

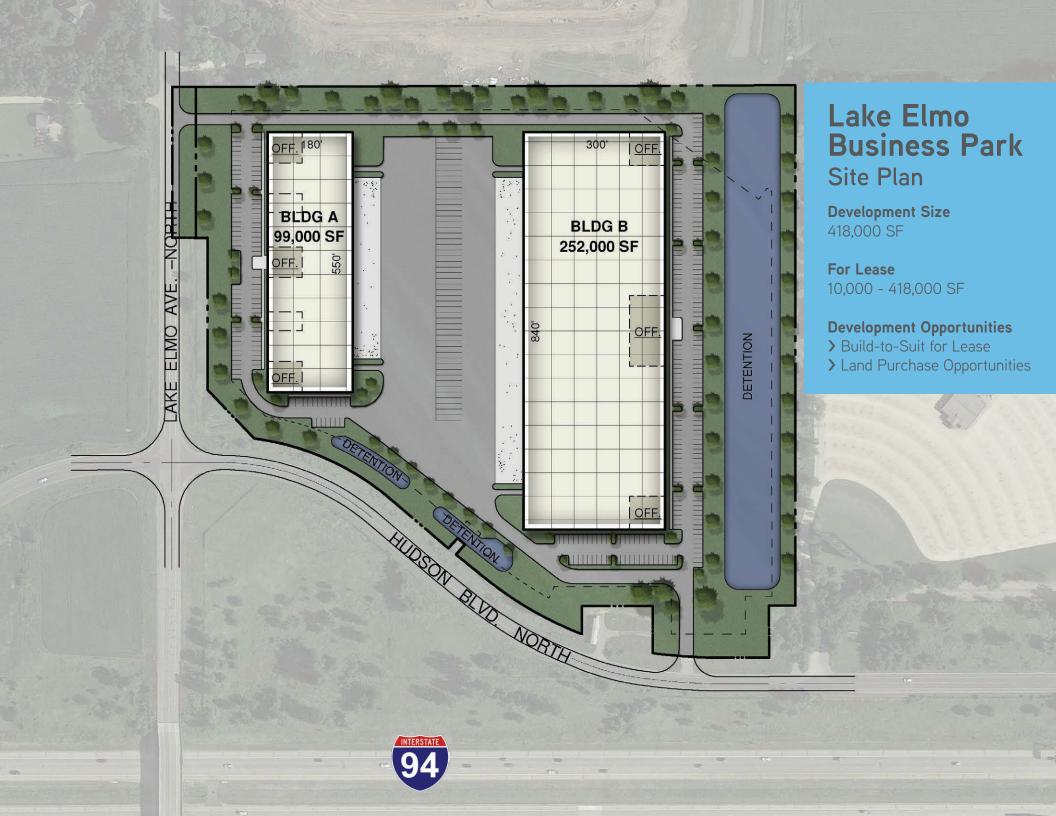
FOR LEASE > INDUSTRIAL BUILD-TO-SUIT

LAKE ELMO BUSINESS PARK

NEQ of I-94 & Lake Elmo Ave N Lake Elmo, MN 55042 PREMIER EAST METRO DEVELOPMENT



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Build to Suit | Building A Specs

Available	99,000 SF Total Build-to-suit Office Divisible to 10,000 SF
Loading	28 dock doors 2 drive-in doors
Parking	Car 105 stalls
Clear Height	24'
Sprinkler	ESFR
Dimensions	180' building depth

Build to Suit | Building B Specs

Available	252,000 SF Total Build-to-suit Office Divisible to 50,000 SF
Loading	48 dock doors 2 drive-in doors
Parking	Car 206 stalls Trailer designed for 51 stalls
Clear Height	32'
Sprinkler	ESFR
Dimensions	300' building depth 60' speed bay

Development Specs

Truck Court	360' (combined)
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





Contact Us



BILL RITTER, CCIM, SIOR 952.897.7743 bill.ritter@colliers.com ERIC ROSSBACH 952.897.7872 eric.rossbach@colliers.com RYAN KRZMARZICK, CCIM, SIOR 952.897.7746 ryan.k@colliers.com

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