

GREAT NORTHERN

UP TO 400,000 SF OF
PREMIER INDUSTRIAL SPACE
ALONG I-35E IN WHITE BEAR



VIEW
DRONE
FOOTAGE



Cetra Partners

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GREAT NORTHERN

DEVELOPMENT OVERVIEW PREMIER INDUSTRIAL DEVELOPMENT ALONG I-35E IN WHITE BEAR

Great Northern is a new industrial development strategically located at 56XX Centerville Road in White Bear, Minnesota.

The development offers modern industrial space with exceptional visibility along Interstate 35E and direct access to the Minneapolis-Saint Paul metropolitan area.

The project is designed to accommodate a wide range of distribution, manufacturing, technology, and logistics users seeking a high-quality location in one of the Twin Cities' most desirable business corridors.



Premier I-35E location with visibility to 65,000 vehicles per day



Located near the newly reconstructed County Road J and I-35E interchange, providing improved highway access and streamlined connections to major employment and retail



Brand new industrial park developed by experienced regional partners



Up to 400,000 SF available with flexible sizing options



Just 26 minutes from the MSP International Airport



Adjacent to City of North Oaks, a premier master-planned community renowned for its natural beauty, extensive trail network, private amenities and family-friendly lifestyle



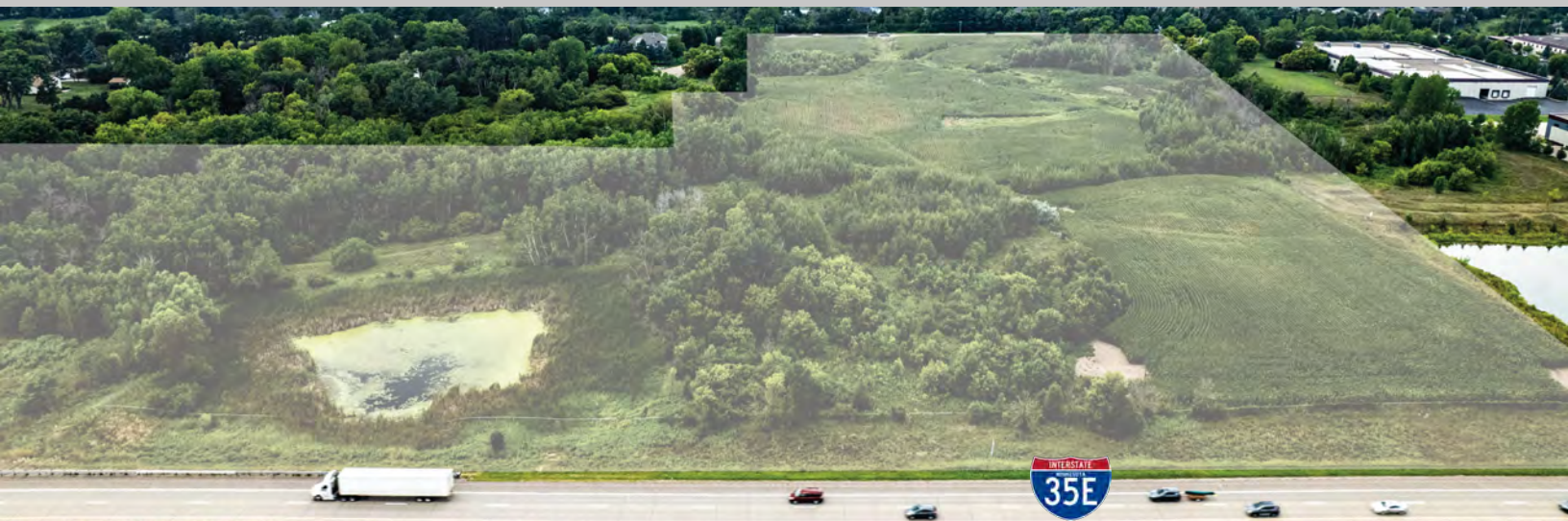
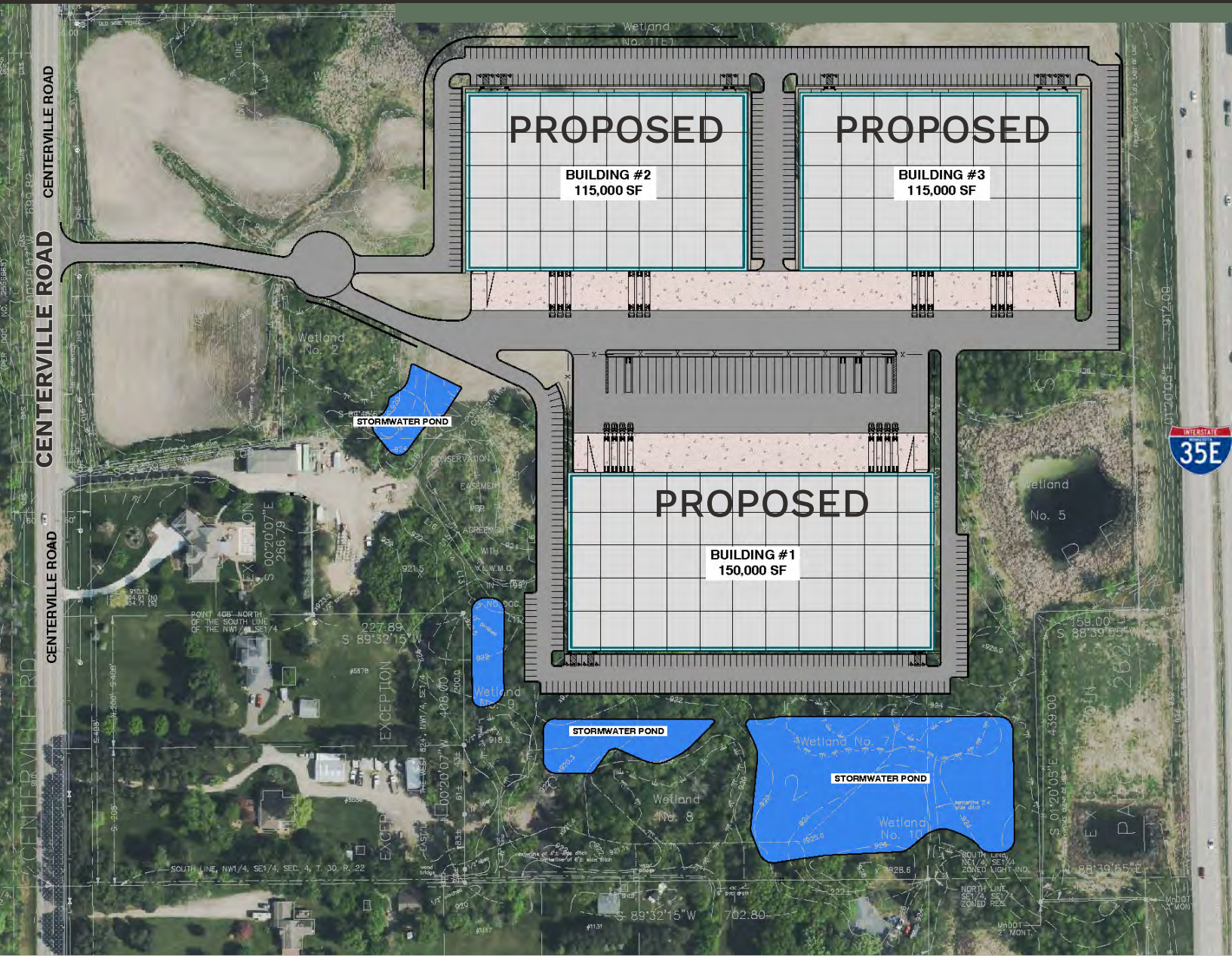
Located near Wilkinson Waters, a new mixed-use destination bringing future retail, dining, residential, and senior living opportunities to the North Oaks area



Prominent signage opportunities

GREAT NORTHERN

SITE PLAN - OPTION 1 PREMIER INDUSTRIAL DEVELOPMENT ALONG I-35E IN WHITE BEAR



GREAT NORTHERN

SITE PLAN - OPTION 2 PREMIER INDUSTRIAL DEVELOPMENT ALONG I-35E IN WHITE BEAR



GREAT NORTHERN

PROPERTY DETAILS PREMIER INDUSTRIAL DEVELOPMENT ALONG I-35E IN WHITE BEAR

PROPERTY ADDRESS

56XX Centerville Road
White Bear Township, MN 55127

SITE SIZE

38.8 Acres

AVAILABLE SPACE

Up to 400,000 SF (Approx.)

CLEAR HEIGHT

32'

COLUMN SPACING

50' x 50' with a 60' speed bay

LOADING

Multiple dock and drive-in loading

FIRE PROTECTION

ESFR

HVAC

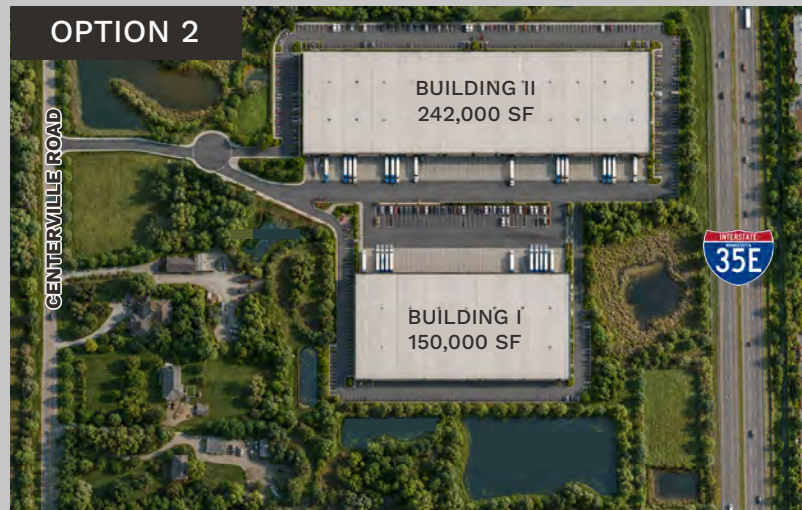
Gas-fired unit heaters to maintain 50 degrees Fahrenheit. Each unit heater controlled by individual thermostat. Ventilation per code.



OPTION 1

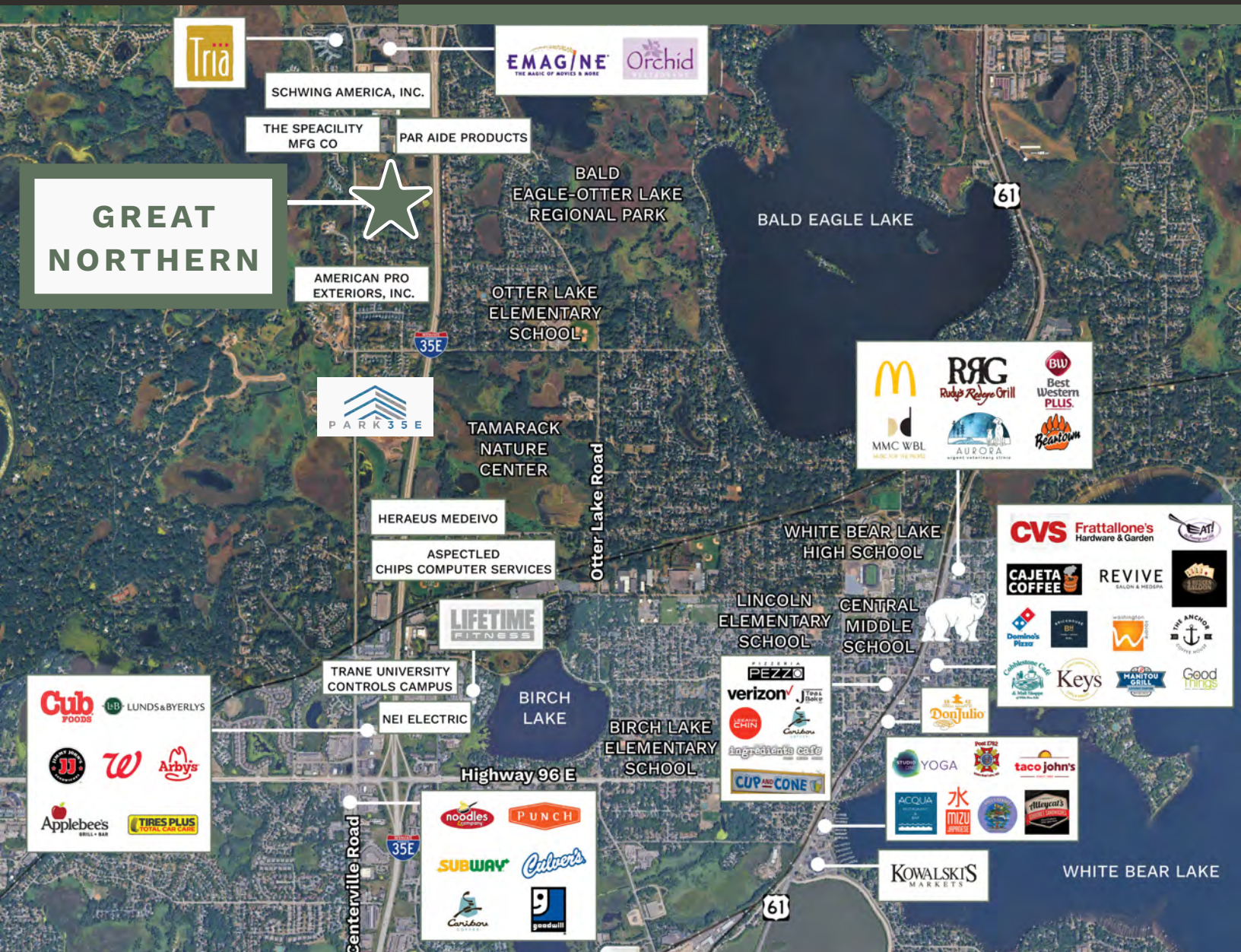


OPTION 2



GREAT NORTHERN

LOCATION OVERVIEW PREMIER INDUSTRIAL DEVELOPMENT ALONG I-35E IN WHITE BEAR



GREAT NORTHERN

PROPERTY DETAILS
PREMIER INDUSTRIAL DEVELOPMENT
ALONG I-35E IN WHITE BEAR



UP TO 400,000 SF AVAILABLE



LEASE RATE

Negotiable



2027 EST. CAM/TAX

\$1.10



AVAILABLE

2027

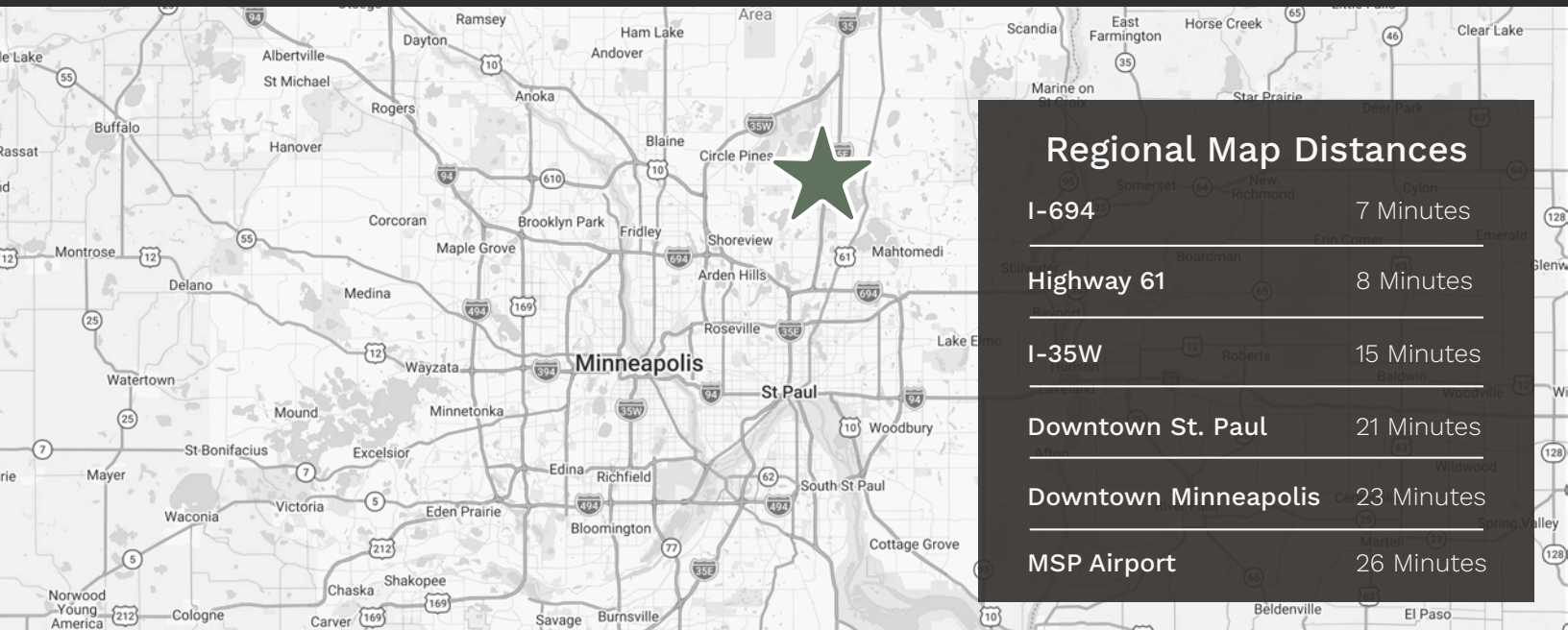


SITE IMPROVEMENTS

Commencing 2027

GREAT NORTHERN

DEMOGRAPHICS (10-MILE RADIUS)
PREMIER INDUSTRIAL DEVELOPMENT
ALONG I-35E IN WHITE BEAR



510,400

Population



269,800

Total Labor Force



37.6

Median Age



\$104,529

Median Household
Income



36,830

Manufacturing
Workforce



13,550

Transportation/
Warehousing
Workforce

GREAT NORTHERN

ABOUT THE DEVELOPERS PREMIER INDUSTRIAL DEVELOPMENT ALONG I-35E IN WHITE BEAR



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The need for industrial real estate has greatly accelerated. It's a specialized market that **Endeavor** knows well. We develop, acquire and manage industrial real estate assets using our thorough understanding of the current climate and landscape.

The Endeavor business model provides our clients unmatched industry knowledge and allows our team the flexibility and entrepreneurial spirit to get creative with solutions. We can adapt to your needs when others often can't. Offering unique solutions and opportunities to clients is where Endeavor shines.

Institutional Experience. Entrepreneurial Spirit.



[VIEW WEBSITE](#)



North Oaks Company's vision is to complete thoughtful development of its lands, balancing community growth with environmental stewardship.

Today, that vision is being realized in White Bear Township and the neighboring cities of North Oaks and Lino Lakes, with more than 20 neighborhoods and more than 900 acres of land set aside with permanent conservation easements.

A 75-Year Legacy of Thoughtful Development.



Cetra Partners

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