

Industrial | For Lease



CBRE

Technology Park VIII

74,267 SF

7600 Golden Triangle Drive
Eden Prairie, MN 55344



EXCELLENT OWNER/USER SALE
OPPORTUNITY!

Contact Us

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TOM HAYHOE

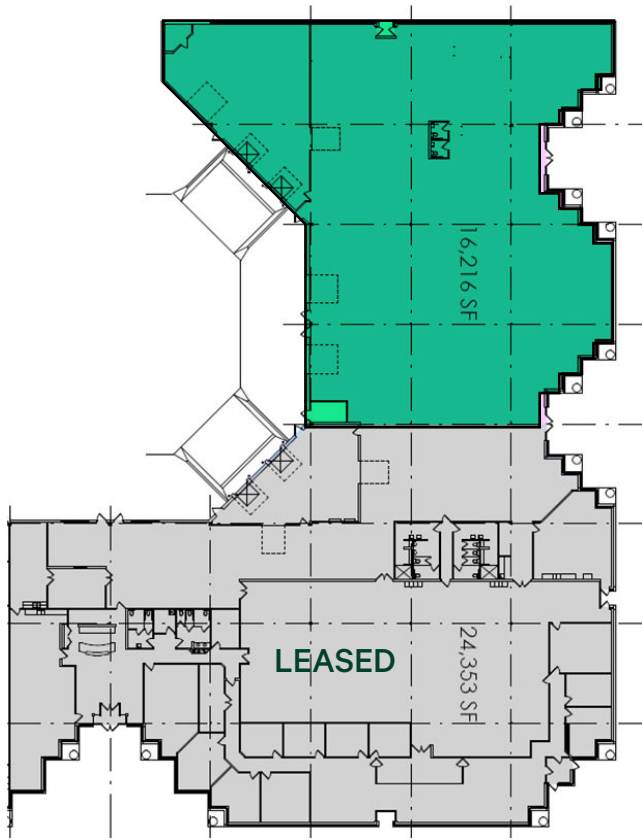
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Technology Park VIII

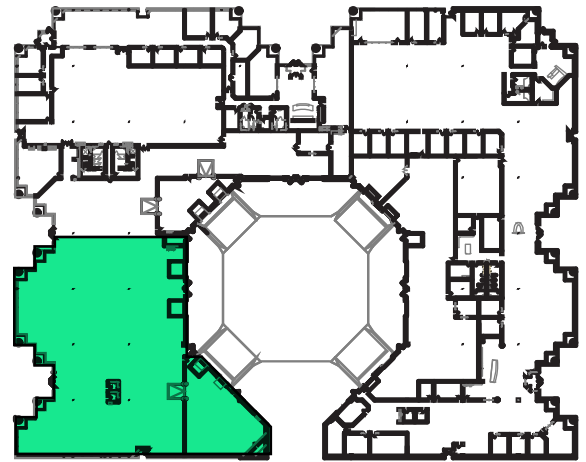
7600 Golden Triangle Drive | Eden Prairie, MN 55344

For Lease



SUITE 7600

- + 16,216 SF Warehouse
- + BTS Office
- + 2 Docks / 3 Drive-Ins



Overview

Technology Park VIII is located in the heart of the Golden Triangle area of Eden Prairie. Featuring Class A finishes, easy access to Highway 169, Highway 212, and I-494, and abundant parking to accommodate a variety of different uses.

16,216

SF Available For Lease

Lease Rates

+ Negotiable

SF Available

+ 72,467 SF For Sale

+ 16,216 SF Lease

2024 Tax & CAM

+ \$3.10 Tax

+ \$2.09 Cam

+ \$5.19 Total

Parking

+ 4/1000 (297 stalls)

Power

+ 1200 Amps, 3-Phase,
208 Volt

Available

+ Immediately

Loading

+ 2 Dock Doors / 3 Drive-ins

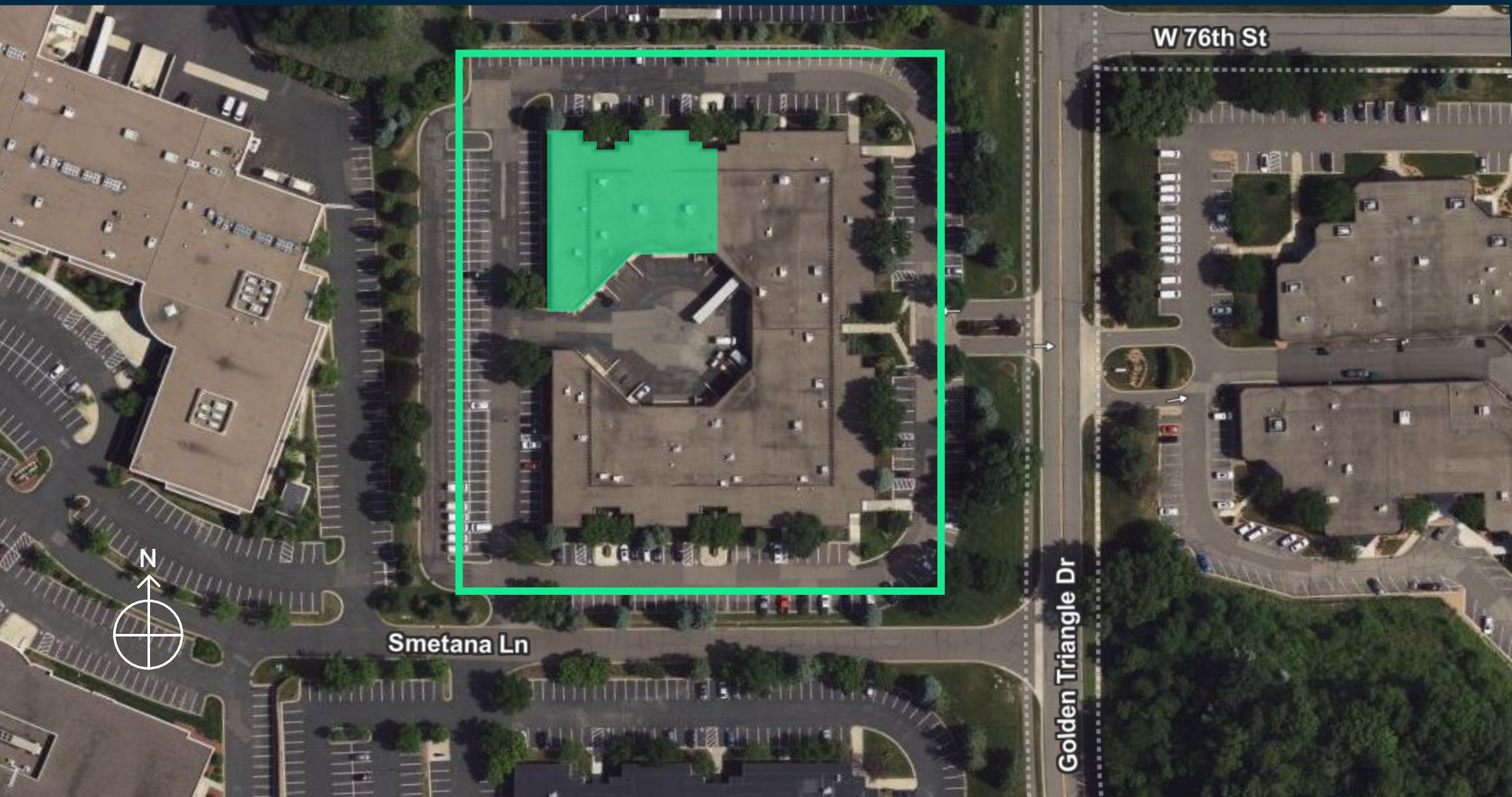
Year Built

+ 1989

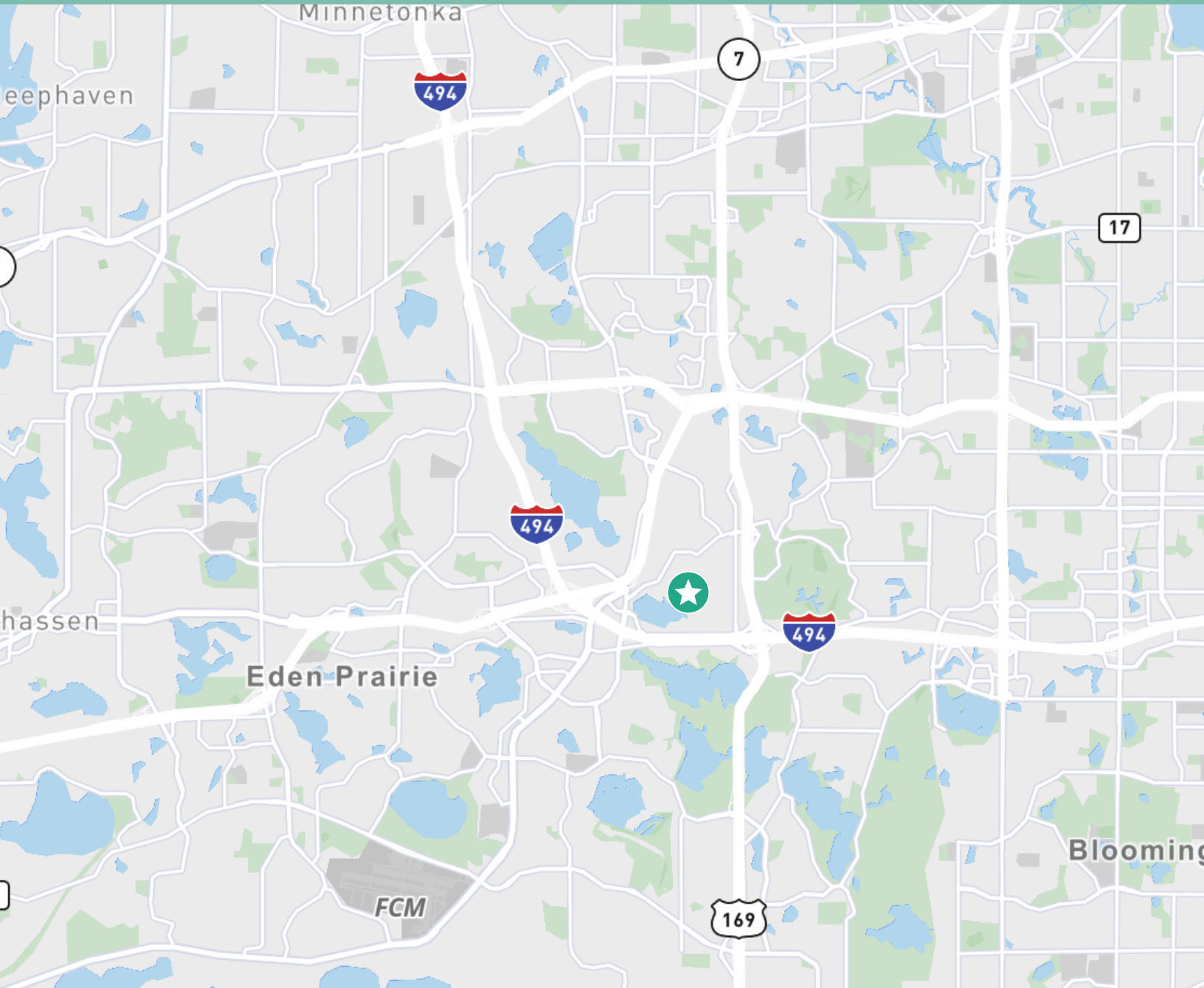
Clear Height

+ 14'

Located in the heart of the Golden Triangle area of Eden Prairie



Easy access to Highway 169, Highway 212, and I-494



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