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# FOR LEASE

3941 Meadowbrook Road  
St. Louis Park, MN 55426



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**Offered Exclusively By:**

Ryan Hoveland  
(763) 231-0282 Phone  
(763) 231-0284 Fax  
(612) 802-0988 Cellular  
[ryan@yablo.net](mailto:ryan@yablo.net)

Marc Maas  
(763) 231-0282 Phone  
(763) 231-0284 Fax  
(651) 269-0854 Cellular  
[marc@yablo.net](mailto:marc@yablo.net)



## FOR LEASE

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**BUILDING SIZE:** 53,600 Square Feet

**AVAILABLE SQUARE FOOTAGE:** 7,200 Square Feet Total

**Suite #3941** 3,600 Square Feet Total  
1,000 Square Feet of Office  
2,600 Square Feet of Warehouse

**Suite #3949** 3,600 Square Feet Total  
800 Square Feet of Office  
2,800 Square Feet of Warehouse

**YEAR BUILT:** 1969

**CLEAR CEILING HEIGHT:** 16'

**ZONING:** "I-G" General Industrial District – The purpose of the I-G general industrial district is to provide locations for large and small scale industrial enterprises engaged in such activities as manufacturing, processing, assembly, storage and warehousing.

**LOADING:**  
**Suite #3941** 1 Dock  
**Suite #3949** 1 Dock

**REAL ESTATE TAXES AND  
COMMON AREA MAINTENANCE:** \$1.75 psf

**RENTAL RATES:** \$8.25 psf net for office space  
\$4.50 psf net for warehouse space

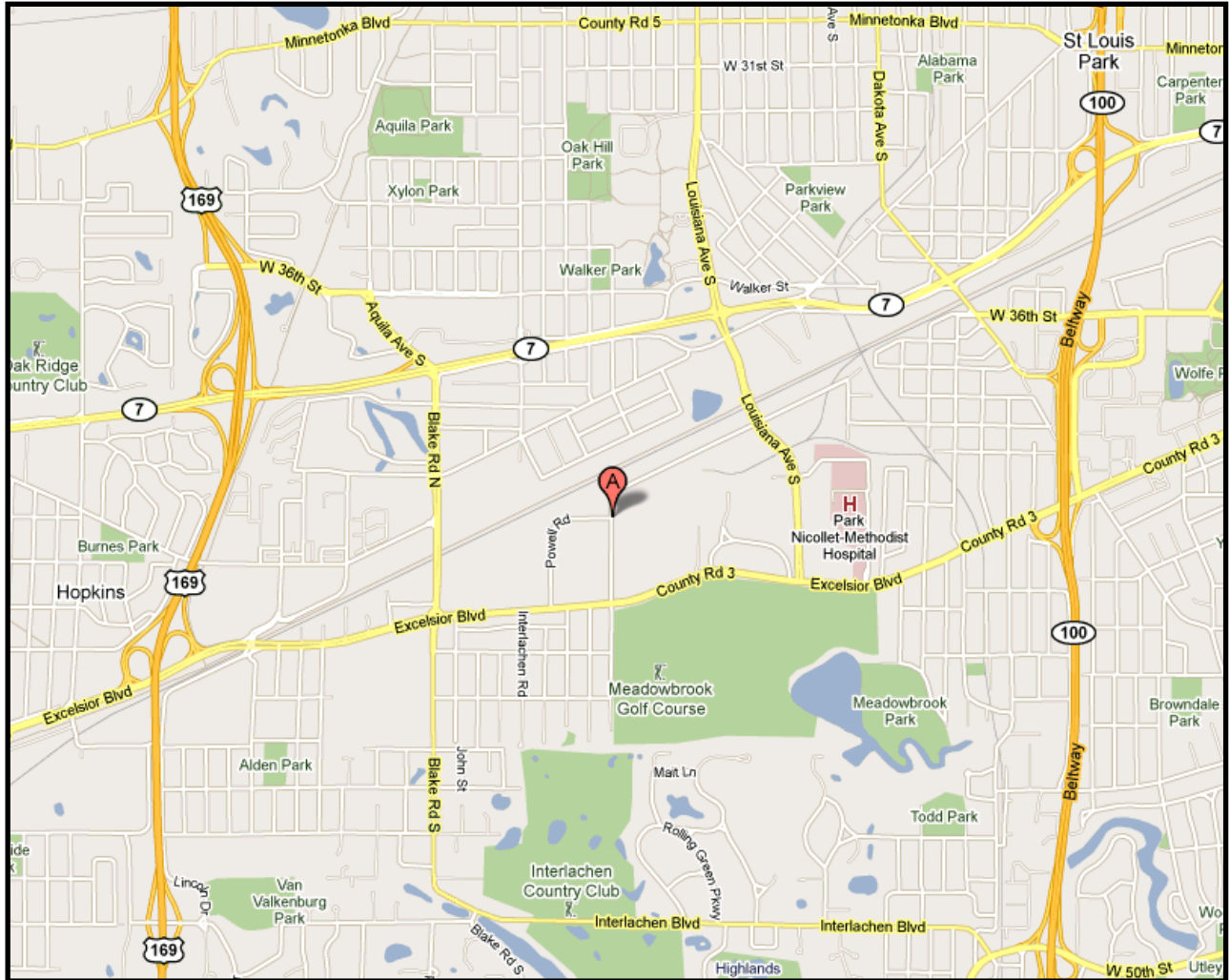
**ADDITIONAL COMMENTS:**

- Great location on Highway 7 and Louisiana Avenue
- Heavy power available on all suites, 3 phase available
- Outstanding manufacturing or general warehousing property
- Abundant parking

*Please call for more information:*

**Ryan Hoveland or Marc Maas  
(763) 231-0282**

# MAP



*Information is from sources deemed reliable. However, no warranty or representation is made as to its accuracy or completeness.*