

For Sale/Lease

Owned and Operated by  **LINK**

Woodbury Business Center

390 Commerce Drive | Woodbury, MN 55125

±65,419 SF



**LEASING INFO
& CONTACT**

Bruce Carland (612) 336 4207 / bruce.carland@cbre.com
Bryan Van Hoof (952) 924-4624 / bryan.vanhoof@cbre.com
Jeff Przytarski (952) 924-4895 / jeff.przytarski@cbre.com
Sam Manke (763) 398 9047 / sam.manke@cbre.com

CBRE

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

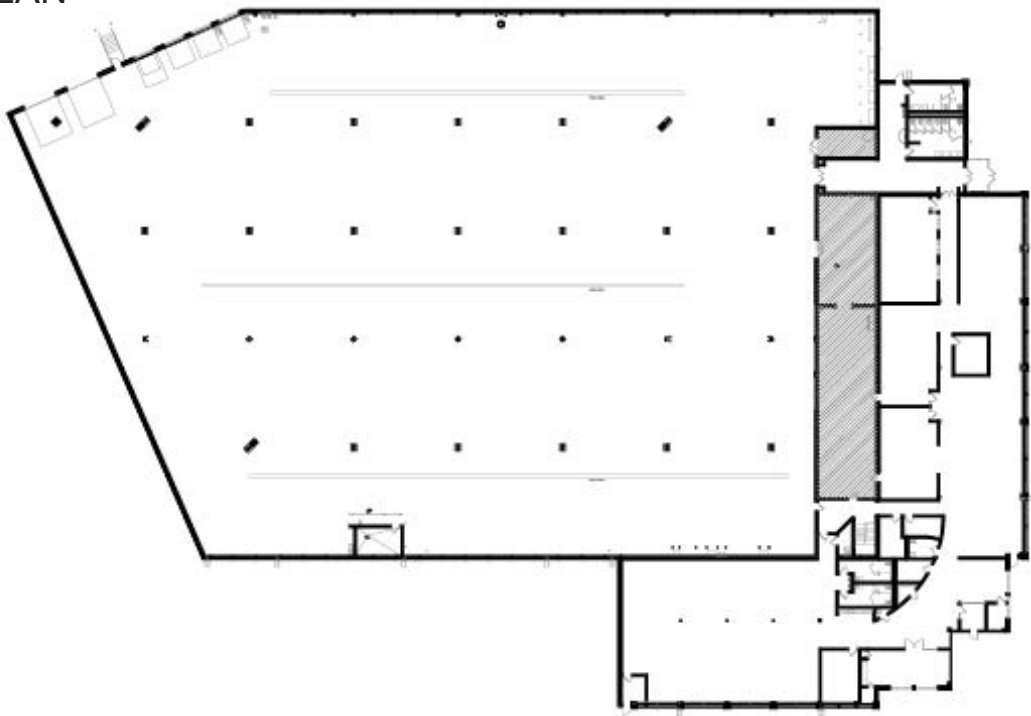


Property Features

Single Tenant Opportunity	
Building is expandable up to 34,000 SF	
Adjacent to Woodbury retail trade area	
Total Building SF	65,419 SF
Available SF	65,419 SF
Office SF	14,682 SF
Warehouse SF	50,737 SF
Loading	4 Docks and 2 Drive-ins
Outdoor Storage possibly with CUP	
Expandable up to 39,000 SF	

Clear Height	18' - 20'
Land Area	7.34 acres
Fire Protection	Office: .10 GPM / 1,500 SF
	Whse: .495 GPM / 2,000 SF
Power	2,000 AMPS, 480 V
Column Spacing	37'4" x 36'
Parking	171 stalls (2.61/1,000)
Zoning	1-I (Light Industrial)
Rental Rates	Negotiable
Sale Price	Negotiable
2025 Est. Tax/CAM	\$4.67 PSF

FLOOR PLAN



SITE PLAN

