



**INDUSTRIAL BUILDING**  
9240 Cottonwood Lane N  
Maple Grove, MN 55369

**FOR LEASE**  
**4,006 SF Office/Whse/Storage**



**FEATURES:**

- 2,176 SF (Office-2 Floors ), 1,830 SF (Warehouse), & 9,175 SF (Outside Storage)
- Great location with easy access from Hwy 610 in Maple Grove.
- Well maintained building!!
- Includes (8) Offices, (1) Conference Room, (1) Storage Room, & (3) Unisex Bathrooms

**LEASE RATE**

**\$5,015/per month + Utilites**  
**(Includes Taxes)**



**FACTS:**

- \* (1) 10x12 Drive in Door
- (1) 10x10 Drive in Door
- \* Includes drains & flammable waste trap.
- \* Fully Secured Outside Storage

Overview .....	1
Aerial Maps .....	2
Site Plan .....	3
Floor Plans .....	4-5
Photo Gallery .....	6



**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com



**Jeff Penfield**  
612.325.2067  
jpenfield@arrowcos.com

**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

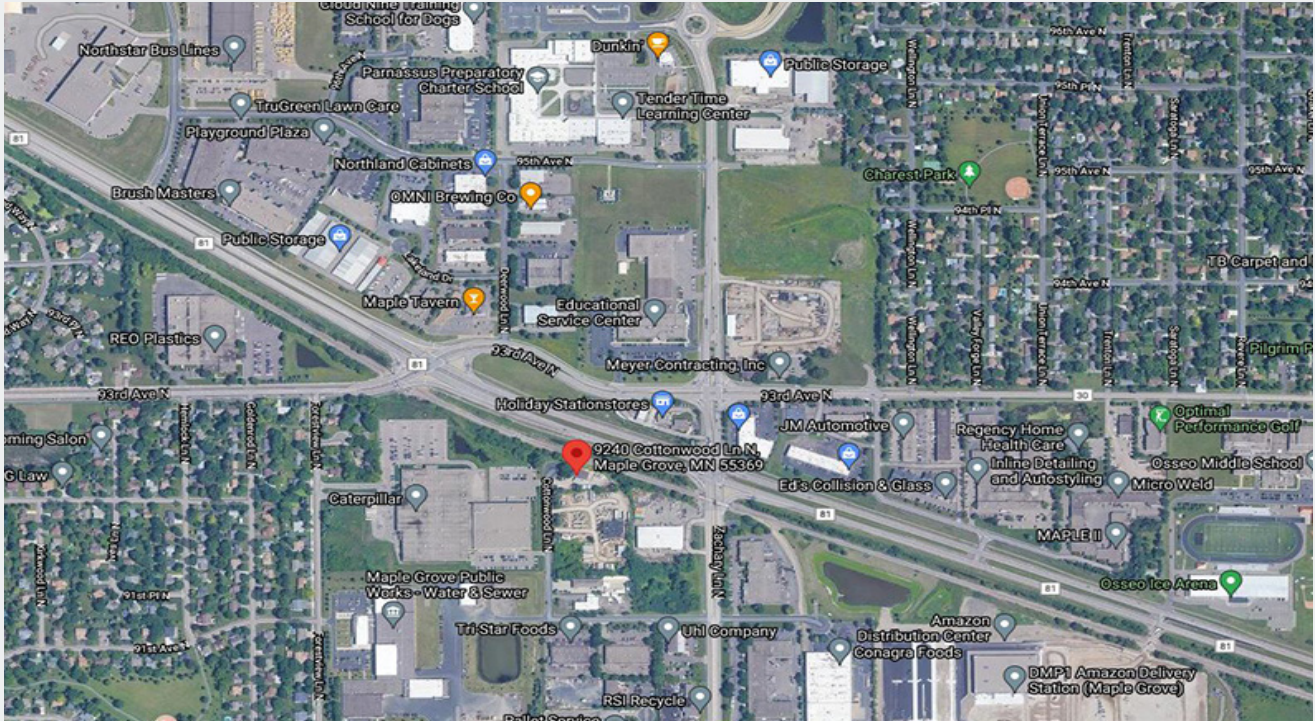




**INDUSTRIAL BUILDING**  
9240 Cottonwood Lane N  
Maple Grove, MN 55369

**AERIAL & MAP**

**FOR LEASE**  
**4,006 SF Office/Whse/Storage**



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)





**INDUSTRIAL BUILDING**  
9240 Cottonwood Lane N  
Maple Grove, MN 55369

**SITE PLAN**

**FOR LEASE**  
**4,006 SF Office/Whse/Storage**



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

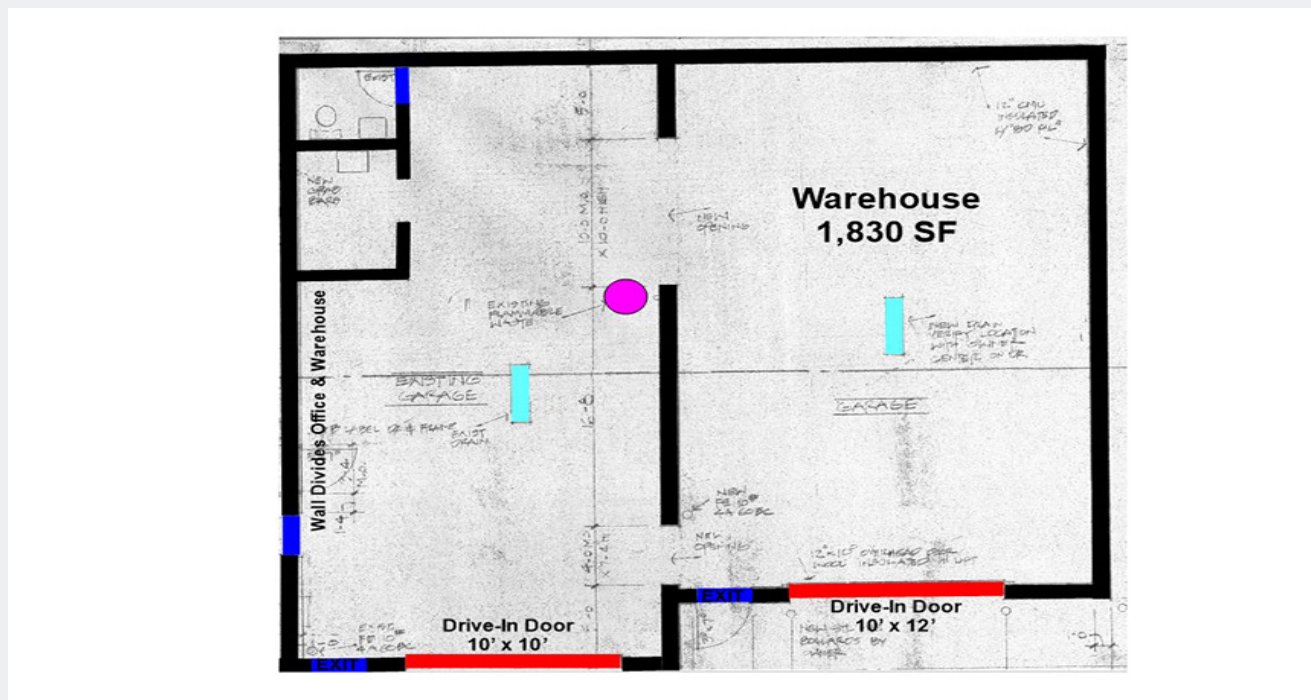
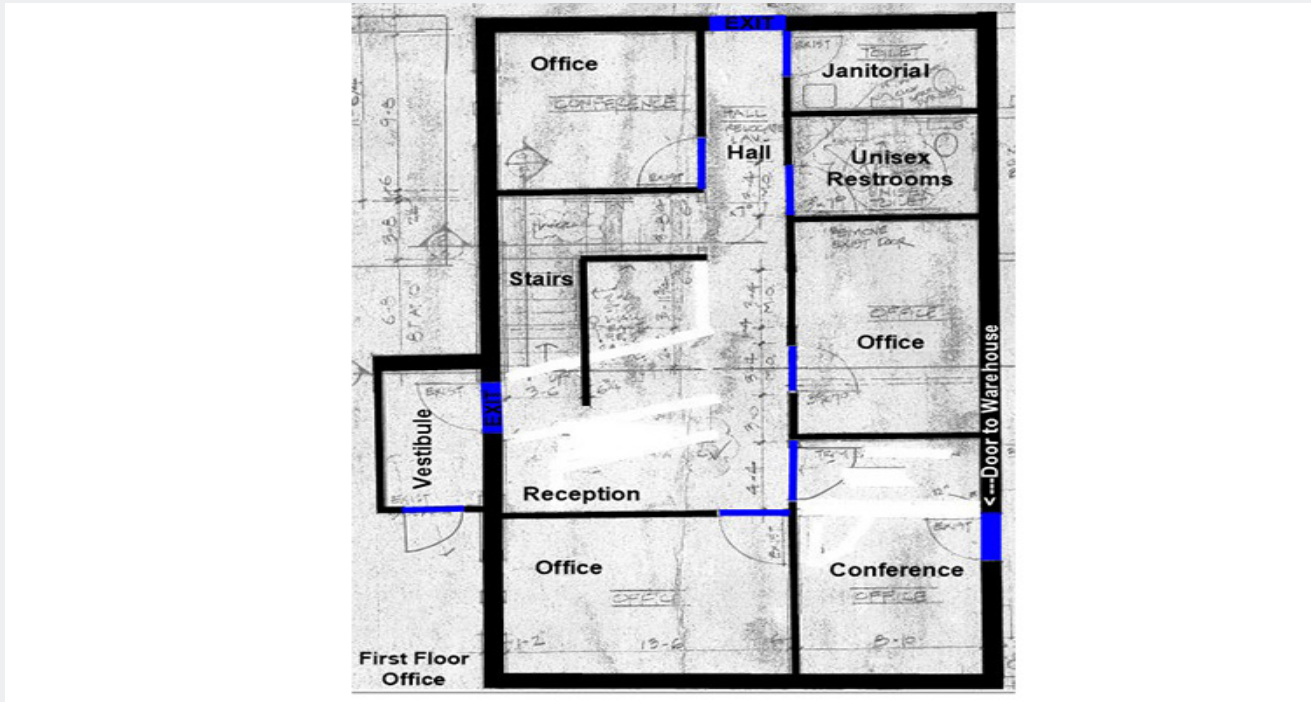
**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**FLOOR PLAN  
MAIN**

**FOR LEASE**  
**4,006 SF Office/Whse/Storage**



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

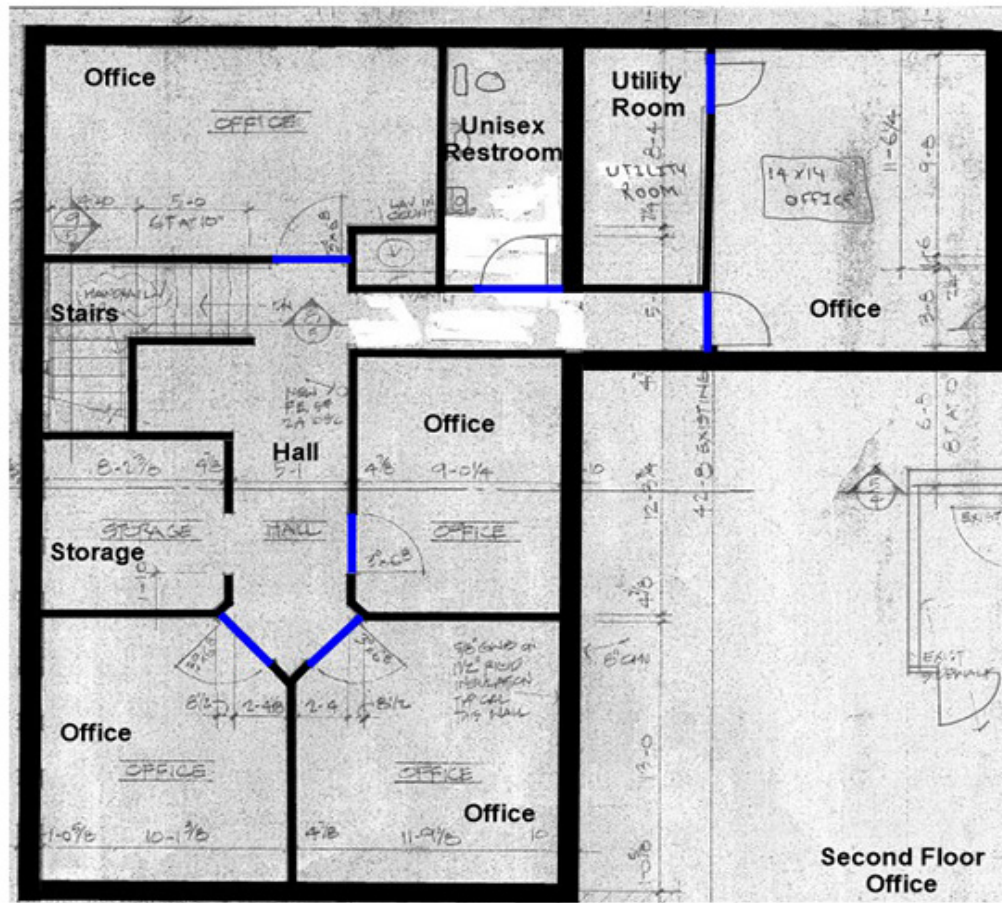
[www.arrowcos.com](http://www.arrowcos.com)



**INDUSTRIAL BUILDING**  
9240 Cottonwood Lane N  
Maple Grove, MN 55369

**FLOOR PLAN  
UPPER**

**FOR LEASE**  
**4,006 SF Office/Whse/Storage**



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)





Outside Storage



Secured Access



Office



Office



Warehouse



Warehouse

**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)