

# OFFICE/SHOWROOM/WAREHOUSE SPACE FOR LEASE

WELLINGTON BUSINESS CENTER – 10730 COUNTY RD. 81, MAPLE GROVE, MN 55369



EASY ACCESS AND GREAT  
VISIBILITY FROM CO. RD. 81!

## TRAFFIC COUNTS

- Co. Rd. 81 – 17,800 vehicles per day

## PROPERTY INFORMATION

- Building Size – 27,538 SF
- Vacancy – 2,040 SF (Available 2/1/09)
- Ceiling Height – 18' ft clear
- Rates
  - Office – \$11
  - Warehouse – \$6
  - CAM – \$3.07
  - Tenant Improvements – Negotiable

## PROPERTY DETAILS

- Easy access and great visibility from Co. Rd. 81
- Great building for small users
- Local and responsive building management

  
VANTAGE POINT  
PARTNERS

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