



CONTACT

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FOR SALE/ LEASE

5500 Cottonwood Ln SE, Prior Lake, MN 55372

**OFFICE/
WAREHOUSE
SPACE**

\$10 NNN (Office)

\$6 NNN (Warehouse)

FOR SALE: \$3,500,000

PROPERTY HIGHLIGHTS

- ▶ Ideally located in a Prior Lake in close proximity to Hwy 13, 35 & 169
- ▶ Beautifully finished office space
- ▶ 20 ft clear warehouse with one dock door and one drive-in

7401 Bush Lake Rd Edina, MN 55439

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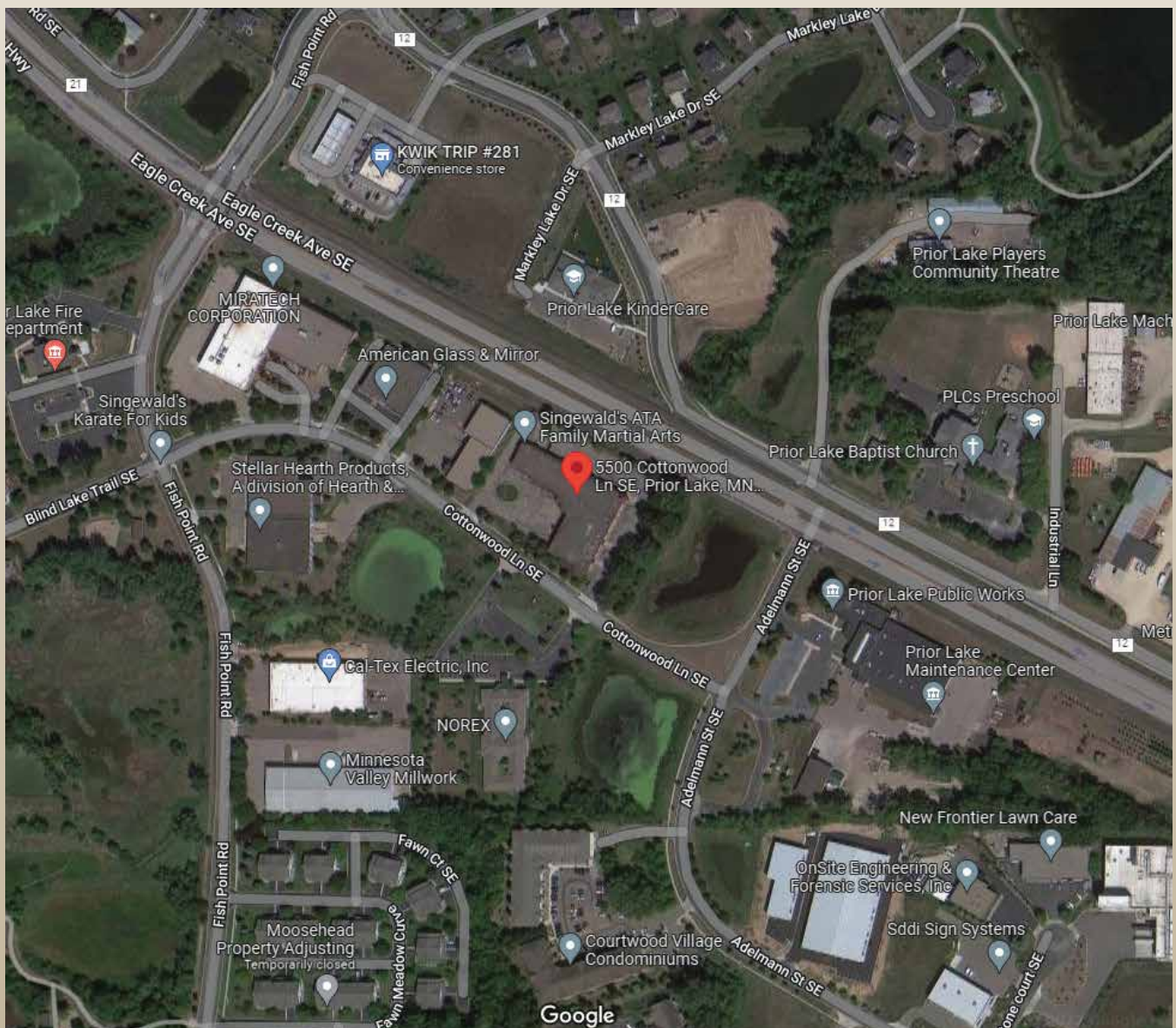


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LEASE OVERVIEW

5500 Cottonwood Ln SE,
Prior Lake, MN 55372

County	Scott County
Total SF	33,650 SF
Docks	6 docks
Drive-ins	2 drive-in
Parking	103 spaces
For Sale	\$3,500,000
Lease Type	NNN
Asking Rent	\$10/psf (Office) / \$6/psf (Warehouse)
CAM/Tax	Estimated \$5.00
Unit	Office (1,500 SF) Warehouse (3,351 SF)



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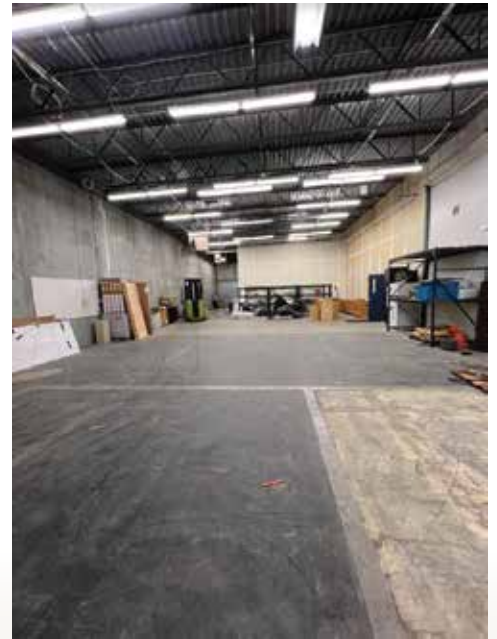
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PROPERTY PHOTOS

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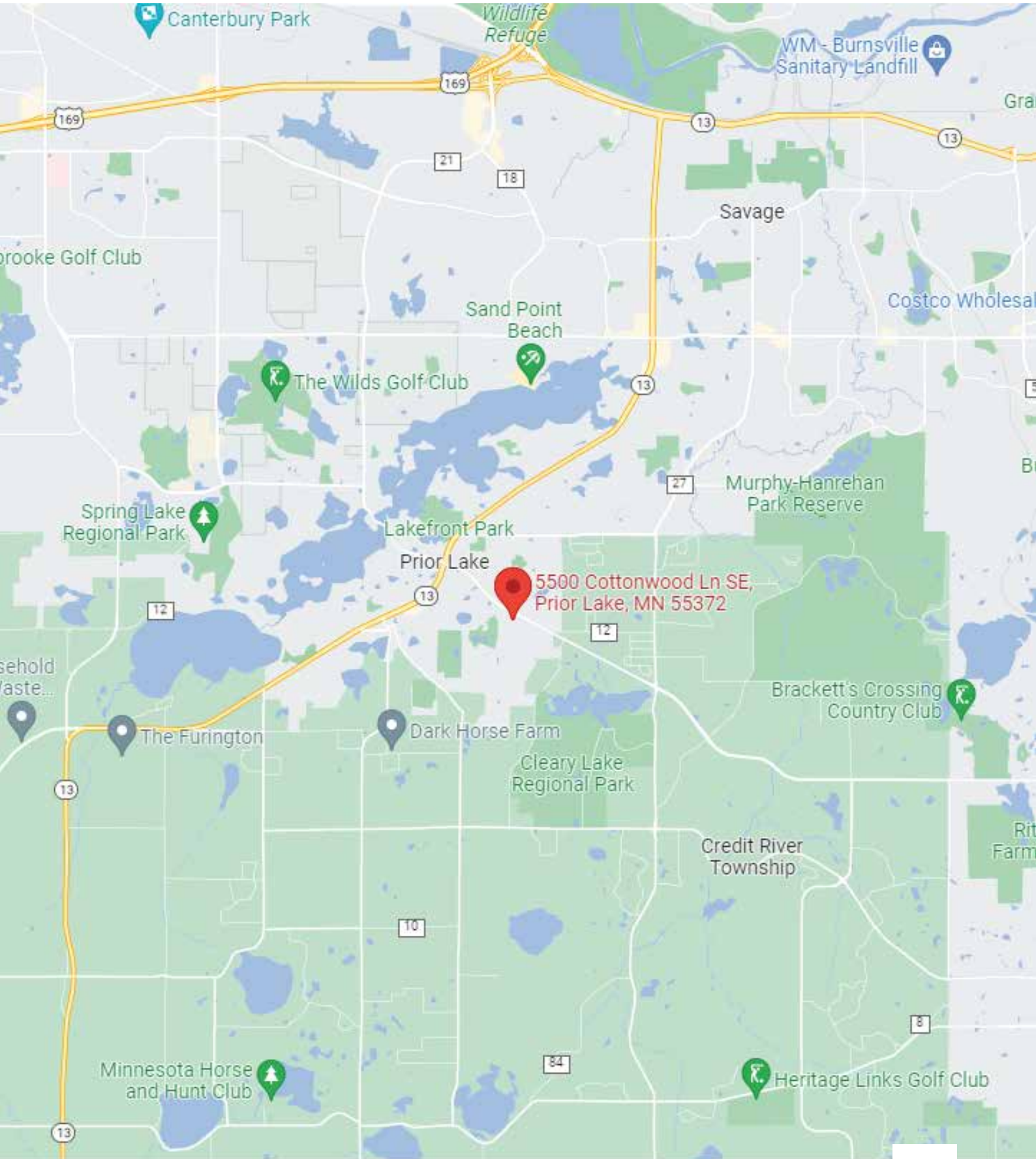
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PROPERTY LOCATION

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Whether you're looking to buy, sell, lease, or rent; our agents will work hard to find what you need. Our team becomes your team when you choose to do business with us, because our business wouldn't work without you.

At Caspian we strive to provide the best service possible and our group of talented brokers is enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business and through consistent communication and updates we ensure that our clients are always aware of what is going on and are in front of the transaction.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 5500 Cottonwood Ln SE, Prior Lake, MN. It has been prepared by Caspian Group. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective tenant of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Owner and Caspian Group. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

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