

For Sale/Lease

Owned and Operated by  **LINK**

Woodbury Business Center

390 Commerce Drive | Woodbury, MN 55125

±65,419 SF



**LEASING INFO
& CONTACT**

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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
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Available SF	65,419 SF
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Office SF	16,103 SF
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Warehouse SF	49,316 SF
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Loading	4 Docks and 2 Drive-ins
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Outdoor Storage possibly with CUP

Expandable up to 39,000 SF

Clear Height	18' - 20'
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Land Area	7.34 acres
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Fire Protection	Office: .10 GPM / 1,500 SF
	Whse: .495 GPM / 2,000 SF

Power	2,000 AMPS, 480 V
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Column Spacing	37'4" x 36'
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Parking	171 stalls (2.61/1,000)
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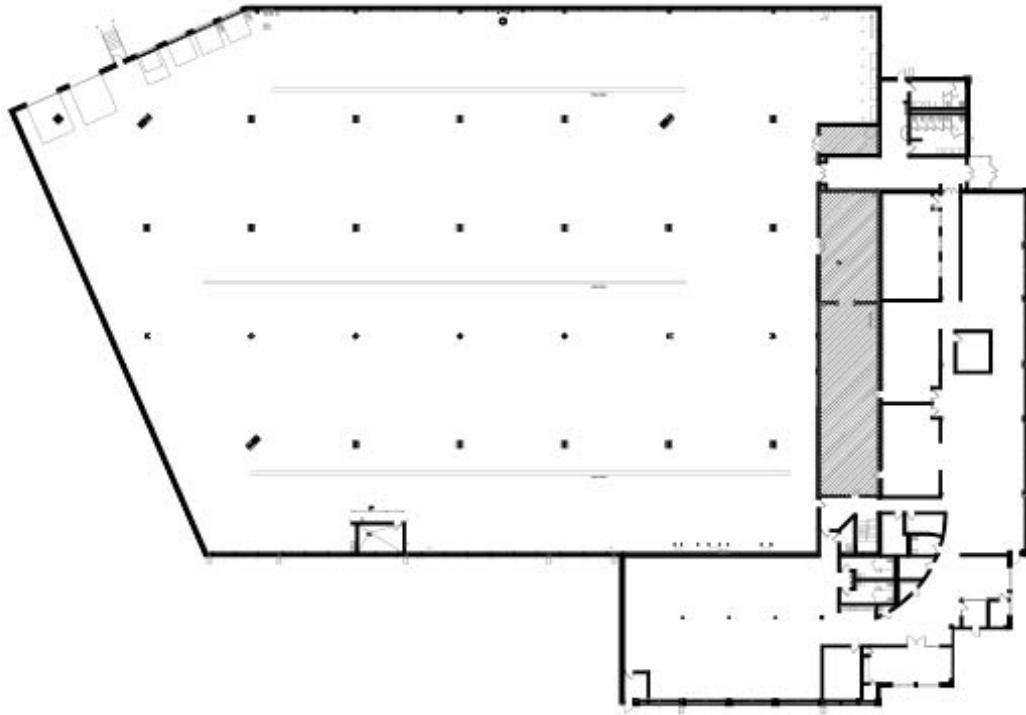
Zoning	1-I (Light Industrial)
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Rental Rates	Negotiable
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Sale Price	Negotiable
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2024 Est. Tax/CAM	\$4.86 PSF
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FLOOR PLAN



SITE PLAN

