

# State-of-the-Art, Newly Constructed ±292,000 SF Freezer/Cooler

21700 GALWAY LANE, LAKEVILLE, MN 55044  
TWIN CITIES (MINNEAPOLIS – ST. PAUL MSA)



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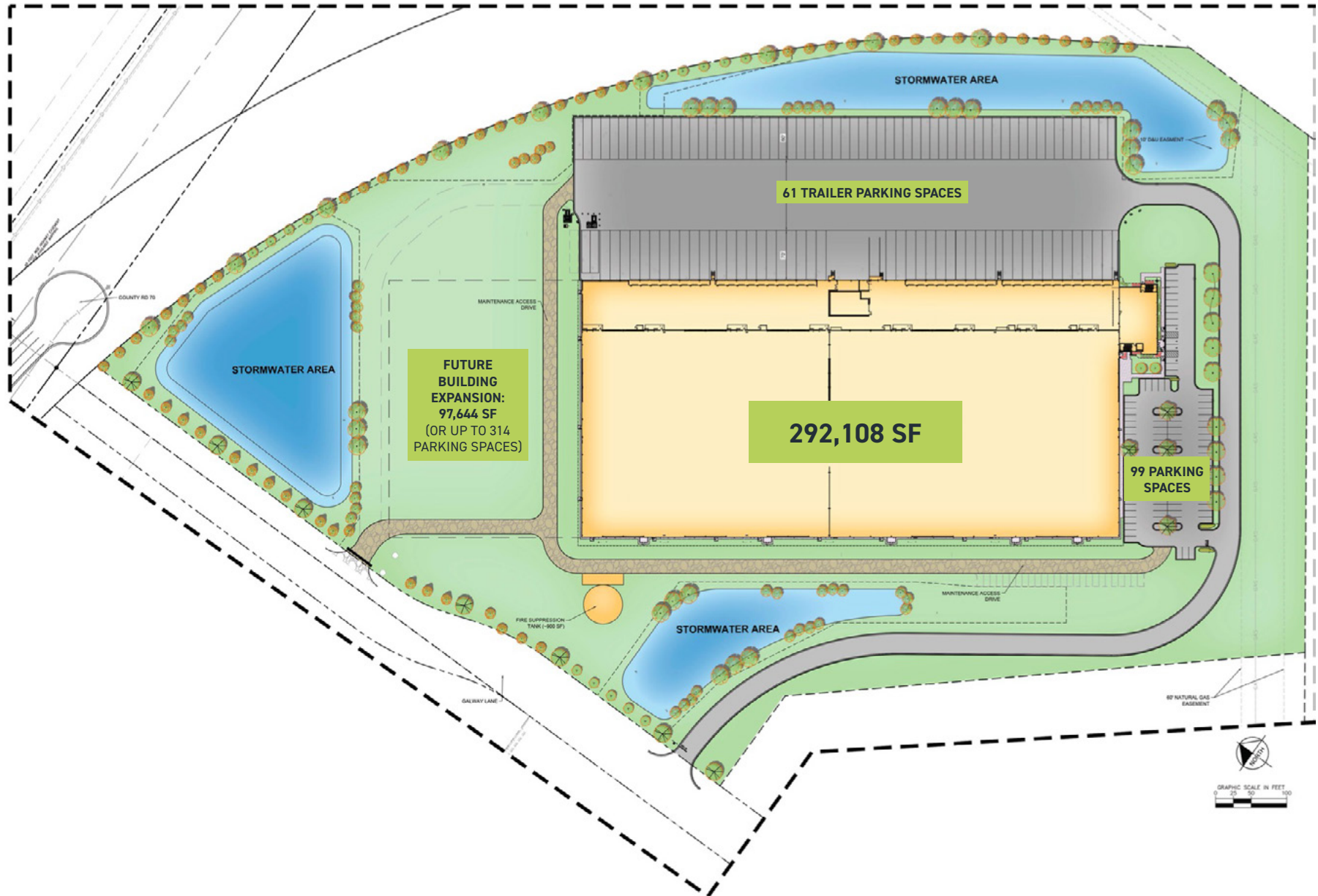
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# Property Overview



## PROPERTY OVERVIEW



<b>Address:</b>	21700 Galway Lane, Lakeville, MN 55044
<b>RBA:</b>	±292,018 SF
<b>Land:</b>	±28.1 Acres
<b>SF Breakdown:</b>	Freezer/Cooler Warehouse: ±220,429 SF Cold Dock: ±50,673 SF Office: ±11,560 SF (finished office)
<b>Divisibility:</b>	Flexible Demising Options for 1-3 Tenants: 87K, 90K, 160K, 132K, 118K, or 292K SF
<b>Future Expansion:</b>	Up to ±97,644 SF
<b>Refrigeration:</b>	CO2 System
<b>Temperatures:</b>	100% Freezer/Cooler (Fully Convertible) Warehouse: -20°F to 55°F Dock: 34°F to 38°F

<b>Clear Height:</b>	48'10" - 50' Clear
<b>Pallet Positions:</b>	102' Bays with Selective Design, Double Deep, 6-High: 37,002 PP 96' Bays with Cantilever Design, Double Deep, 6-High: 39,114 PP
<b>Column Spacing:</b>	57'-1½" x 50'-0" (typical bay spacing); 57'-1½" x 40'-0" at first bay
<b>Loading:</b>	Front Load Dock High Doors: 38 (expandable to 41) with vertical hydraulic levelers, controls, LED lights, seals, brushes, bumpers, and restraints Drive-in Doors: 1

## PROPERTY OVERVIEW



<b>Dock Depth:</b>	70'7"
<b>Truck Court Depth:</b>	170' (to trailer parking) 230' (including trailer parking)
<b>Fire Protection:</b>	ESFR Tyco Quell K34
<b>Power:</b>	3,608 amps
<b>Lights:</b>	LEDs with motion sensors
<b>Underfloor Heat:</b>	Glycol

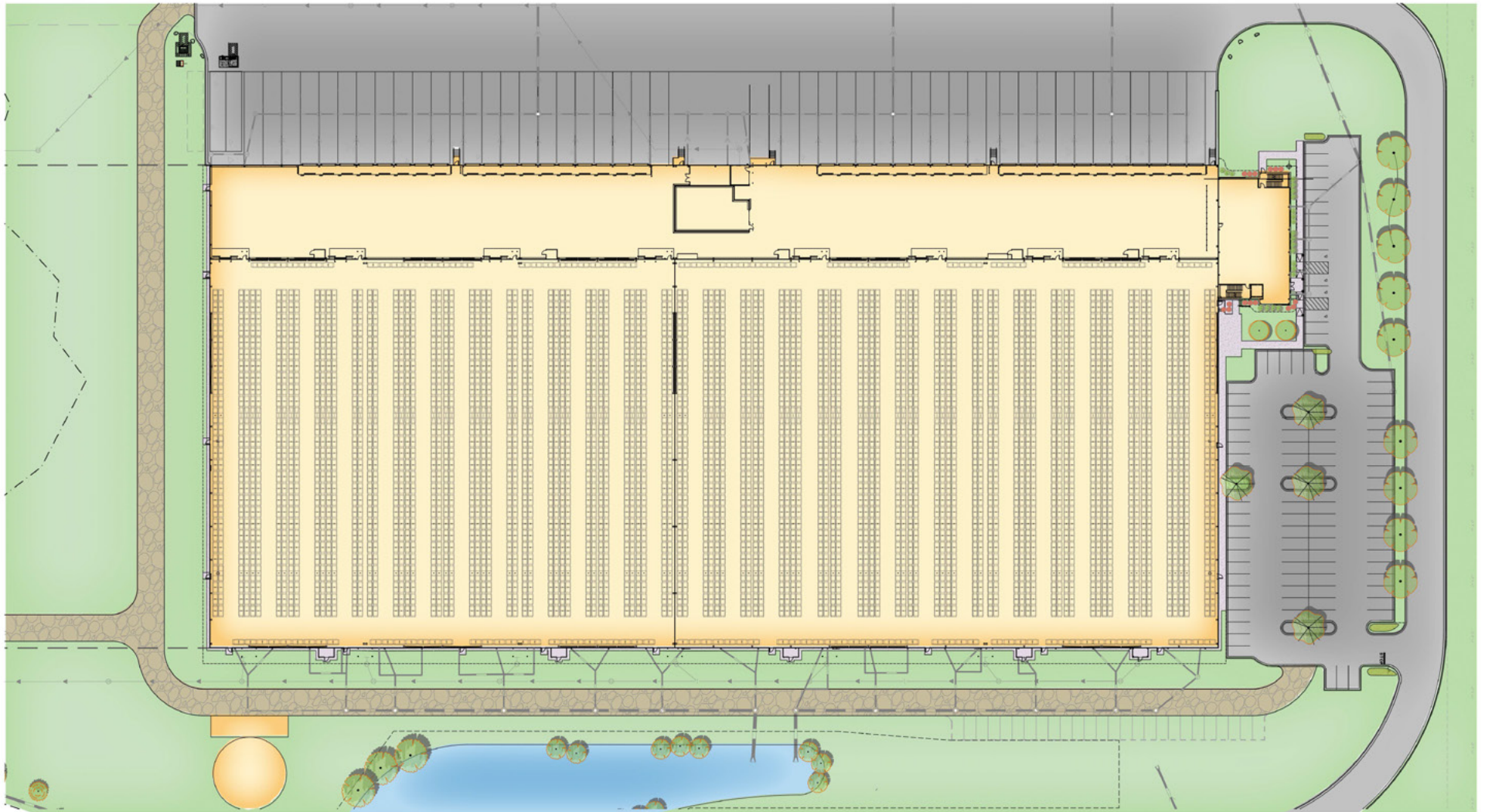
<b>Roof:</b>	TPO, reinforced for solar
<b>Parking Spaces:</b>	Existing: 98 spaces Expansion: Up to 314 spaces
<b>Trailer Parking:</b>	61 Spaces
<b>Reefer Charging:</b>	Conduit in place for approx. 50 reefer plug-ins
<b>Zoning:</b>	I-2, General Industrial District
<b>Year Built:</b>	2025

# Racking Concept Plan

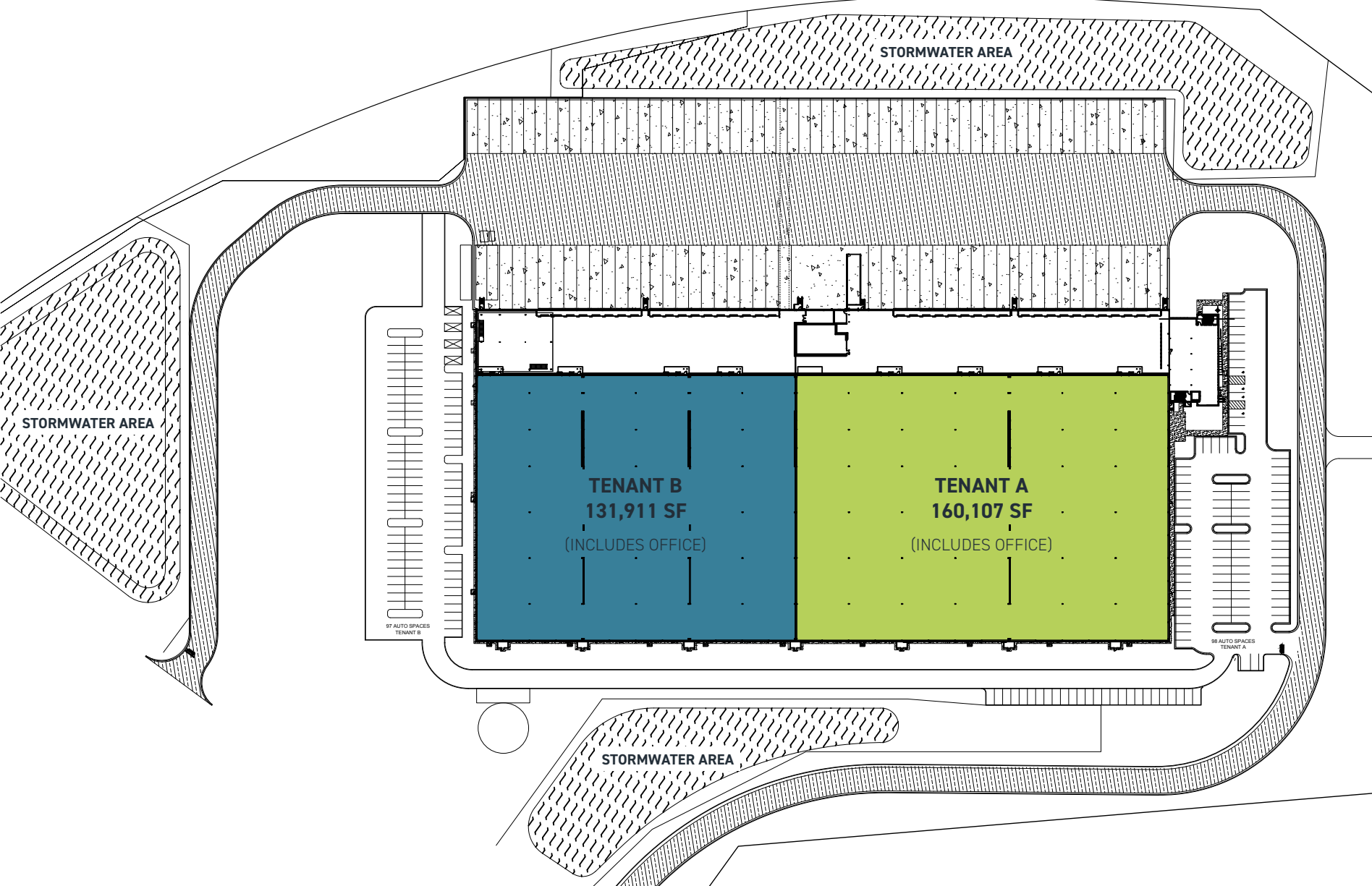
## POTENTIAL PALLET POSITIONS:

102' Bays with Selective Design, Double Deep, 6-High: 37,002 PP

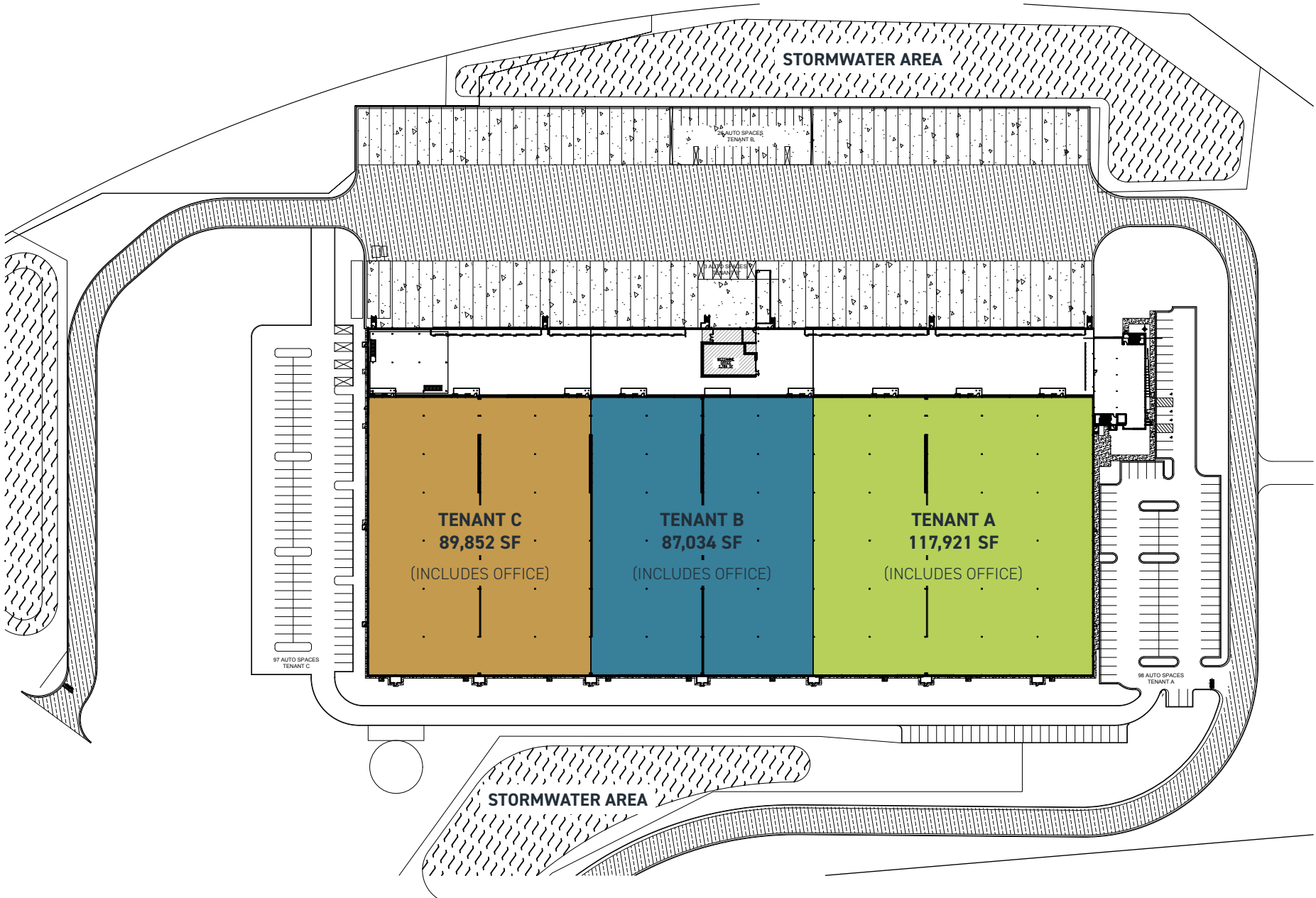
96' Bays with Cantilever Design, Double Deep, 6-High: 39,114 PP



# Two-Tenant Demising Options



# Three-Tenant Demising Options



## INDUSTRIAL LOCATION ADVANTAGES



Significant hub for food manufacturers and food distributors



Ideal interstate connectivity (5 min from I-35) and MSP International Airport proximity (20 min)



Strong industrial business park: the Property is part of the 205-acre, master-planned AirLake Industrial Park, which is the second largest industrial park in Minnesota



Robust Minneapolis-St. Paul Industrial market with over 360M SF of industrial space and 3.8% vacancy (2025 Q4)

## TWIN CITIES LOCATION ADVANTAGES



Lakeville led the MSA in population growth between 2020–2023 and is now the 7th largest city in MN.



Dakota County has the lowest county property tax rate in the MSP metropolitan area (2026).



The City of Lakeville maintains an AAA rating from Moody's Ratings (2026).



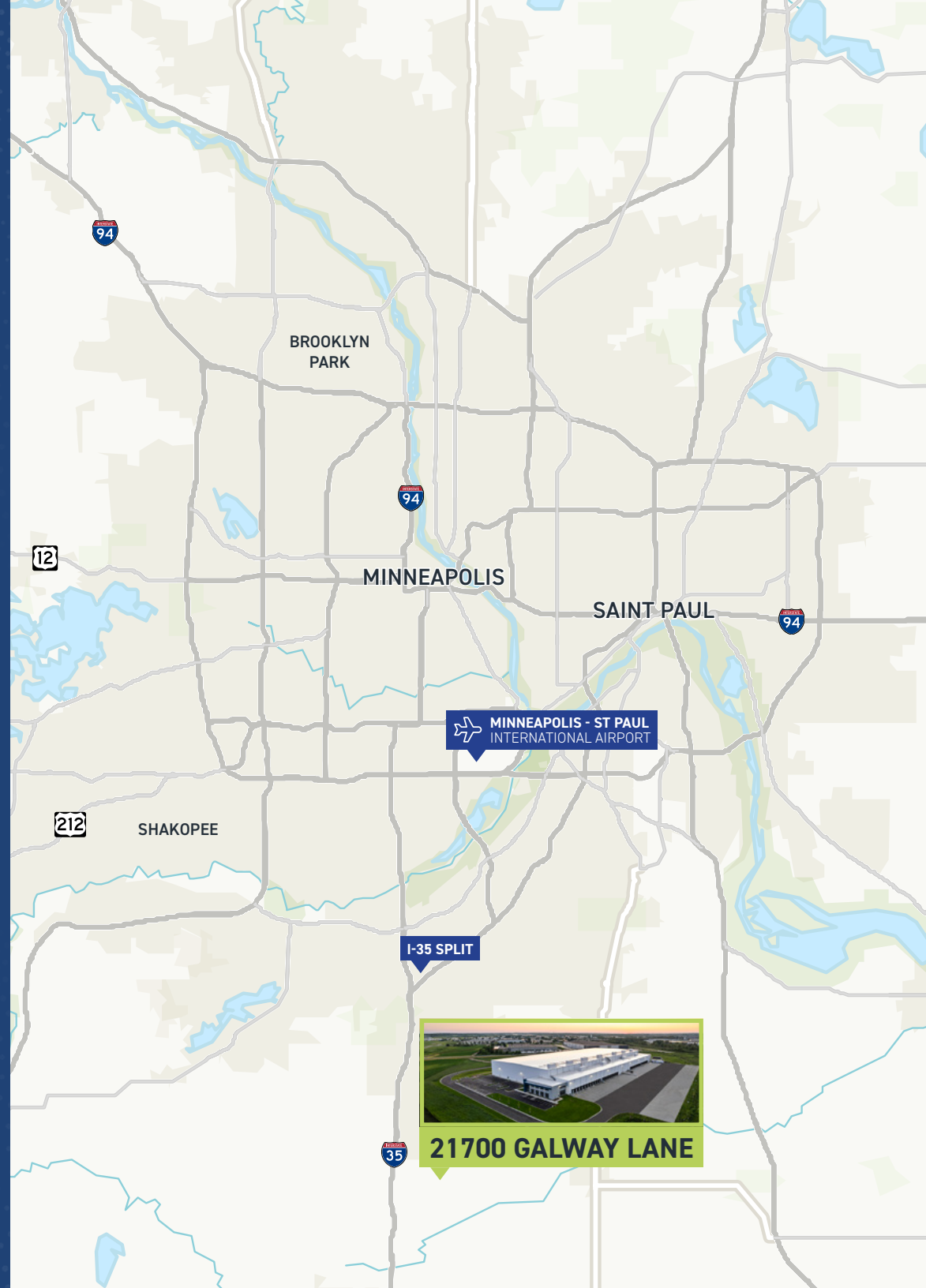
MSP International Airport ranked #1 among "Mega Airports" for the J.D. Power Airport Satisfaction Study (2025).



15 Fortune 500 Companies are headquartered in Minneapolis



Top 2 City in the U.S. in new business survivability rate





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