



Accelerating success.



Interstate South Logistics Park

Dodd Blvd & 217th Street West
Lakeville, MN

October 2021 Delivery

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Opportunity

Interstate South Logistics Park is a 255-acre industrial development with flexibility to accommodate industrial users of all sizes. Two buildings occupied by Schneiderman's Furniture and QA1 Precision Products were recently developed along with one currently under construction for Amazon and a road with utilities brought through the business park connecting CR 70, Jacquard Ave and Dodd Blvd via 217th Street West allowing for multiple access points and an accelerated delivery timeline for future buildings. This premier site is well positioned with easy access to Interstate 35, great visibility to CR 70 & Dodd Blvd, and is located in one of the fastest growing communities in Minnesota.

In addition, the overall park has been master planned to provide over 2,250,000 square feet of first-class Multi-Tenant and Build-to-Suit solutions. We can offer a variety of flexible solutions to meet market needs of any industrial use, including trailer parking and outdoor storage.

The facility, Interstate South Logistics Park I, is a 157,000 SF state-of-the-art modern office warehouse facility equipped with ample dock doors and drive-ins, 28' clear height, an ESFR sprinkler system, and trailer parking.

Building I



Building Size

157,820 SF

Available

157,820 SF

*Divisible to +/- 21,000 SF

Land Size

+/- 12.6 Acres

Net Rental Rate

\$5.25 psf Warehouse

BTS Office

(Est. 2021) – Partially Assessed

RE Taxes: \$0.22 psf

CAM: \$0.78 psf

Total: \$1.00 psf

(Est. 2022) – Partially Assessed

RE Taxes: \$0.22 psf

CAM: \$0.78 psf

Total: \$1.00 psf

(Est. 2023) – Partially Assessed

RE Taxes: \$1.50 psf

CAM: \$0.83 psf

Total: \$2.33 psf

Loading

22 Dock doors - more can be added

2 drive-in doors (12'x 14')

*Dock doors will be equipped to meet tenant specifications

Clear Height

28'

Dimensions

50' x 50' column spacing

60' speed bay

210' building depth

Parking

165 stalls

*Ability to increase parking

Lighting

Tenant Specs

Sprinkler

ESFR

Electrical

3,000 amp

480/277 volt

3-phase

Trailer Parking

Ability for 33 stalls

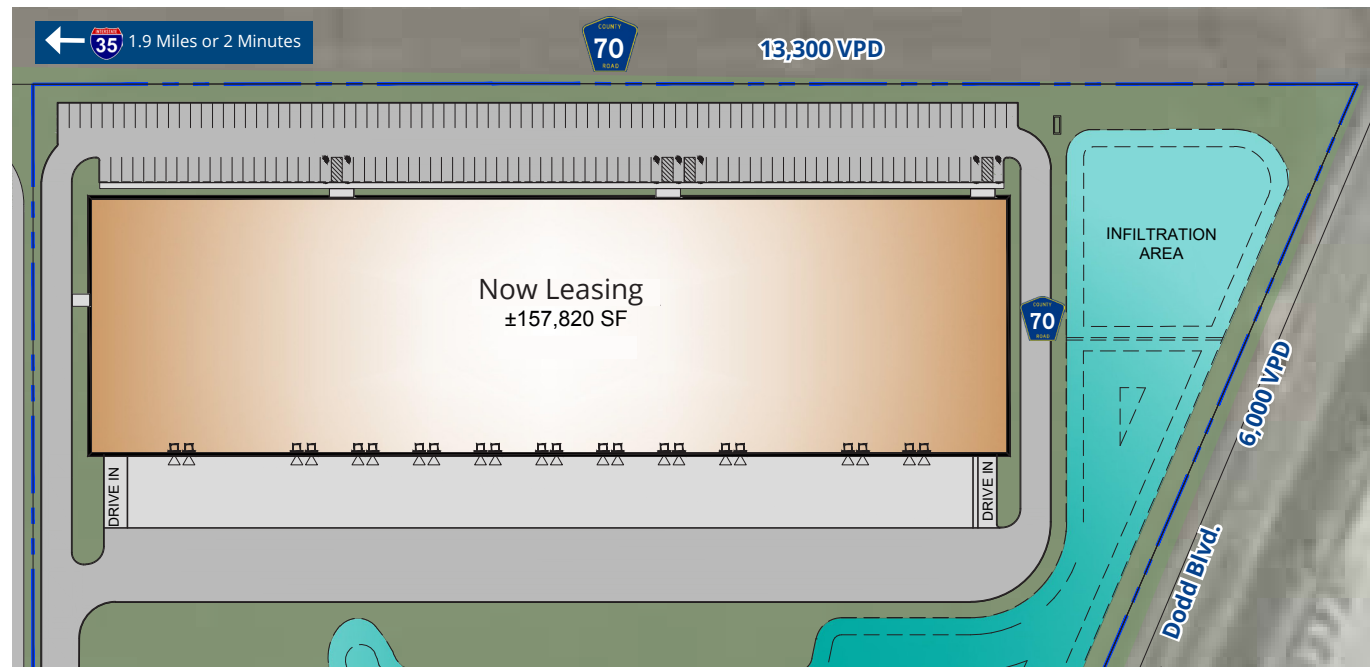
Truck Court

120' depth

60' concrete apron

Zoning

I-1; Light Industrial



Property Highlights

Total Development

20,000 - 2,250,000 SF

- 10-176 acres
- 24'-38' clear height
- Dock and drive in loading
- Trailer storage

Site Details

- I-1 Light Industrial zoning
- Regional ponding
- Site served by public utilities
- Incentives available
- Flexibility in site design

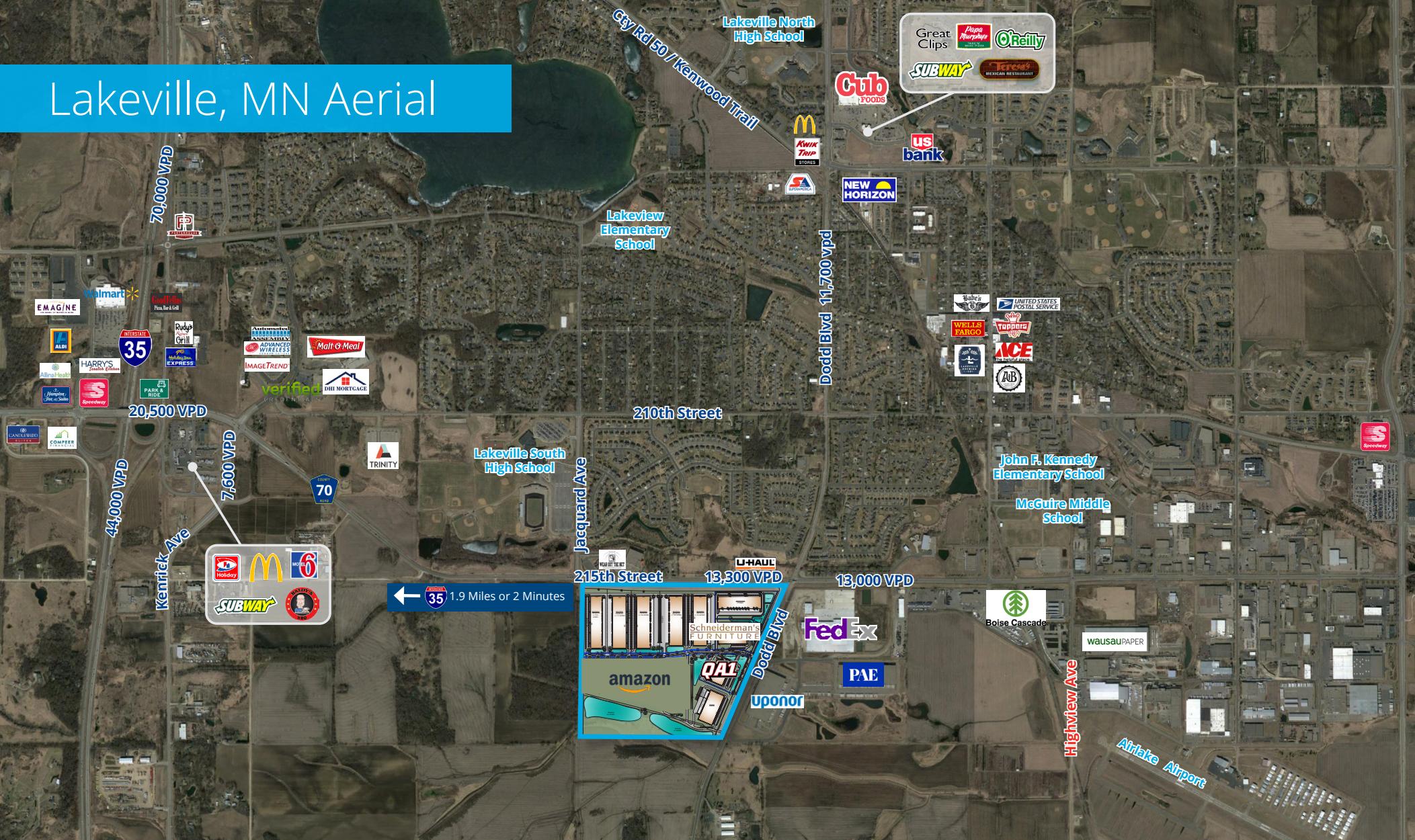
Drive Times

- 2 minutes to Interstate 35
- 15 minutes to Interstate 494
- 2 minutes to Airlake Airport
- 20 minutes to Minneapolis/St. Paul International Airport
- 60 Minutes to Interstate 90



Conceptual plan only - Ability to modify based on user requirements

Lakeville, MN Aerial



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