

FOR LEASE



OFFERING SUMMARY

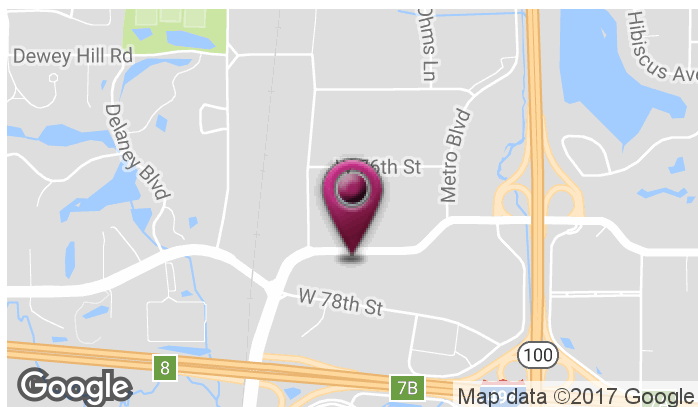
Lease Rate: \$4.50 - 8.50 SF/yr (NNN)

Lot Size: 5.00 Acres

Year Built: 1979

Building Size: 59,991 SF

Renovated: 2010



- Located off Hwy 100 & Edina Industrial Blvd exit near I-494
- Close proximity to Bloomington, Eden Prairie, Hopkins, and Minneapolis
- 14' ceilings
- Dock & drive-in doors

Edina Warehouse & Office Space

5221 EDINA INDUSTRIAL BLVD, EDINA, MN 55439

FOR LEASE



JGM PROPERTIES
1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:

ELI RUSSELL
612.290.1037
elir@jgmproperties.com

PROPERTY OVERVIEW

This property offers warehouse, industrial, and flex space options ranging from 1,000-20,000 square feet. This property also includes warehouse & office combined space. The wide variety of size options and space types available make this a versatile property for small, medium, or large businesses.

LOCATION OVERVIEW

JGM Properties has several warehouse and office spaces available for lease at the Pakwa Business Park building located off Hwy 100 and the Edina Industrial Blvd exit, one exit north of I-494 in Edina.

PROPERTY HIGHLIGHTS

Located off Hwy 100 near I-494

Ample parking

14' clear height

Dock & drive-in doors

Access to heavy power



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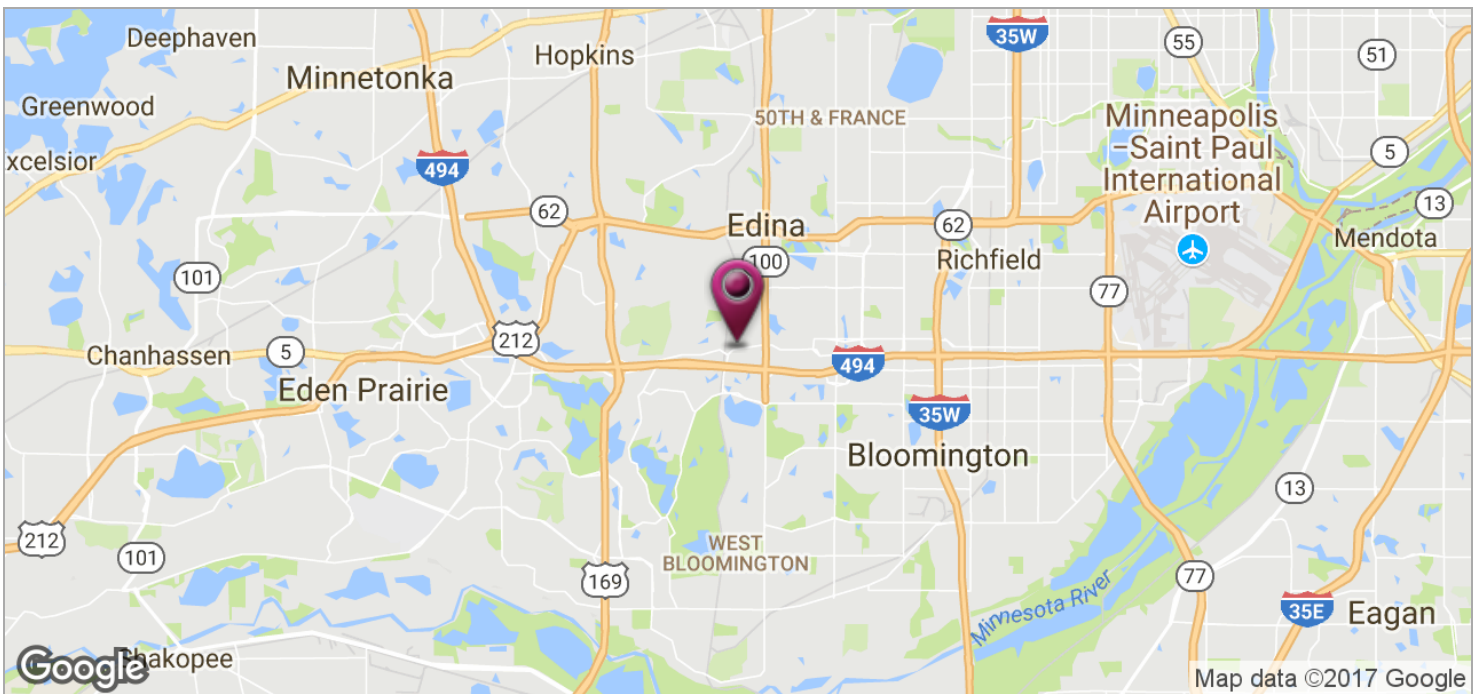
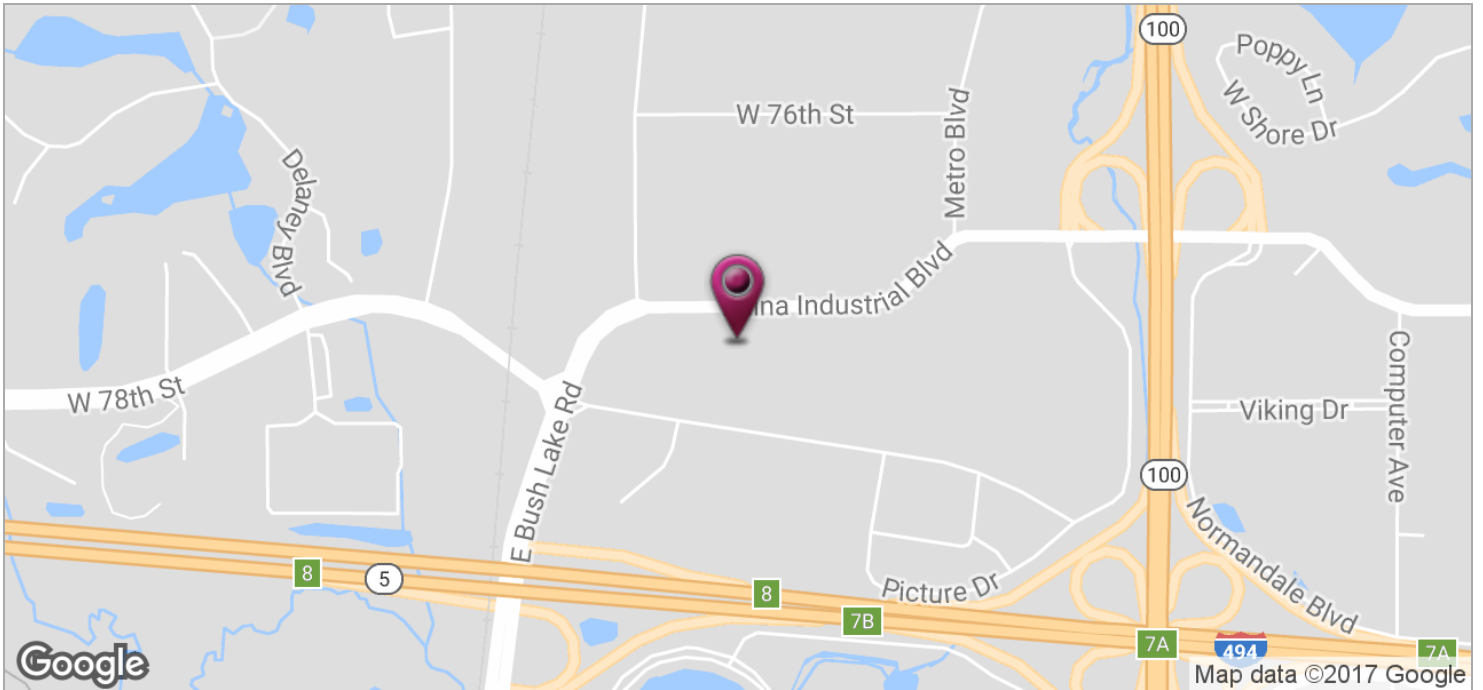
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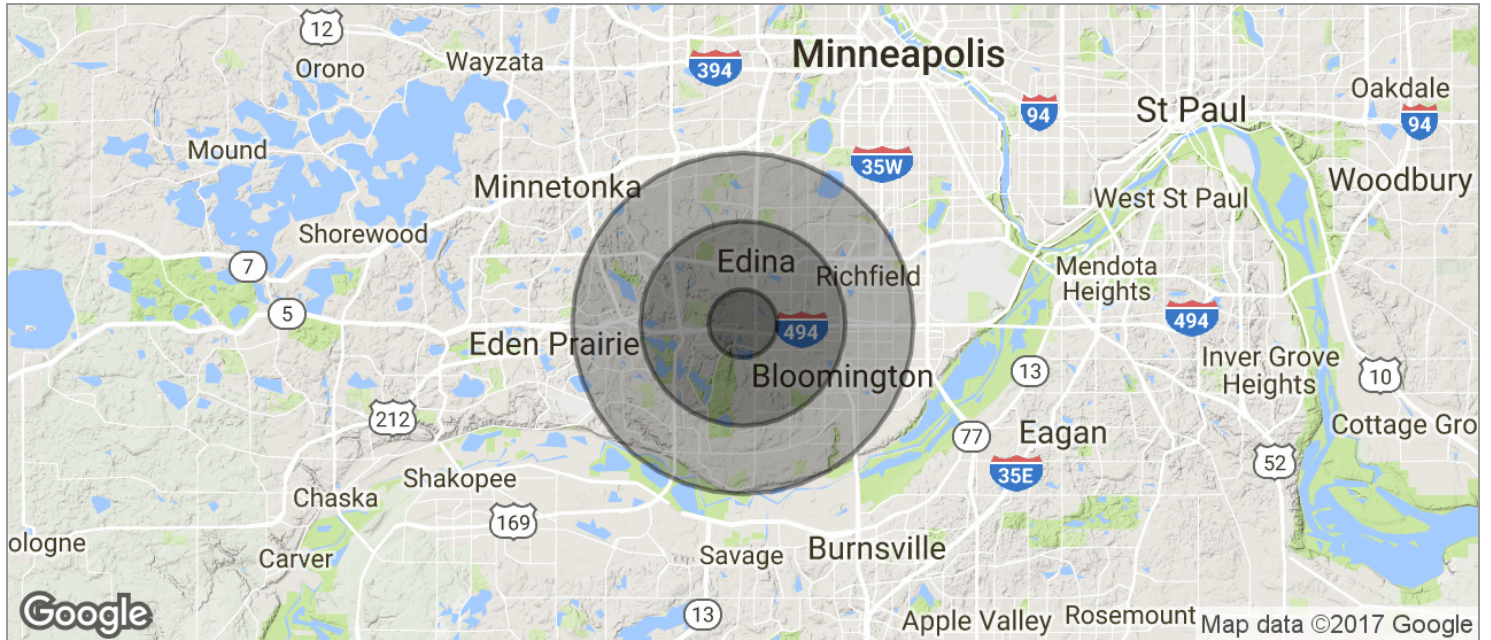
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,080	70,039	212,365
MEDIAN AGE	46.6	45.9	41.8
MEDIAN AGE (MALE)	45.7	44.3	40.5
MEDIAN AGE (FEMALE)	47.6	47.3	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,150	31,561	93,915
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$113,822	\$103,372	\$100,957
AVERAGE HOUSE VALUE	\$352,847	\$414,150	\$376,913

* Demographic data derived from 2010 US Census

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