

Zachary Distribution Center

47,112 SF Available

9450 Zachary Lane N
Maple Grove, MN



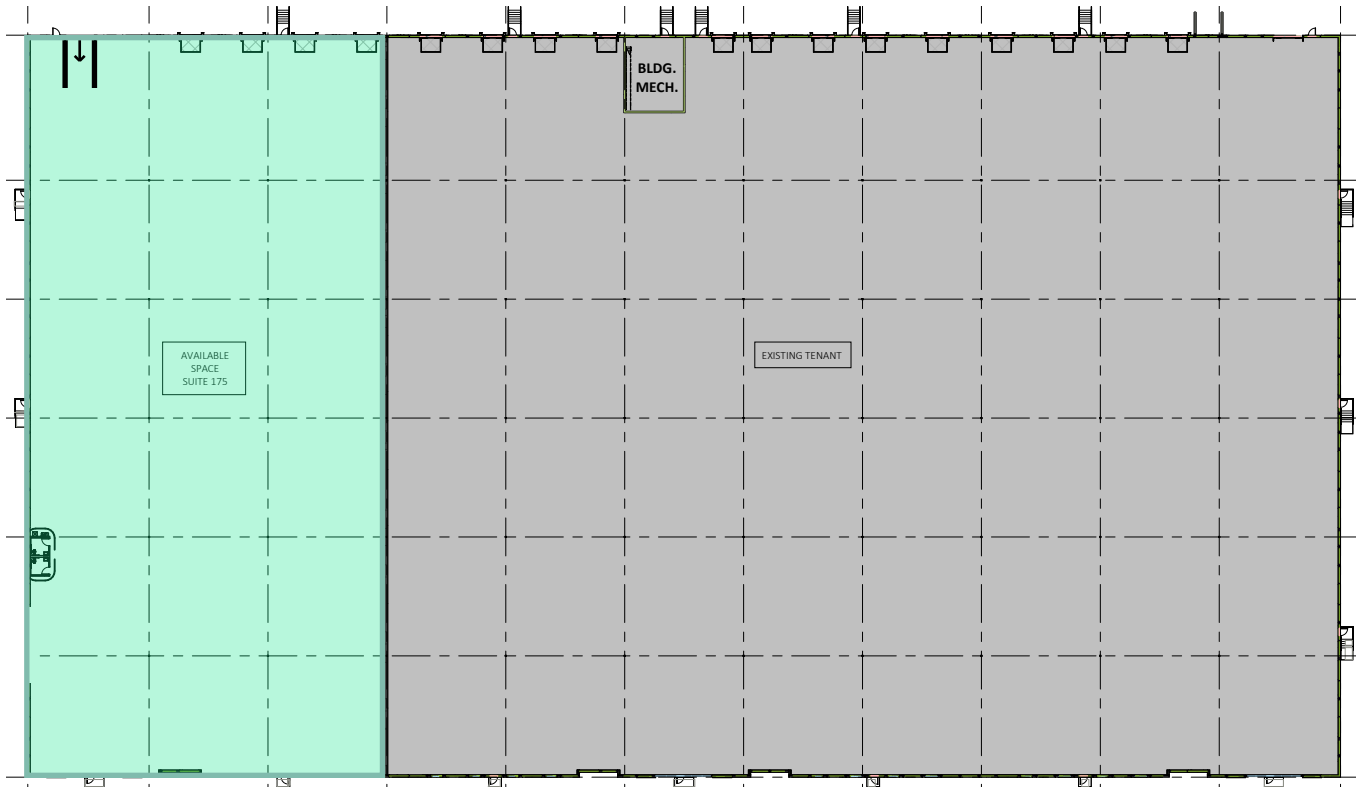
Contact Us

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Overview

Zachary Distribution Center offers an excellent location near downtown Maple Grove and Osseo, with convenient access via Hwy 610, 81 and just north of I-94/494.

Available 9/30/2025 or earlier contingent upon buyout. Will BTS office, one set of restrooms.

47,112

Available SF
Office SF - BTS

Lease Rates

Negotiable

2024 Est. Tax/CAM

\$3.69 Tax
\$1.65 Ops
\$5.34 Total

Building Size

+ 172,224 SF Total

Clear Height

+ 32' Clear

Parking

+ 0.54/1000

Loading

+ 4 Docks & 1 Drive-in

Year Built

+ 2022

Column Spacing

+ 50' x 50' with 60' speed bay

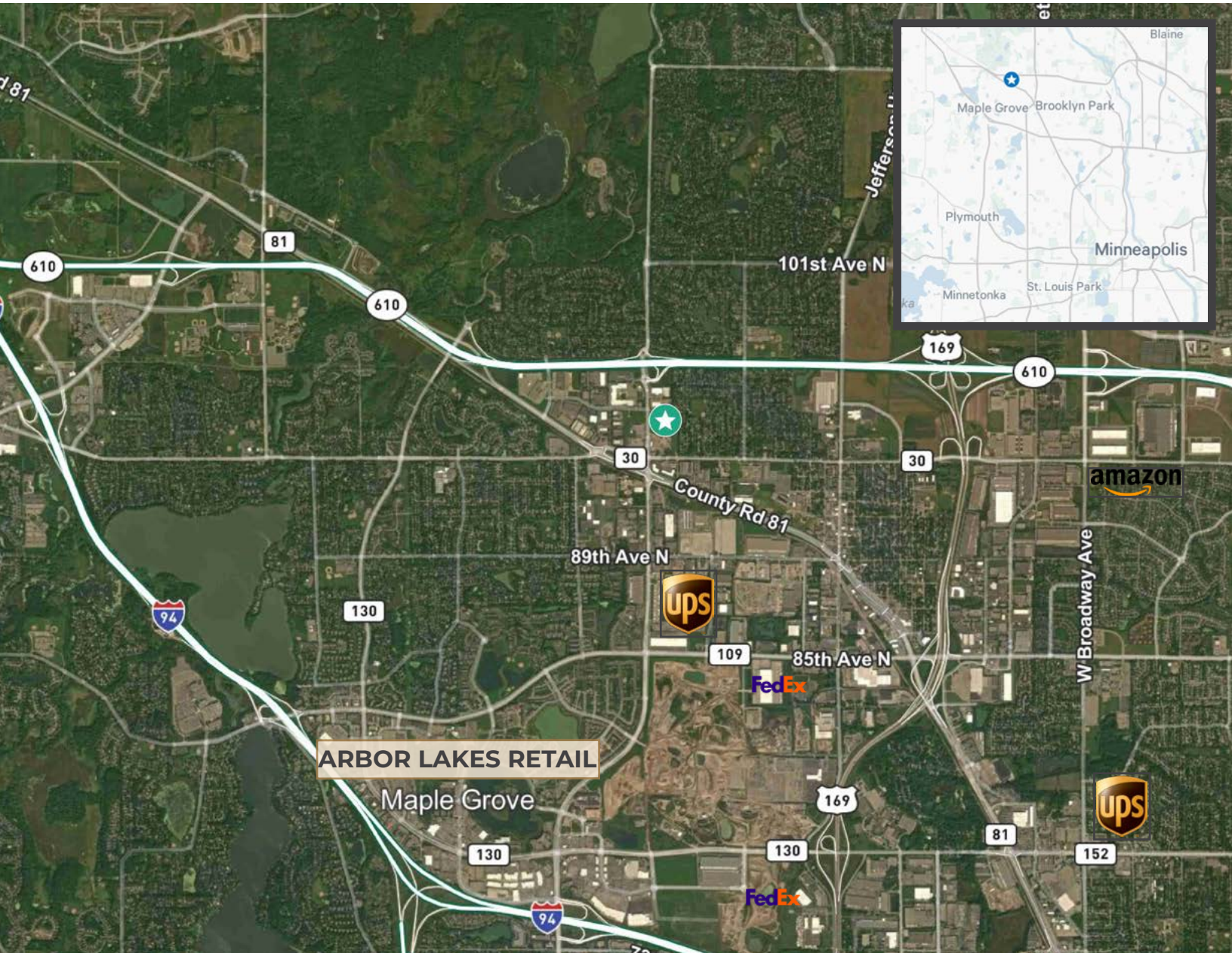
Zoning

+ I-1 (Outside storage permitted)

Trailer

+ 11 trailer parks, can add car parks in front





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