

FOR LEASE

Westwood II

6270 Bury Drive

Eden Prairie, MN 55346



SUMMERHILL

Commercial Real Estate, LLC



LEASE DETAILS:

6268 Bury Drive: 11,882 SF Total
BTS Office
11,882 SF Warehouse, Manufacturing.

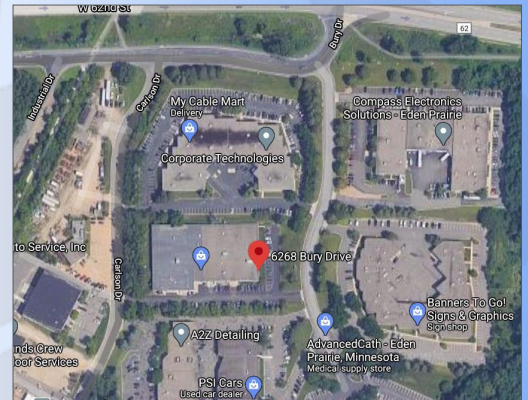
Base Rental Rates: \$12.00 PSF Office
\$5.75 PSF Warehouse, Manufacturing

Estimated Tax & CAM: \$3.36 PSF

FEATURES:

- Office/Warehouse and Manufacturing space.
- Space has trench drains and flammable waste trap.
- Excellent green space on west side of the building.
- 13' clear height, one (1) drive-in door, (1) dock door.
- Good power available.
- Signage opportunities on building and existing monument sign on Bury Drive.
- Ample parking available with additional parking next door if needed.
- Desirable location near Crosstown 62 & I-494 w/excellent freeway access.
- Located adjacent to Eden Prairie/Minnetonka trail system, near many other city parks and trails.
- Locally owned and managed.

**All information in this brochure is deemed reliable, but not guaranteed.*



CONTACT:

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Eden Prairie, MN 55344

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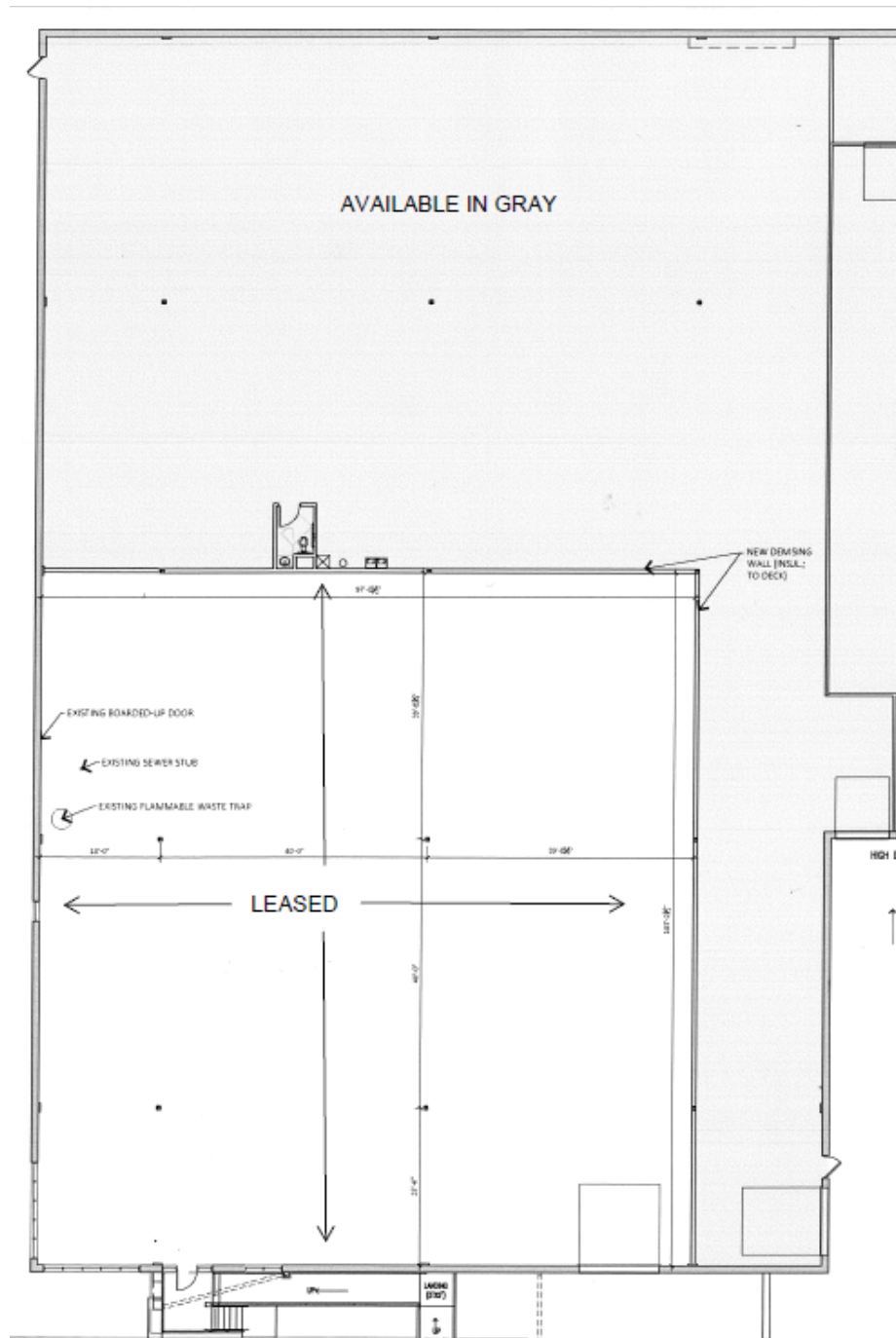
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