

# Minnetonka Warehouse & Office Space

11501-11595 K-TEL DRIVE, MINNETONKA, MN 55343

**FOR LEASE**



## OFFERING SUMMARY

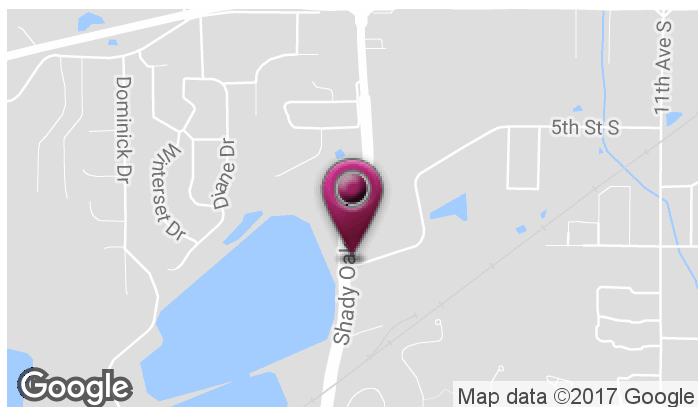
**Lease Rate:** \$4.50 - 8.50 SF/yr (NNN)

**Lot Size:** 14.5 Acres

**Year Built:** 1979

**Building Size:** 126,939 SF

**Renovated:** 2010



- Located off Hwy 62 near 169, I-494, and Hwy 7
- Close proximity to Edina, Eden Prairie, Hopkins, and St Louis Park
- 12' ceilings
- Dock & drive-in doors

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**JGM PROPERTIES**  
1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
[www.JGMproperties.com](http://www.JGMproperties.com)

For More Information Contact:

**ELI RUSSELL**  
612.290.1037  
[elir@jgmproperties.com](mailto:elir@jgmproperties.com)

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## PROPERTY OVERVIEW

This property offers warehouse, industrial, and flex space options ranging from 4,000-20,000+ 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 warehouse and office spaces available for lease at the Encore Business Park building located off Hwy 62 near I-494 & Hwy 7 in Minnetonka.

## PROPERTY HIGHLIGHTS

Located near Shady Road Road & Excelsior Blvd

Ample parking

12' clear height

Dock & drive-in doors

Access to heavy power



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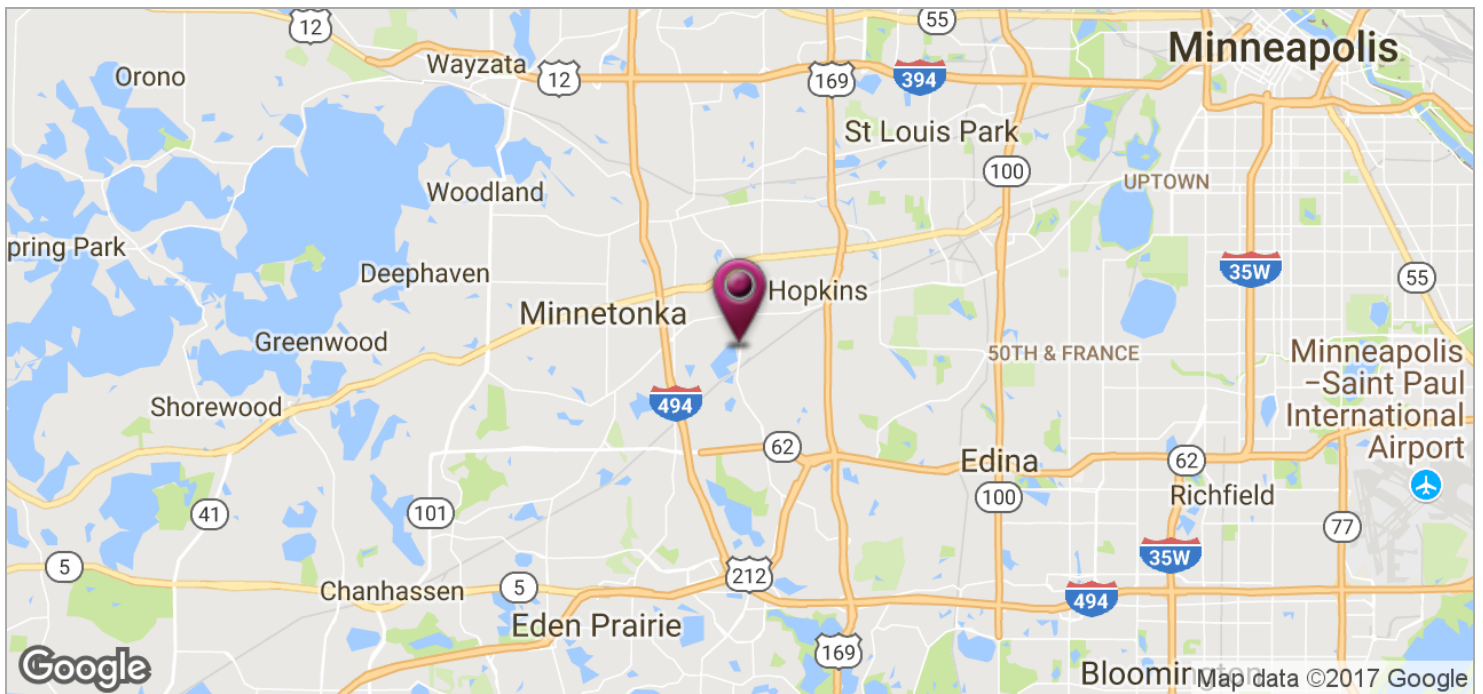
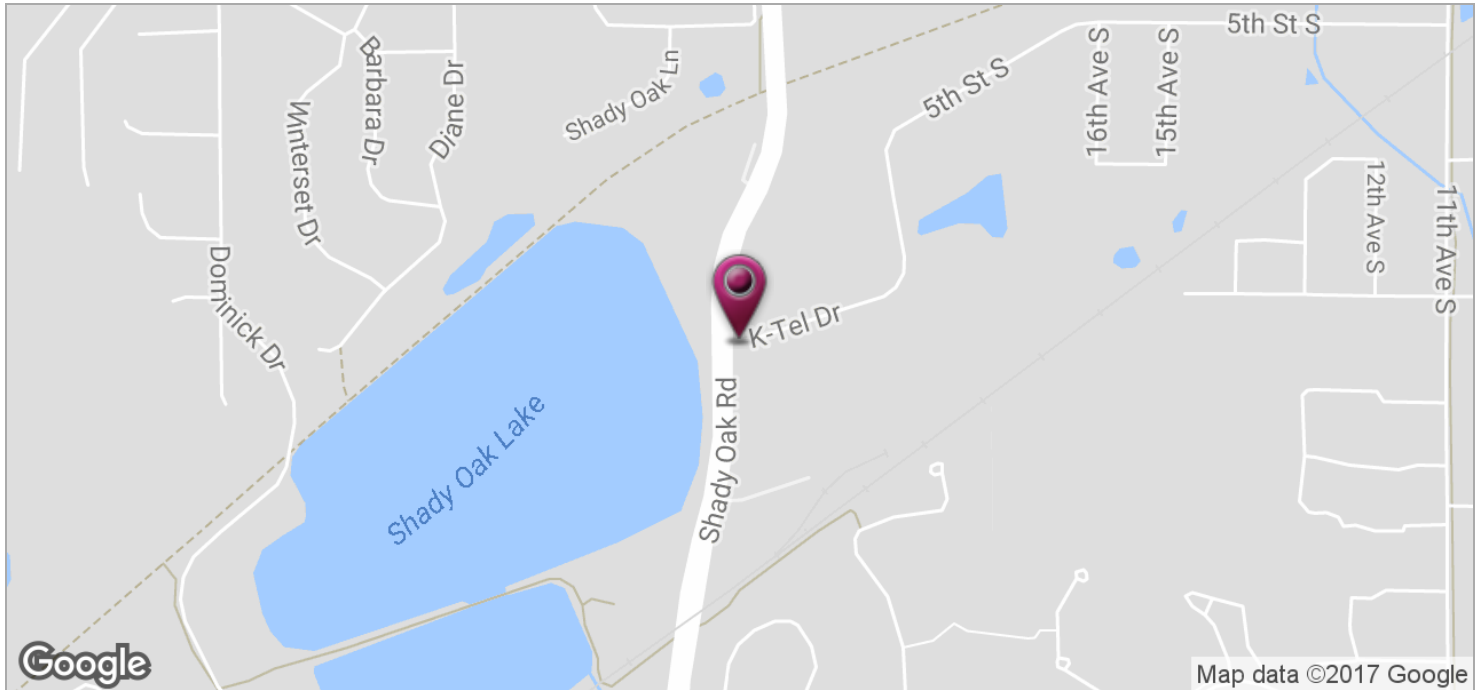
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,446	61,705	173,849
MEDIAN AGE	39.2	40.0	40.1
MEDIAN AGE (MALE)	38.3	38.9	38.9
MEDIAN AGE (FEMALE)	40.2	40.9	41.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,489	27,890	76,985
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$76,340	\$90,960	\$97,379
AVERAGE HOUSE VALUE	\$257,233	\$343,079	\$376,200

\* Demographic data derived from 2010 US Census

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