

FOR LEASE



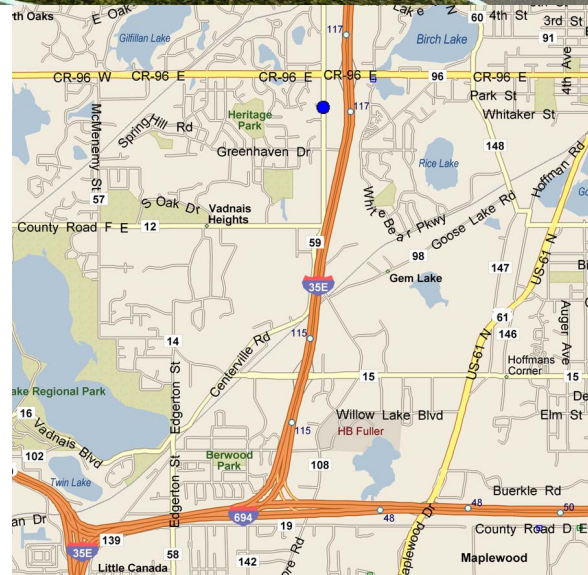
# White Bear Business Park II

4400 CENTERVILLE ROAD, WHITE BEAR LAKE, MINNESOTA



## Building Amenities

- › 30,000 SF multi-tenant, office/warehouse/showroom building
- › Freeway visibility
- › Tilt-up construction
- › 18' clear height
- › Drive-in and dock loading
- › Sprinklered
- › Convenient access to I-35E via Highway 96 and Centerville Road
- › Power: Each bay has 200 amp, 120/208 volt, 3-phase panel  
The building also has six 200 amp, 480 volt, 3-phase panels available (bays 160 and 170 are currently using two of these six panels)



Scan for more information

COLLIERS INTERNATIONAL  
5985 Rice Creek Parkway, Suite 105  
Shoreview, MN 55126

[www.colliers.com](http://www.colliers.com)

MIKE BRASS  
952 837 3054 direct  
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# White Bear Business Park

## BUILDING SIZE:

30,000 square feet

## CURRENTLY AVAILABLE:

- 30,000 total square feet
- Divisible to 5,000 square foot bays
- Build to suit
- Dock and drive-in loading

## LEASING RATES:

\$8.00 per square foot - warehouse

\$12.00 per square foot - office

## 2018 EST. CAM & REAL ESTATE TAX (MAIN LEVEL):

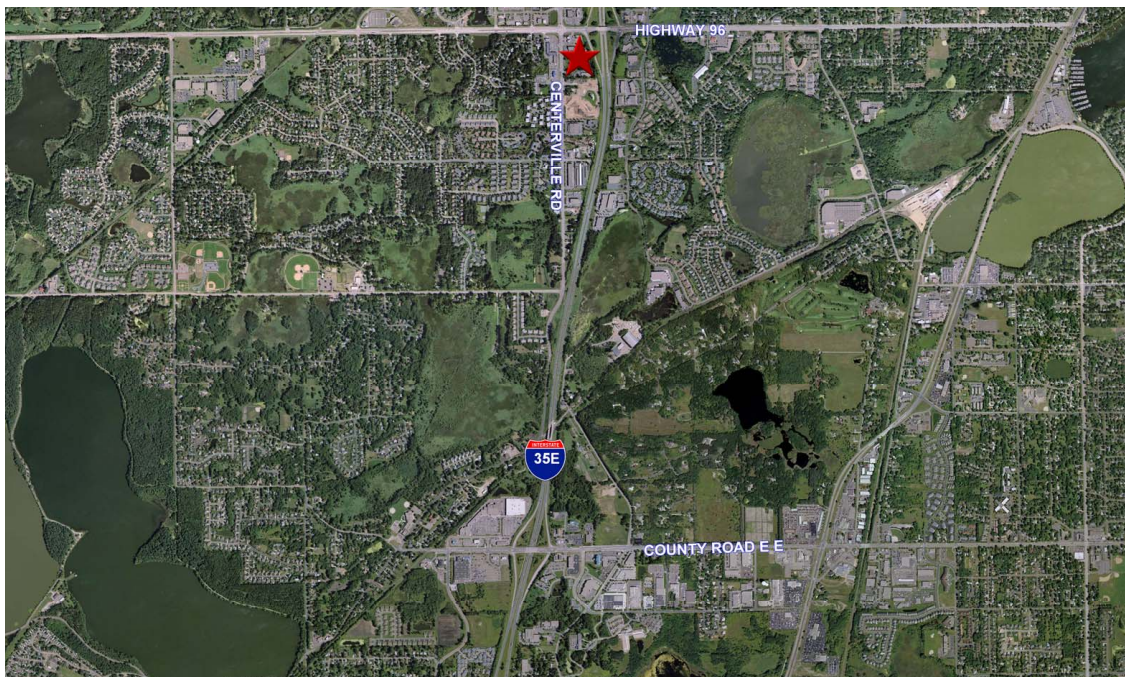
\$1.30 per square foot CAM

\$2.34 per square foot Tax

\$3.64 total per square foot



Suite	Total SF	Office SF	Whse SF	CAM	Base Office	Base Whse	Total Base/Mo.	Est. CAM/Tax Mo.	Total/Mo.
Total Building	30,000	6,000	14,000	\$3.64	\$12.00	\$8.00	\$22,000	\$9,100	\$31,100
Smaller Bays	5,000	1,000	4,000	\$3.64	\$12.00	\$8.00	\$3,668	\$1,517	\$5,183



## For Leasing Information, Contact:

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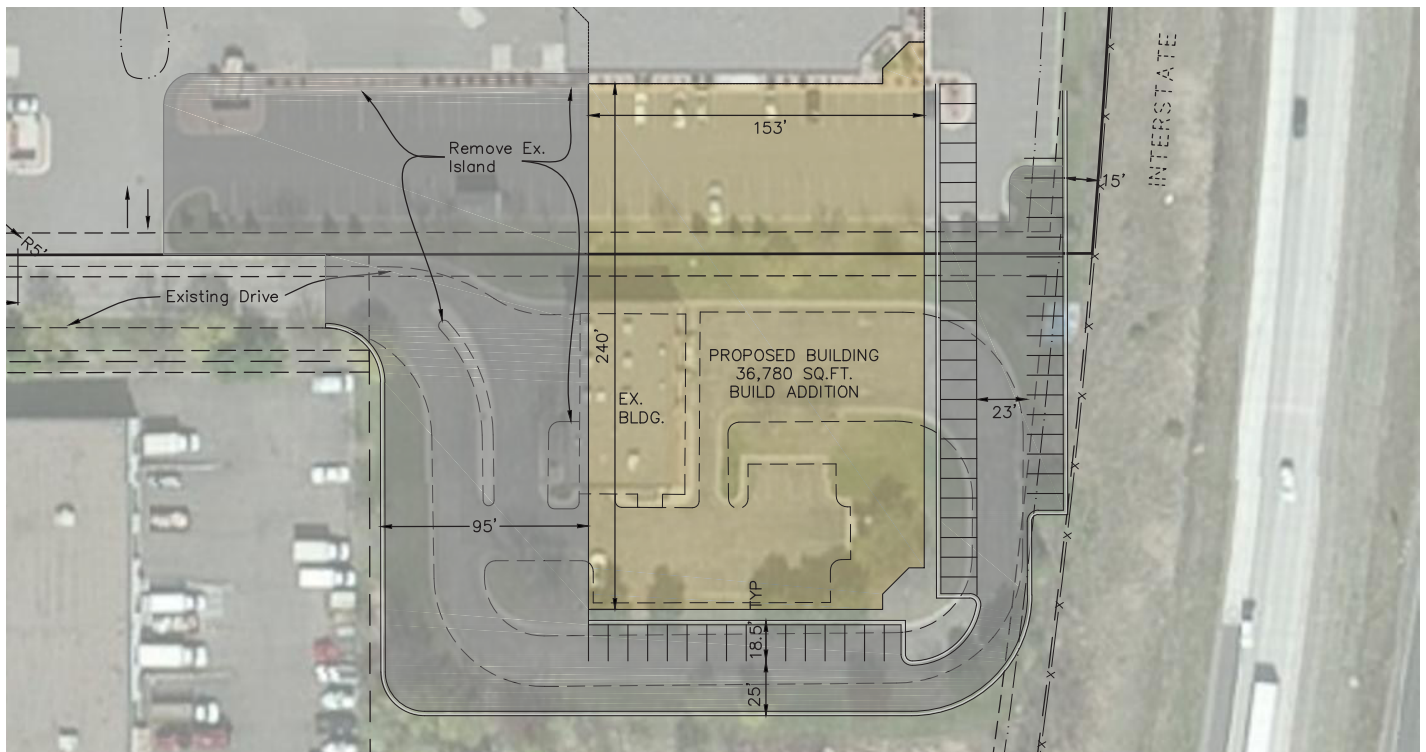
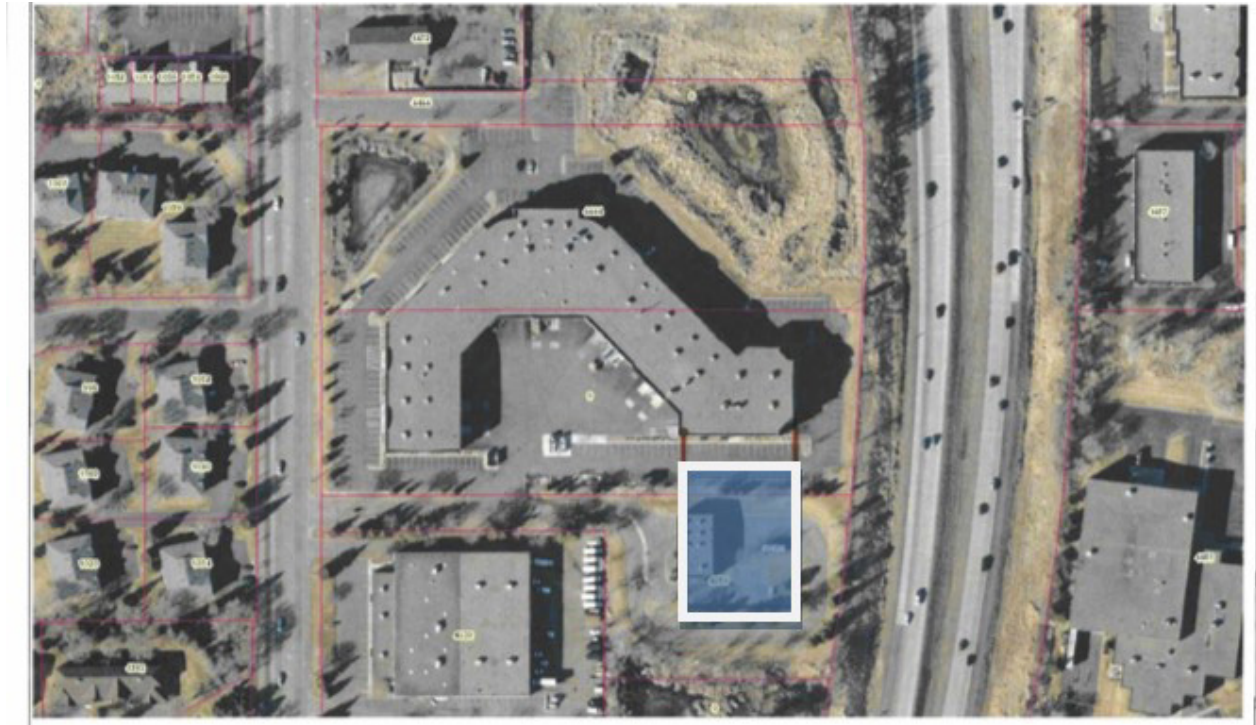
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