



Available Q2 2020

204,120 SF

8550 Zachary Lane N
Maple Grove, MN

ArborLakesCorporateCenter.com



HEMLOCK LANE N

ZACHARY LANE N

85TH AVE N



Inland Development Partners



See and



the Fountains
AT ARBOR LAKES

77TH AVE. N

HEMLOCKLANE N

85TH AVE. N

TO 169



Be Seen

**THE SHOPPES
AT ARBOR LAKES**

ELM CREEK BLVD. N



TO 94

WEAVER LAKE ROAD

ZACHARY LANE N

TO 610



Premier Location

Direct access to **six** major intersections.

46 Restaurants

4 Grocery retailers

6 Hotels

33 Apparel & fashion retailers

32 Gifts & specialty retailers

31 Personal services retailers

14 Home retailers

6 Electronic & leisure retailers

4 Sports & leisure retailers

3 Shoe retailers

Zachary & Hwy 610
1.4 miles



Zachary & Cty Rd 81
1 mile

The Shoppes at Arbor Lakes

Just minutes from The Shoppes at Arbor Lakes, this property is located in the backyard of all the conveniences of the Northwest submarket.

With 3 distinct shopping areas, the Shoppes at Arbor Lakes consist of over 220 businesses including national brands, unique specialty stores and a wide variety of restaurants. Combined, they have more retail space than anywhere in MN!

Traffic Count
12,900



Weaver Lake & I-94
2.2 miles

LIFETIME

Main Street at Arbor Lakes

MAPLE GROVE

THE SHOPPES AT ARBOR LAKES

the Fountains AT ARBOR LAKES

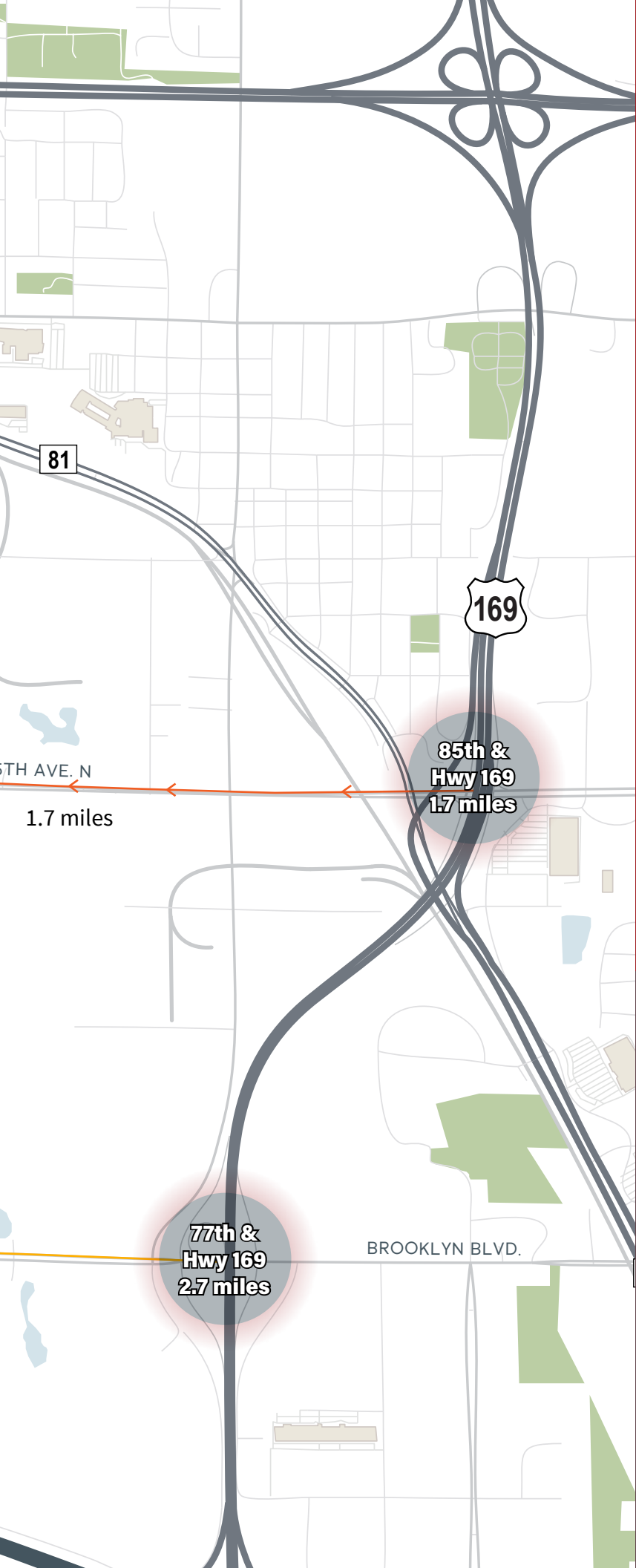
77TH AVE. N

Hemlock & I-694
1.8 miles



61

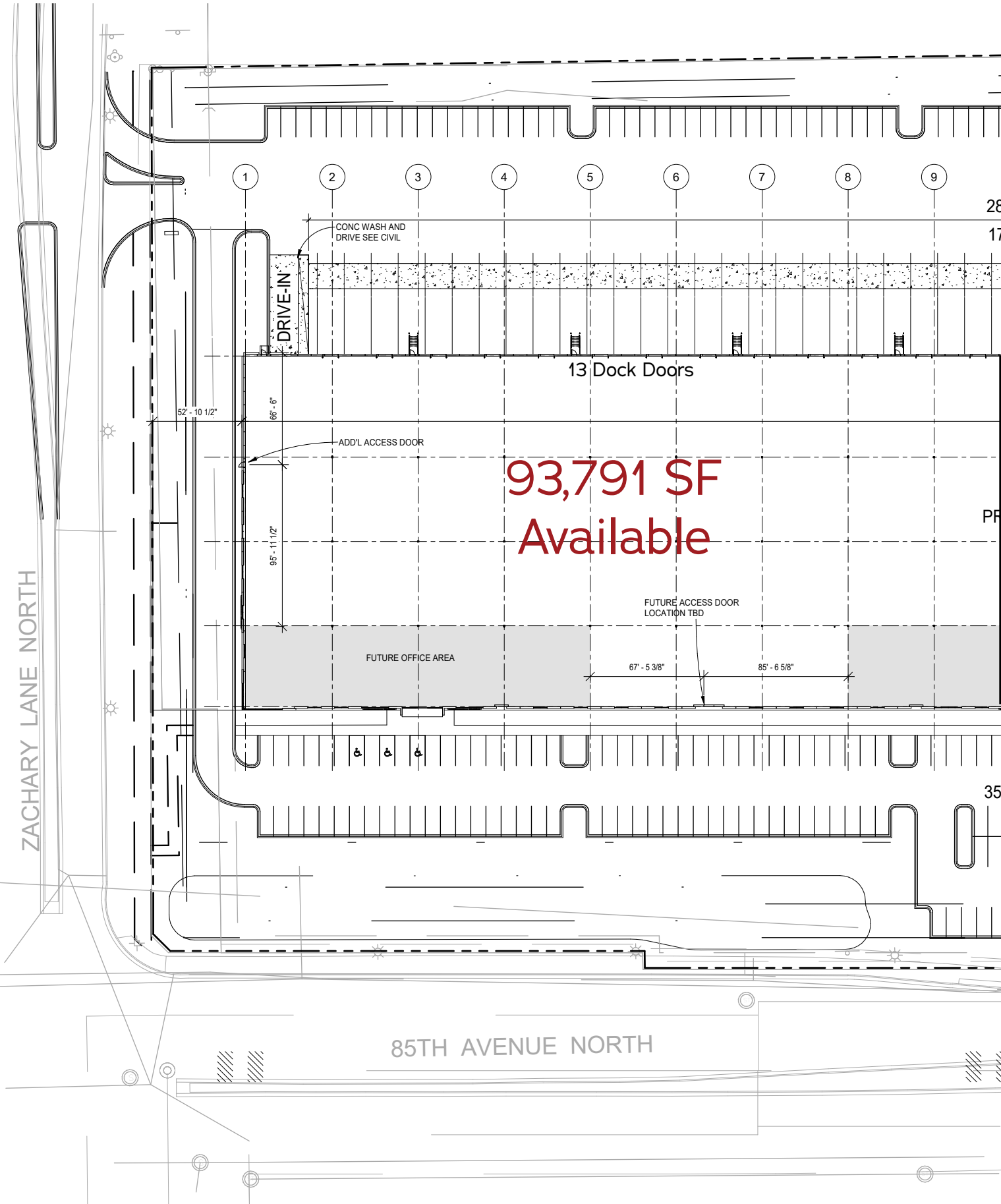




Building Specifications

Location	8550 Zachary Lane N Maple Grove, MN
Delivery	Q2 2020
Total Building Size	204,120 SF
Available SF	93,791 SF
Min Divisible	32,130 SF
Loading Capacity	13 Dock doors 1 Drive-in door
Parking	354 Stalls (expandable)
Trailer Parking	27 Stalls (expandable)
Clear Height	28'
Power	3,000 Amps
Sprinkler	ESFR - k16.8 head
Building Depth	210'
Truck court depth	130' deep 15' concrete dolly pad
Column Spacing	51' x 50' with 60' Speed bay
Submarket	Northwest
County	Hennepin
Lot Size	13 Acres
Zoning	I (Industrial)
Lease Rate	\$11.50/SF/Yr Office \$5.25/SF/Yr Warehouse
2020 Tax & CAM	Tax: \$2.08 Cam: \$0.61 Total: \$2.69

Site Plan





ARBOR LAKES Corporate Center



Chris Hickok, CCIM
Managing Director
+1 612 217 5121
chris.hickok@am.jll.com

Dan Larew
Vice President
+1 612 217 6726
dan.larew@am.jll.com



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