



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







# Lake Elmo Business Park Site Plan

**Development Size**  
418,000 SF

**For Lease**  
10,000 - 418,000 SF

- Development Opportunities**
- › Build-to-Suit for Lease
  - › Land Purchase Opportunities



## Build to Suit | Building A Specs

Available	<b>99,000 SF Total</b>   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	<b>252,000 SF Total</b>   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.

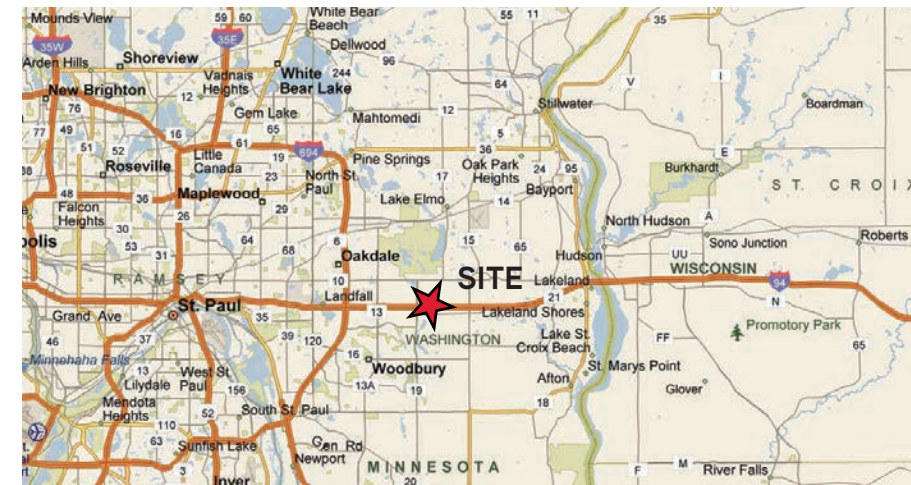
## Property Description

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](mailto:bill.ritter@colliers.com)

**ERIC ROSSBACH**  
952.897.7872  
[eric.rossbach@colliers.com](mailto:eric.rossbach@colliers.com)

**RYAN KRZMARZICK, CCIM, SIOR**  
952.897.7746  
[ryan.k@colliers.com](mailto:ryan.k@colliers.com)