

FOR LEASE > DISTRIBUTION SPACE > NEW CONSTRUCTION



# Interstate South Logistics Park

DODD BLVD & 217TH ST WEST, LAKEVILLE, MINNESOTA 55044

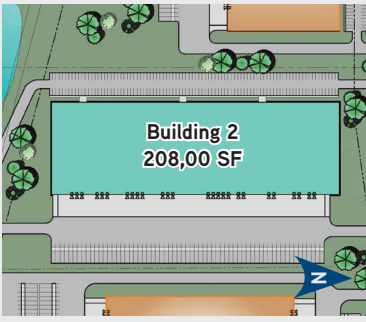


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## Total Development

2,250,000 SF

## Drive Times

- 2 minutes to Interstate 35
- 15 minutes to Interstate 494
- 2 minutes to Airlake Airport
- 20 minutes to Minneapolis/ St. Paul Int'l Airport
- 60 minutes to Interstate 90

## Property Description

Interstate South Logistics Park is a premier 175-acre industrial park with premium industrial space and additional land for build-to-suit facilities or land sales. 2018 ground breaking on 32' clear distribution center Building Two.

Located with close proximity to Interstate 35 at the intersection of Dodd Blvd & 217th St W, Interstate South Logistics Park is well positioned to service the Twin Cities via I-35 and the region via I-90 and I-94.

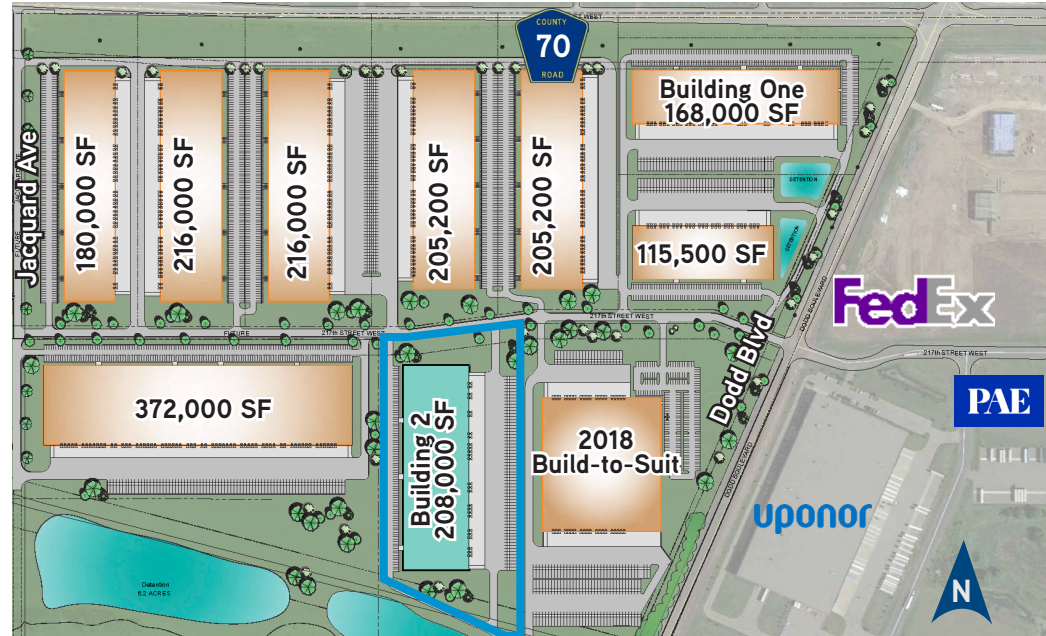
## Highlights

- Designed to accommodate build-to-suit requests up to 1,000,000 SF
- Opportunity for outdoor trailer parking and storage

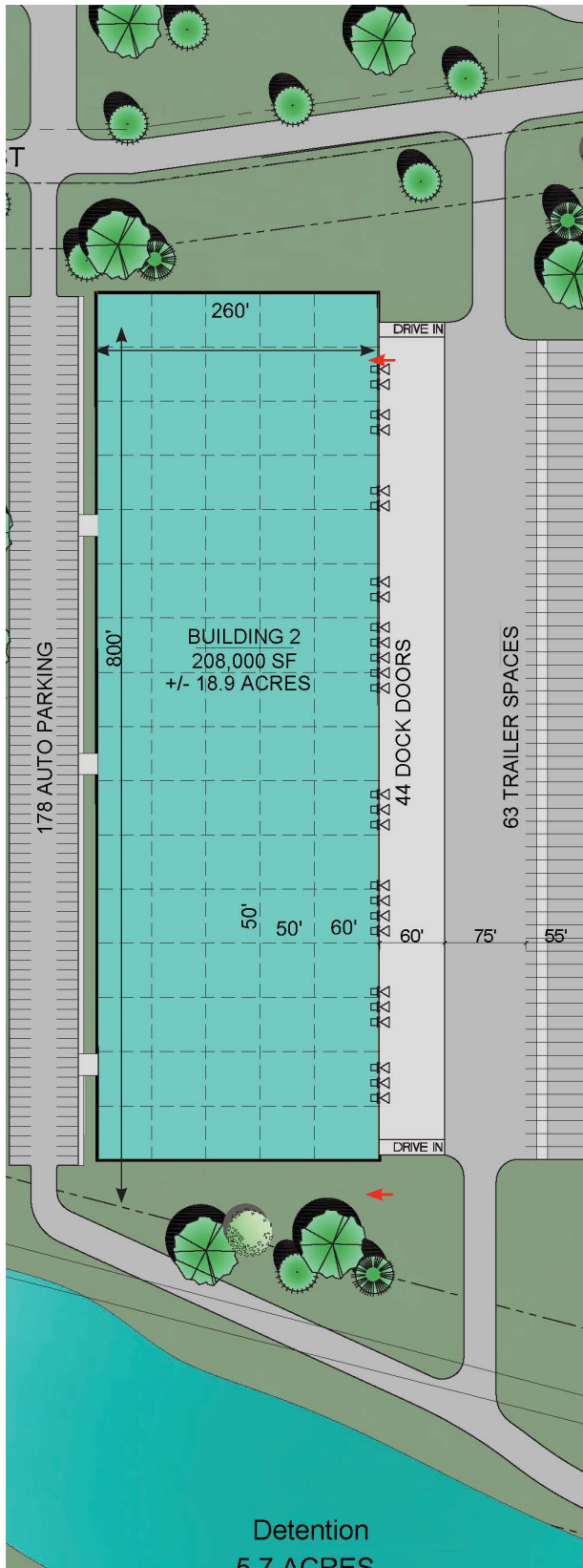
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# Floor Plan



**Building Size**  
208,000 SF

**Available**  
208,000 SF  
\*Divisible to 30,000 SF

**Land Size**  
+/- 18.9 Acres

**Net Rental Rate**  
\$4.75 psf Warehouse  
BTS Office

**(Est. 2018) – Partially Assessed**  
RE Taxes: \$0.01 psf  
CAM: \$0.70 psf  
**Total: \$0.71 psf**

**(Est. 2019) – Partially Assessed**  
RE Taxes: \$0.01 psf  
CAM: \$0.70 psf  
**Total: \$0.71 psf**

**(Est. 2020) – Fully Assessed**  
RE Taxes: \$1.37 psf  
CAM: \$0.70 psf  
**Total: \$2.07 psf**

**Dimensions**  
50' x 50' column spacing  
60' speed bay  
260' building depth

**Clear Height**  
32'

**Zoning**  
I-1; Light Industrial

**Lighting**  
Tenant Specs

**Loading**  
Dock Doors - Tenant Specs  
2 drive-in doors (12'x 16')  
\*Dock doors will be equipped to meet tenant specifications

**Electrical**  
2,000 amp  
480/277 volt  
3-phase

**Sprinkler**  
ESFR

**Heating**  
Gas fired unit heaters

**Parking**  
178 stalls  
\*Ability to increase parking

**Trailer Parking**  
Designed for 63 stalls  
\*Ability to increase trailer parking/ outside storage

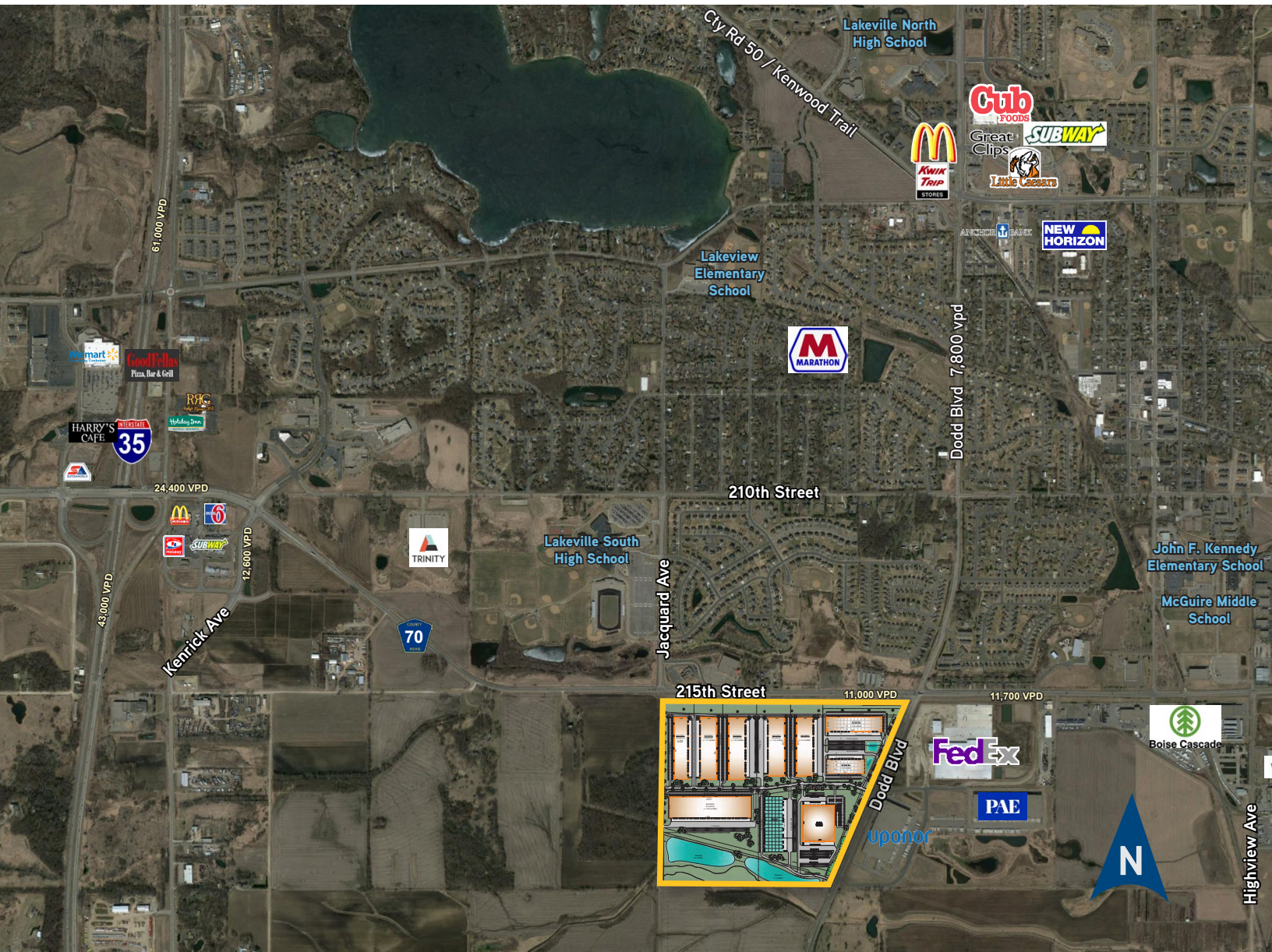
**Truck Court**  
135' depth  
60' concrete apron



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## Contact Us

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