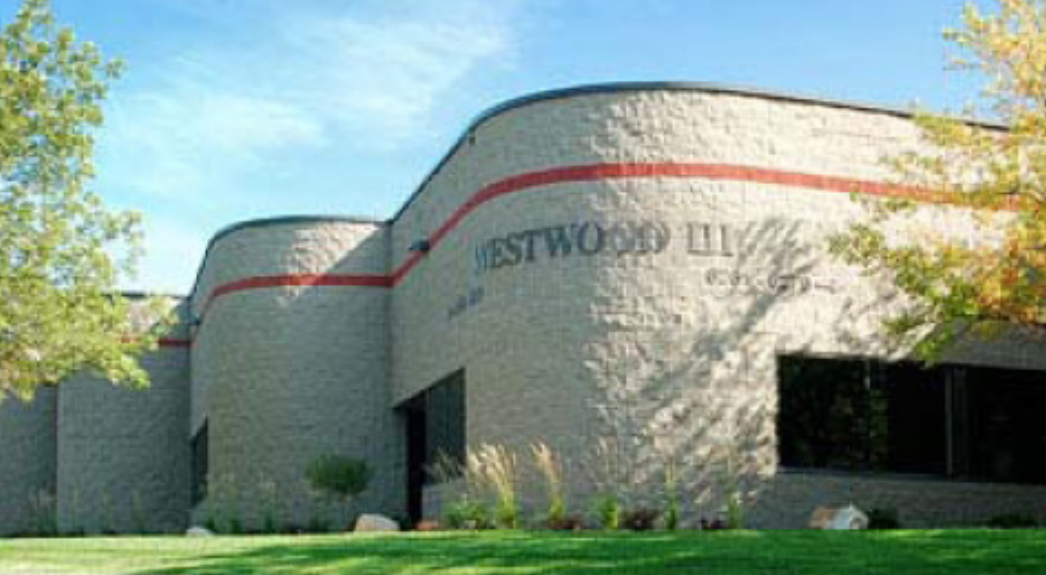


FOR LEASE > INDUSTRIAL SPACE



# Westwood III Business Ctr

6253 BURY DRIVE, EDEN PRAIRIE, MN 55346



## Building Amenities

- > 51,940 square foot Industrial building
- > Built in 1987
- > 16' clear height
- > 10' high drive-in loading
- > 2.95/1,000 parking ratio
- > Air make-up in warehouse
- > Fully air conditioned suite
- > Fully sprinklered
- > Easy access to Highway 62 and I-494

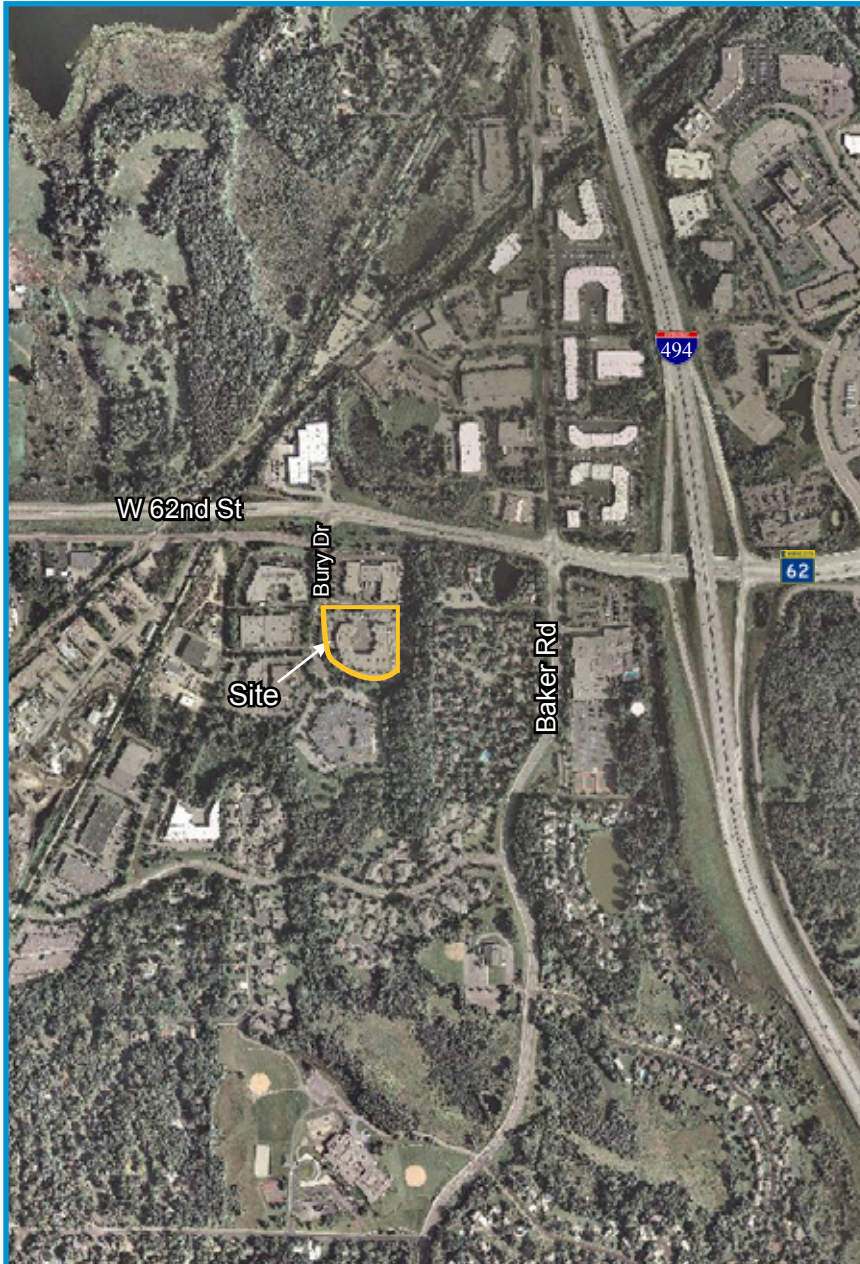
## Contact Us

JUDD WELLIVER  
952 897 7854  
MINNEAPOLIS, MN  
[judd.welliver@colliers.com](mailto:judd.welliver@colliers.com)

NICK LEVITON  
952 897 7843  
MINNEAPOLIS, MN  
[nick.leviton@colliers.com](mailto:nick.leviton@colliers.com)

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)

## Westwood III Business Center > Aerial



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MINNEAPOLIS, MN  
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## PROPERTY FACT SHEET

# Westwood III Business Ctr



### PROPERTY ADDRESS:

6253 Bury Drive  
Eden Prairie, MN 55346

### BUILDING SQUARE FEET:

51,940 square feet

### CURRENTLY AVAILABLE:

4,790 square feet total  
B-T-S square feet office  
TBD square feet warehouse

### YEAR BUILT:

1987

### LOADING:

- One (1) drive-in

### CLEAR HEIGHT:

16'

### PARKING RATIO:

2.95/1,000

### NET RENTAL RATES:

\$9.75 per square foot office  
\$4.75 per square foot warehouse

### 2012 EST. CAM & REAL ESTATE TAX:

\$3.99 total per square foot

### AMENITIES:

- Roof replaced in 2001
- Air make-up in warehouse
- Fully air conditioned suite
- Fully sprinklered
- Easy access to Hwy 62 and I-494
- Comcast cable offered at building



## For Leasing Information, Contact:

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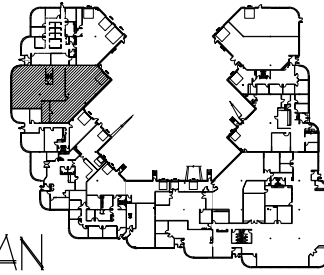
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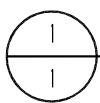
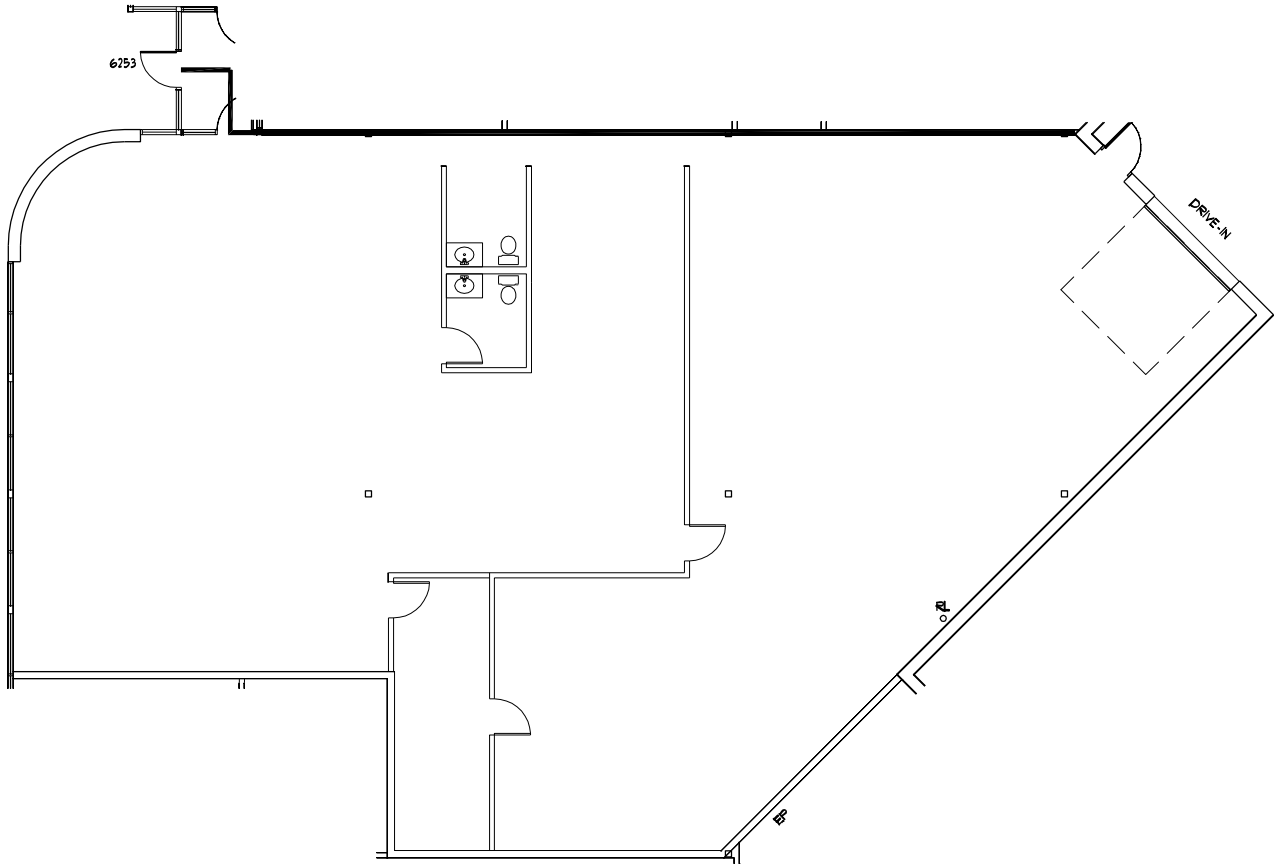
# SQUARE FOOTAGE SUMMARY

OFFICE	TBD SF
TECH	TBD SF
WAREHOUSE	TBD SF
MECH/ELEC	30 SF
TOTAL	4,790 SF

## KEY PLAN



NOT TO SCALE



SUITE 6253

10702208

4,29.09

SCALE: 1/16" = 1'-0"



LEASED BY:



**WESTWOOD III**  
 6253 BURY DRIVE  
 EDEN PRARIE, MN

**WCL**  
 Associates, Inc.



4931 West 35th Street  
 Suite 200  
 St. Louis Park, Minnesota  
 55416  
 T. 952.541-9969  
 F. 952.541-9554  
 www.wcla.com