



For Sale or Lease | 100 SF –16,686 SF

Freestanding Retail/Office/Warehouse

4388 Shoreline Drive, Spring Park, MN 55384

Flexible Demising Options Available

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Freestanding Retail / Office / Warehouse Building For Sale or Lease

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4388 SHORELINE DRIVE | SPRING PARK, MN

4388 Shoreline Drive presents a **compelling opportunity for users seeking a versatile commercial property**. Spanning approximately 16,686 square feet, this Class B retail/office/warehouse building offers a flexible layout designed to accommodate a variety of business needs.

Positioned along Shoreline Drive, the property benefits from **excellent visibility** to approximately **9,500 vehicles per day**, providing strong business exposure and convenient accessibility. The property is also located in immediate proximity to the **Dakota Rail Regional Trail, Lake Minnetonka, and a Metro Transit bus stops**, further enhancing connectivity and convenience for employees and visitors.

Its adaptable configuration supports a wide range of uses, making it an **ideal fit for retail, office, showroom, and light industrial users**. Whether considering full-building occupancy or customized leasing opportunities, 4388 Shoreline Drive offers the flexibility to scale and evolve alongside your business. The property's unique combination of **functionality, visibility, accessibility, and location amenities** makes it a standout option in today's market.



4388 Shoreline Drive, Spring Park, Minnesota

Property Information

Property Size	16,686 SF
Land Area	0.82 Acres
Year Built	1992
Zoning	C-1 / R-2
Parking	40 spaces
Accessibility	Elevator serving all three levels
Loading	- Three (3) drive-in doors - One (1) dock door
HVAC	Original — 100% air-conditioned
Roof	Original
2026 Property Taxes	\$47,142.32 (\$2.83/SF)
PIDs	1811723430026 1811723430027 1811723430160

Availability

Sale Price	\$1,899,000 (\$113.81/SF)
Leasable Area Range	100 SF – 16,686 SF
Minimum Leasable Area	First Floor Showroom: <u>1,500 SF</u> Second Floor Office: <u>100 SF</u> Lower Level Warehouse: <u>1,000 SF</u>
Minimum Term	Month-to-month
Lease Rate	Negotiable
Sale Leaseback	Owner will consider leaseback of lower level
Signage	Monument and building





SHOWROOM | FIRST FLOOR

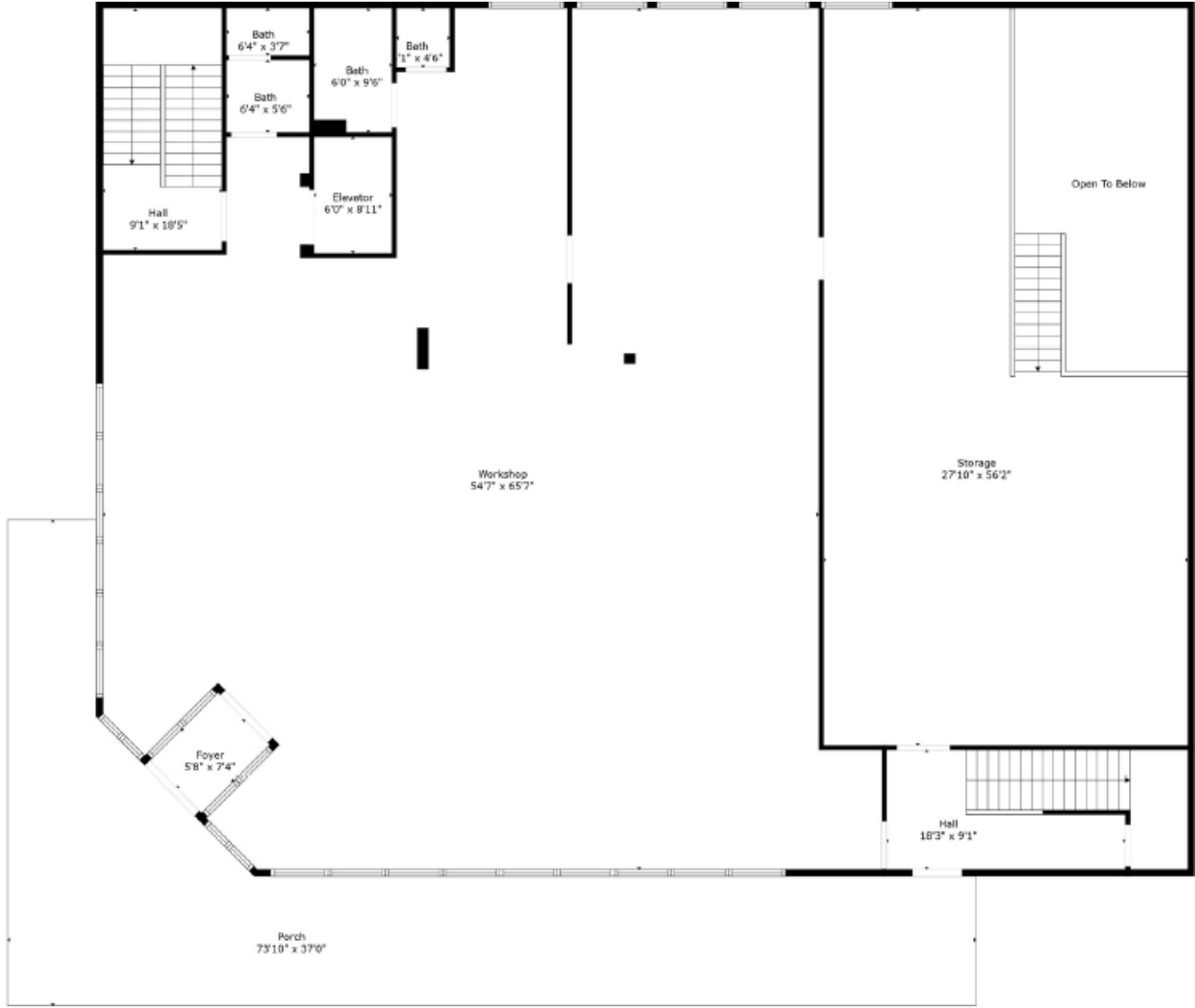


OFFICE | SECOND FLOOR



SERVICE/WAREHOUSE | LOWER LEVEL

Showroom | First Floor



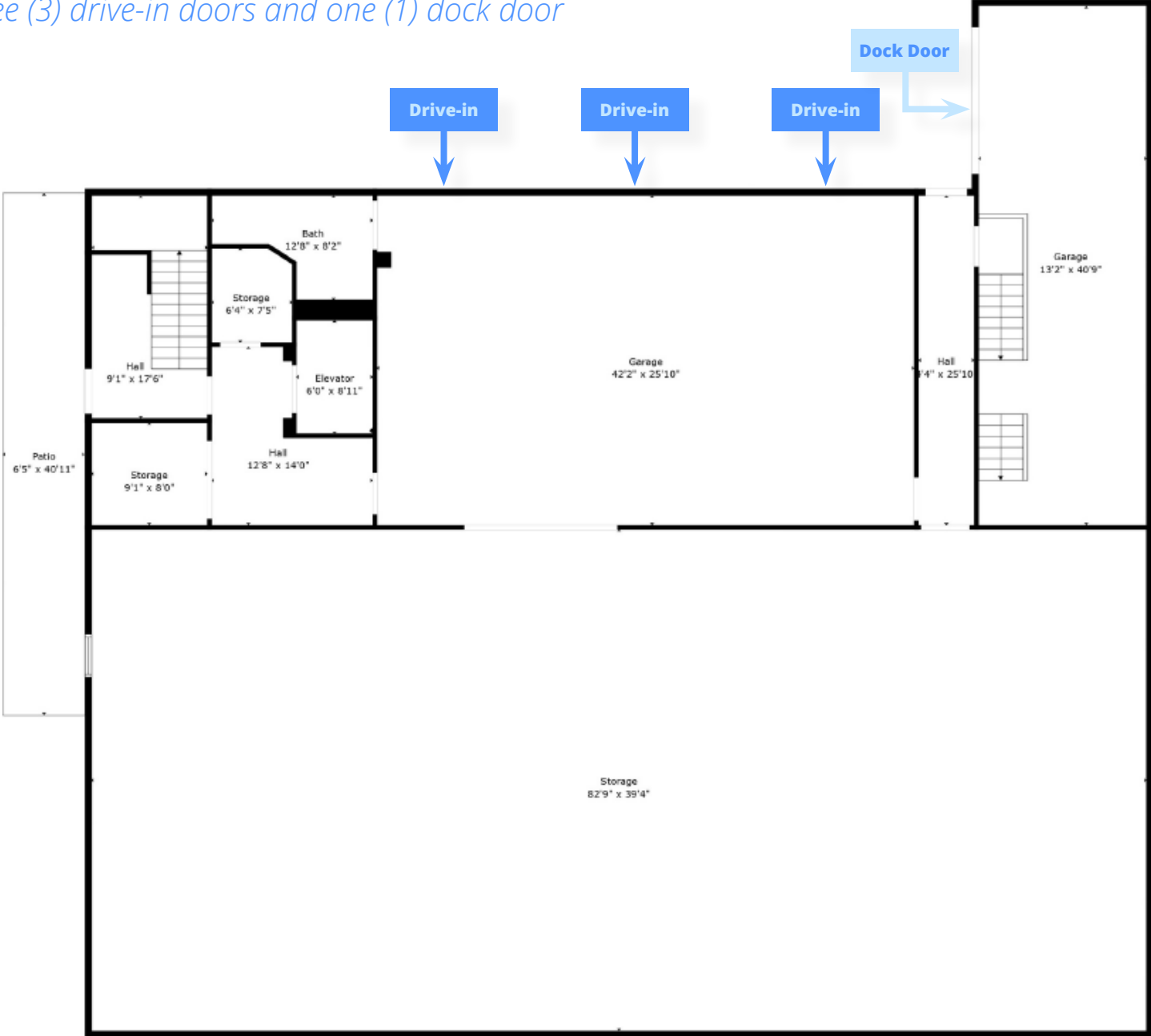
Office | Second Floor



Service/Warehouse | Lower Level

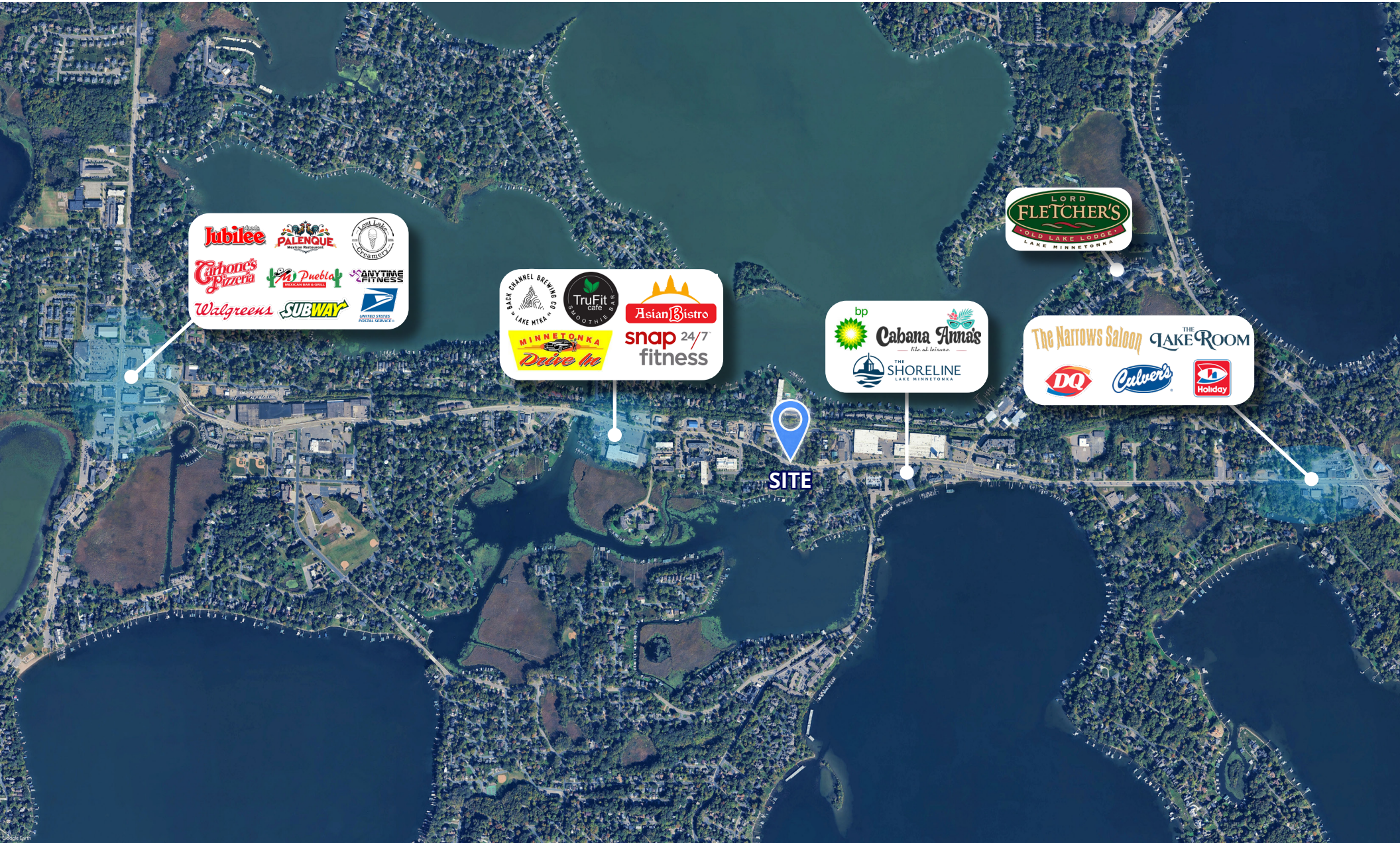


Includes three (3) drive-in doors and one (1) dock door



Property Location

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For more information, contact:

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