

HEMPEL Development Presents

Brockton Business Park

10585 CR 101
Corcoran, MN 55374

BREAKING GROUND IN 2025!

80.67 ACRES FOR LEASE

BUILD TO SUIT / OUTDOOR STORAGE

100,000-600,000 SF



CHRIS GARCIA, SIOR
Principal
cgarcia@lee-associates.com
651.253.6395

NICK STREINE
Associate
nstreine@lee-associates.com
651.785.7057

AREA FEATURES

- **City Entitlements are Underway**
- Dayton Parkway Interchange is now open
- 610 Extension to be completed in early 2025
- Build-to-Suit or Build-to-Own 100,000-600,000 SF
- Outdoor Storage Possibility
- Bulk Distribution
- I-1 Light Industrial Zoning
- Direct access to I-94 and Hwy 610
- 25 miles to Minneapolis
- 36 miles to MSP Airport
- First class industrial park including Fed Ex, Graco, King Solutions, Medline, Verativ, and more
- Local amenities including: Wendy's, Taco Bell, Denny's, Arby's, Walgreens, Culvers, Target, Cabela's, and Starbucks

BROCKTON BUSINESS PARK

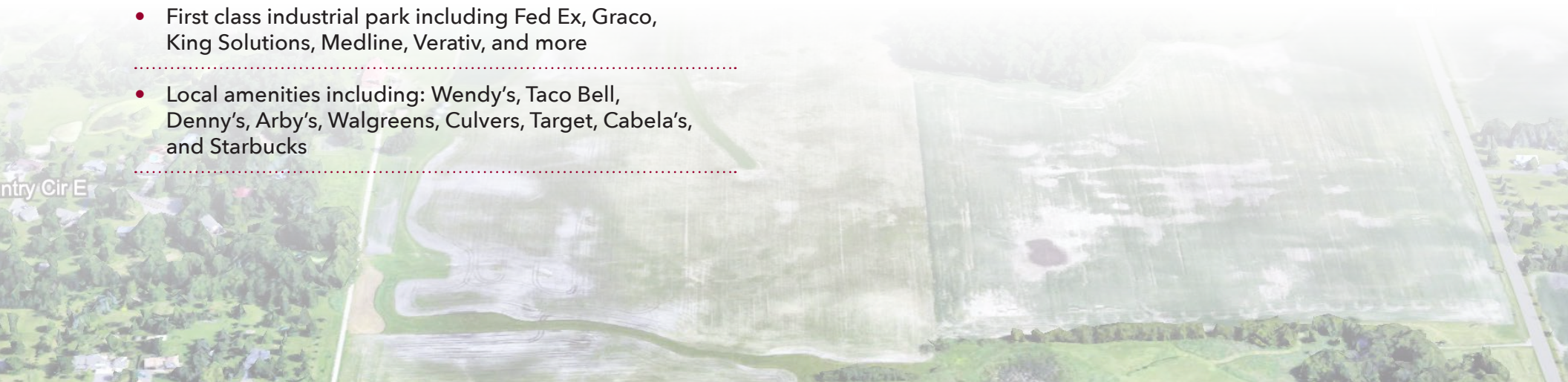
offers 100,000-600,000 SF of warehouse space just off the new Dayton Parkway Interchange. The site is available as a **build-to-suit or build-to-own** for users that need space over 100,000 square feet, with possible **outdoor storage**. The buildings will be rear loaded with the ability to build office space for corporate headquarters.

CHRIS GARCIA, SIOR

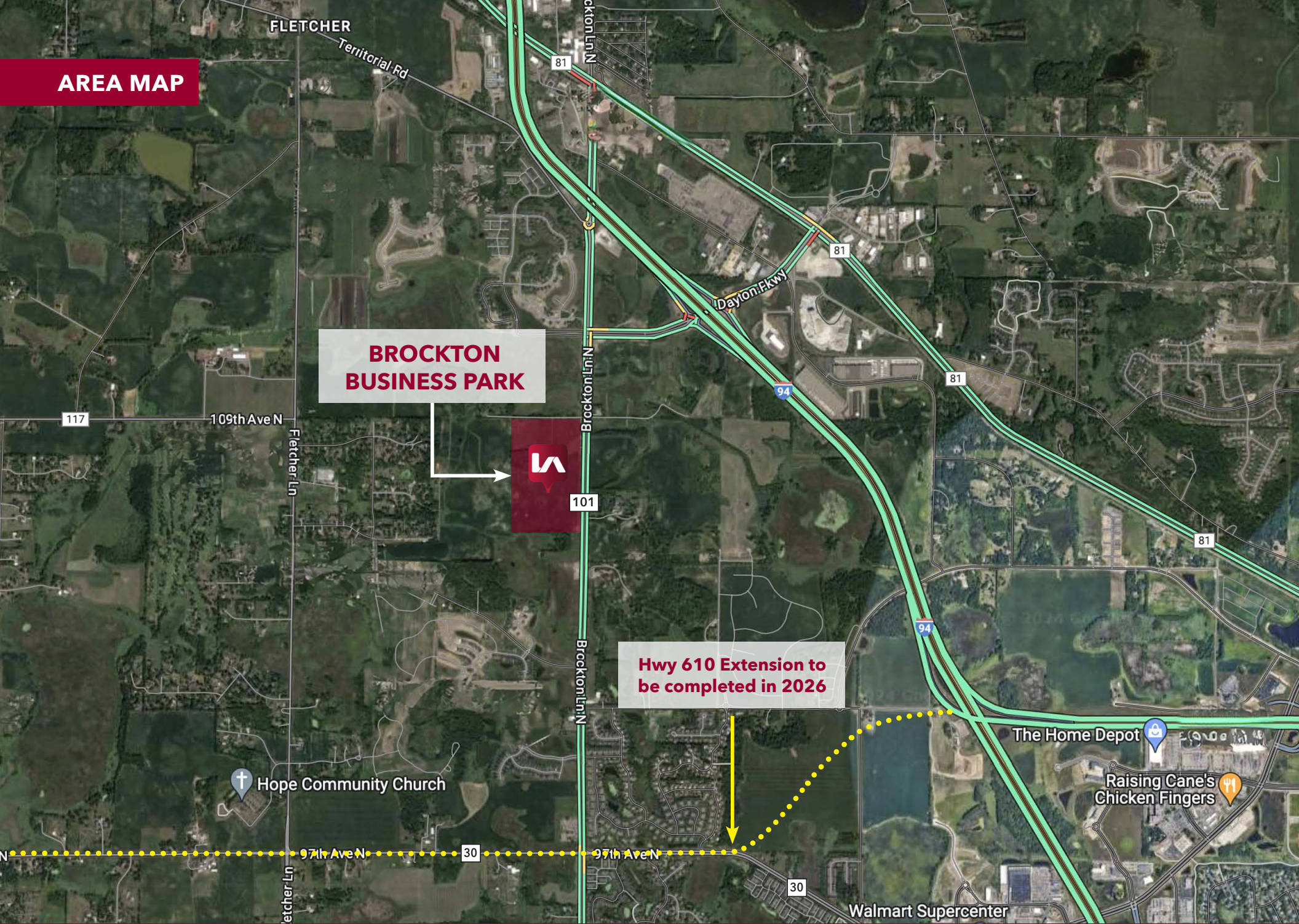
Principal
cgarcia@lee-associates.com
651.253.6395

NICK STREINE

Associate
nstreine@lee-associates.com
651.785.7057



AREA MAP



**BROCKTON
BUSINESS PARK**

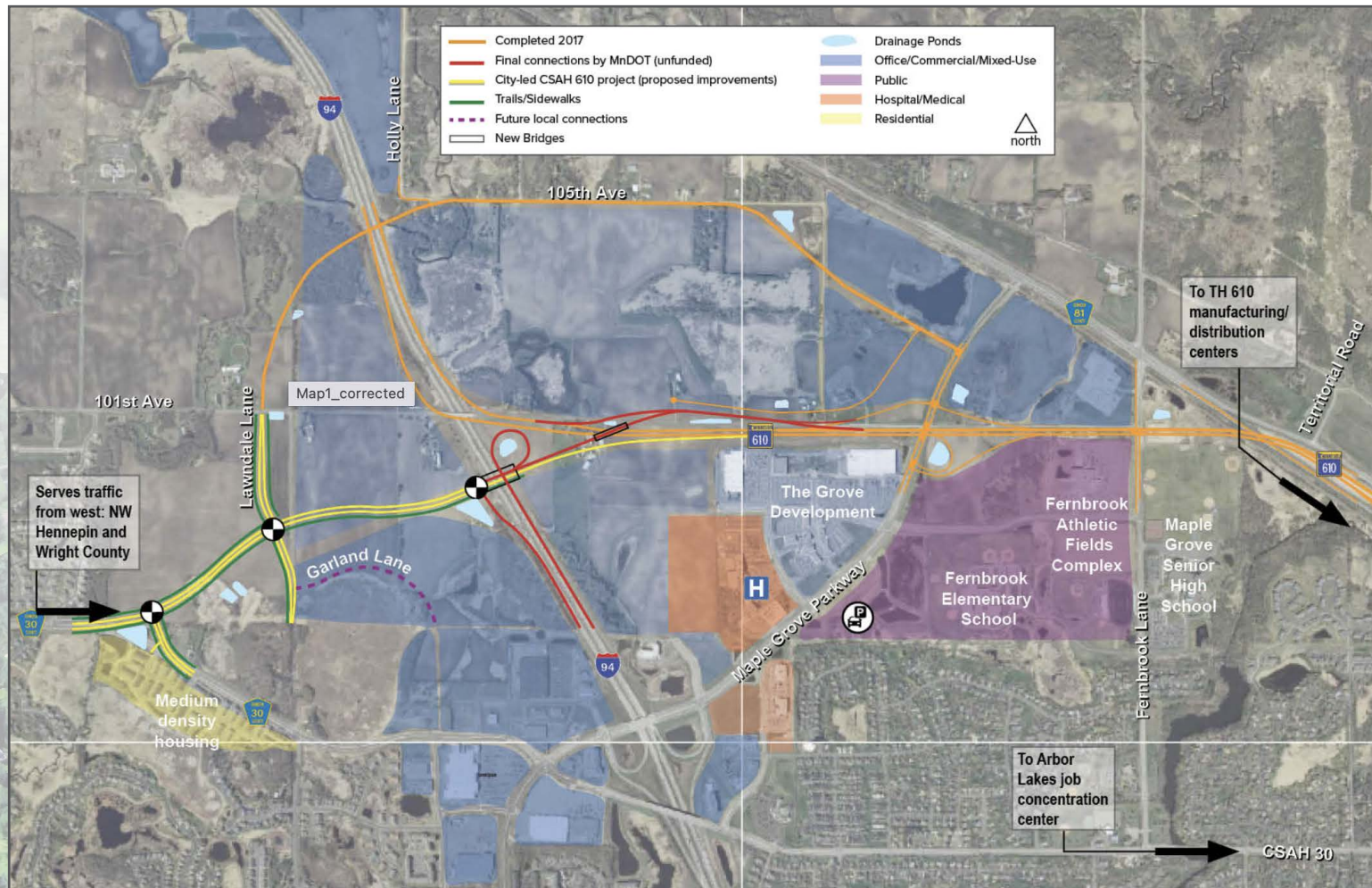


**Hwy 610 Extension to
be completed in 2026**

HIGHWAY 610 EXTENSION PROJECT

The 610 Extension Project will provide the final connections between Trunk Highway 610 to County Road 30 to complete the roadway system envisioned as part of the overall TH 610 project. It provides improved regional and local connections to I-94, TH 610, and County Road 30. The County Road 30 corridor, as it extends to the west, serves a larger area between Highway 55 and I-94 that currently goes unserved.

The project consists of a 4-lane roadway connection between County Road 30 and I-94, a connection across I-94 to Highway 610, and ramps to I-94 Eastbound and from I-94 Westbound to the 610 extension, as shown here.



MINNESOTA ONE OF THE FASTEST GROWING STATES

Minnesota Stats

#1

FRIENDLIEST STATE

– Big 7 Travel

#2

STATE FOR FAMILIES

– Wallethub

#5

BEST STATE OVERALL

– U.S. News

#9

STATE FOR BUSINESS

– CNBC

Twin Cities Economic Breakdown

4,085,415

Twin Cities
Population

2.7%

Unemployment
Rate

\$87,397

Median Household
Income

9.8%

Corporate Income
Tax Rate

2.8%

Job Market
Increase
(over previous Year)



COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION:

CHRIS GARCIA, SIOR

Principal

cgarcia@lee-associates.com

651.253.6395

NICK STREINE

Associate

nstreine@lee-associates.com

651.785.7057

Brockton Ln N

Rush Cree

101