



GONYEA  
COMMERCIAL  
PROPERTIES

# VALLEY SQUARE INDUSTRIAL CENTER

7248 Washington Avenue South, Eden Prairie MN 55344

**FOR LEASE!**

2,400 Square Footage

1 Dock Door













**HUNTER STANEK**

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	<b>SPACE AVAILABLE</b>	<b>7248</b>
	<b>BUILDING SIZE</b>	<b>61,000</b>
	<b>OFFICE SQ. FOOTAGE</b>	<b>759</b>
	<b>WAREHOUSE SQ. FOOTAGE</b>	<b>1,641</b>
	<b>TOTAL SQ. FOOTAGE</b>	<b>2,400</b>
	<b>YEAR BUILT</b>	<b>1976</b>
	<b>RENTAL RATE</b>	<b>\$2,600.00/month(plus utilities)</b>
	<b>LOADING ACCESS</b>	<b>1 Dock Door</b>
	<b>CEILING CLEAR HEIGHT</b>	<b>14'</b>
	<b>AVAILABLE</b>	<b>7/1/2024</b>

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## FLOOR PLAN

