

FOR LEASE >

22000 Humboldt Road

Lakeville, Minnesota 55044



Accelerating success.



AVAILABLE FOR IMMEDIATE OCCUPANCY



CONTACT US

ERIC ROSSBACH
952 897 7872
eric.rossbach@colliers.com

NICK LEVITON
952 897 7843
nick.leviton@colliers.com



NEW CONSTRUCTION > OFFICE/WAREHOUSE

22000 Humboldt Road

LAKEVILLE, MINNESOTA 55044

SITE PLAN

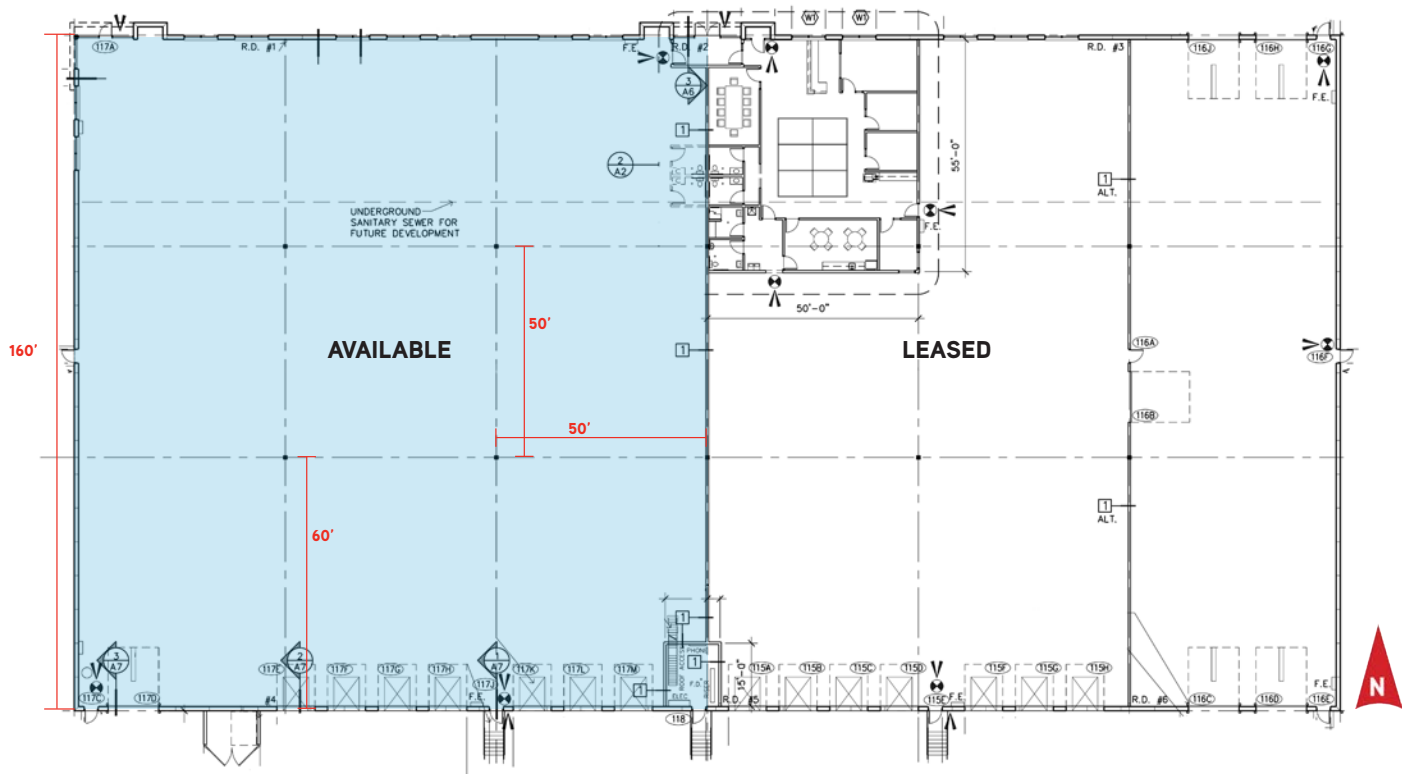


*Fence does not run the whole perimeter, just the street frontage.

Property Description/Highlights

- Fully secured lot
- New construction
- Dock and drive-in loading
- Excellent access to Interstate 35
- Energy efficient building with low operating costs

FLOOR PLAN



Building Size
48,072 SF

Available
23,992 SF
(BTS Office)

Built
November 2017

Net Rental Rates
\$10.50 PSF Office
\$5.50 PSF Warehouse

2018 (est.) CAM/TAX
(Land only assessed taxes)
\$0.19 Real Estate Taxes
\$0.70 CAM
\$0.89 Total

2019 (est.) CAM/TAX
(Fully assessed taxes)
\$1.75 Real Estate Taxes
\$0.72 CAM
\$2.47 Total

Clear Height
24'

Available Loading

- Seven (7) 9'x10' dock doors
 - One (1) 12'x14' drive-in door w/trench drain and flammable waste trap.
- *Dock doors are equipped with seals and laminated bumpers and Rite-Hite ML600 7'x8' 30,000 lb levelers.
- *Gated access to loading area

Floor Specs

- 6" unreinforced slab-on-grade
- 4,500 PSI

Lighting

LED - 35 fixtures @ 20 foot candle

Building Dimensions

- 160' building depth
- 50'x50' column spacing
- 60' speed bay

Zoning

I-1, Light Industrial District

Building Electrical

600 AMP, 480 volt, 3-phase

Building Parking

28 surface stalls
(28 additional proof of parking)

Trailer Parking

Sixteen (16) w/ 10' concrete pad at 35'

Sprinkler

ESFR

Roof

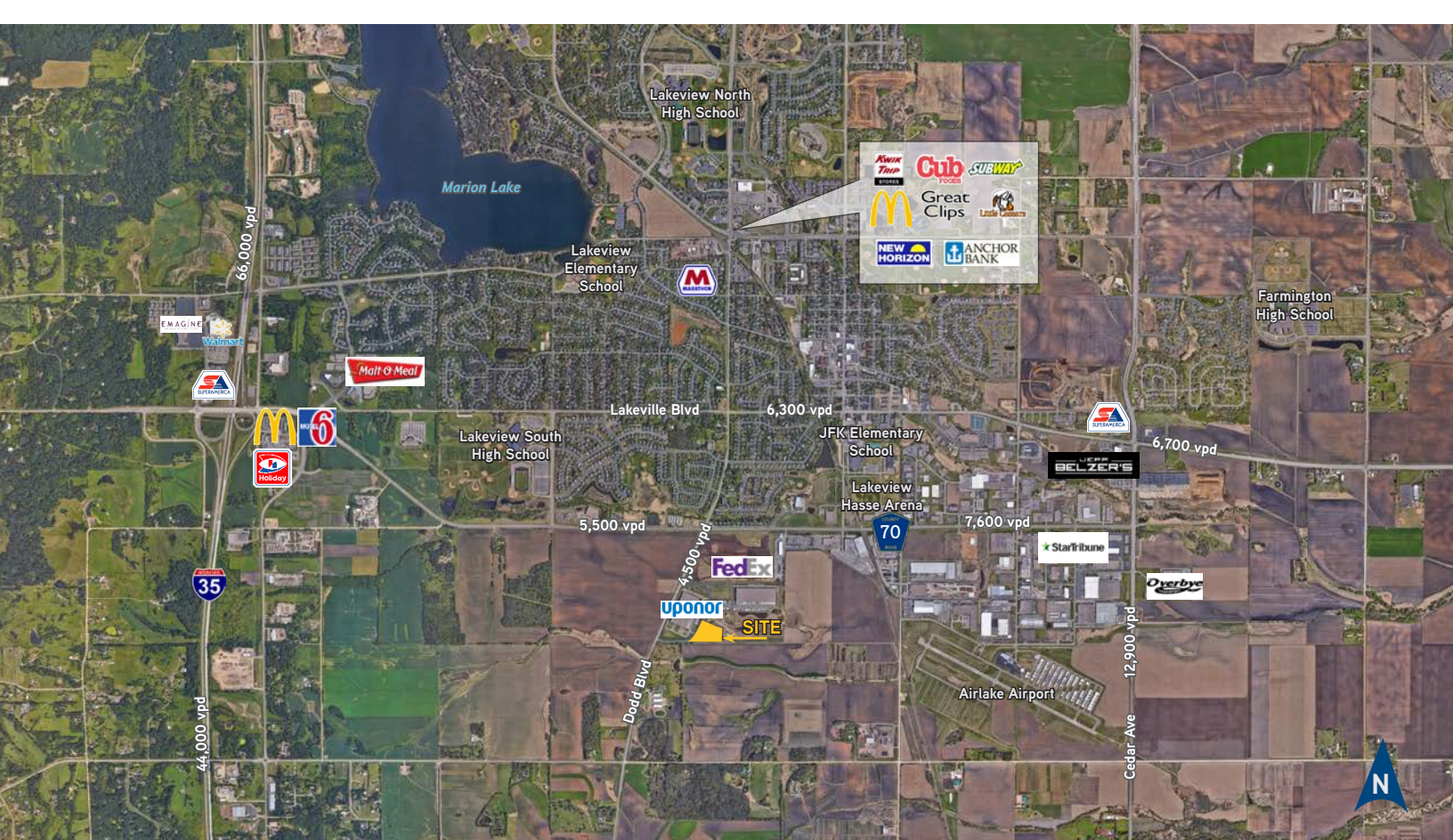
- 60 MIL EPDM
- R-30

HVAC

- 3-250 MBH unit heaters
- 5-destratification fans

Fence Specs

- 8' high galvanized chain link w/dual height key pads
- One (1) pair of manual gates w/26' wide opening (north point)
- One (1) pair electronically operated gate w/ 50' opening (south point)



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