



FOR LEASE > INDUSTRIAL BUILD-TO-SUIT

LAKE ELMO BUSINESS PARK

NEQ of I-94 & Lake Elmo Ave N
Lake Elmo, MN 55042

PREMIER EAST METRO DEVELOPMENT



rd-St-Pl N

LAKE ELMO AVEN

Lake Elmo Ave N

17



Lake Elmo Business Park Site Plan

Development Size
382,397 SF

For Lease
10,000 - 382,397 SF

Development Opportunities
➤ Build-to-Suit for Lease
➤ Land Purchase Opportunities



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Build to Suit | Building A Specs

Available	51,403 SF Total Build-to-suit Office Divisible to 10,000 SF
Loading	2 dock doors 1 drive-in doors
Parking	278 stalls
Clear Height	24'
Sprinkler	ESFR
Dimensions	172' building depth

Build to Suit | Building B Specs

Available	199,622 SF Total Build-to-suit Office Divisible to 50,000 SF
Loading	26 dock doors 7 drive-in doors
Parking	231 stalls
Clear Height	32'
Sprinkler	ESFR
Dimensions	260' building depth

Build to Suit | Building C Specs

Available	131,372 SF Total Build-to-suit Office Divisible to 50,000 SF
Loading	18 dock doors 4 drive-in doors
Parking	133 stalls
Clear Height	32'
Sprinkler	ESFR
Dimensions	260' building depth

Development Specs

Net Rental Rate	Negotiable
Est. CAM & Taxes	\$1.50 psf (fully assessed) *Tenant will see cost savings in years 1 and 2.

Property Description

Lake Elmo Business Park is a premier development located off I-94 & Lake Elmo Ave N in the eastern suburb of Lake Elmo, MN. It offers excellent access and visibility to over 80,000 vehicles per day on I-94. With close proximity to Woodbury, one of the top retail trade areas in the metro, Lake Elmo Business Park offers access to many amenities.

Build-to-suit, lease and land purchase opportunities are available to meet a specific business's needs.

Property Highlights

- > NEW CONSTRUCTION
- > FLEXIBLE CLEAR HEIGHT
- > DOCK & DRIVE-IN LOADING
- > STATE-OF-THE-ART FACILITY
- > WELL LOCATED WITH EXCELLENT ACCESS TO I-494, I-694, AND I-94
- > GREAT VISIBILITY TO I-94
- > SITE IS LOCATED IN CLOSE PROXIMITY TO WOODBURY LAKES SHOPPING CENTER
- > SERVED BY CITY UTILITIES





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