

**1,006,800 SQ FT**

AVAILABLE FOR IMMEDIATE OCCUPANCY

11500 DAYTON PARKWAY N | DAYTON, MN 55369

[VIEW VIDEO](#)



# THE CUBES AT FRENCH LAKE

A MODERN BUSINESS ASSET DESIGNED TO OPTIMIZE SUPPLY CHAIN EFFICIENCIES, PROFITABILITY, AND CUSTOMER SERVICE

**CLEAR HEIGHT**  
40' CLEAR

**DOCKS**  
100 DOCK DOORS  
(EXPANDABLE TO 169)

**DRIVE-IN DOORS**  
4 - 14' x 16'  
MOTORIZED DOORS

**TRAILER STALLS**  
231 TRAILER STALLS  
(EXPANDABLE TO 380)

**POWER**  
4000 AMPS, 480V

**PARKING**  
400 PARKING STALLS  
(EXPANDABLE TO 652)

**SPRINKLERS**  
ESFR

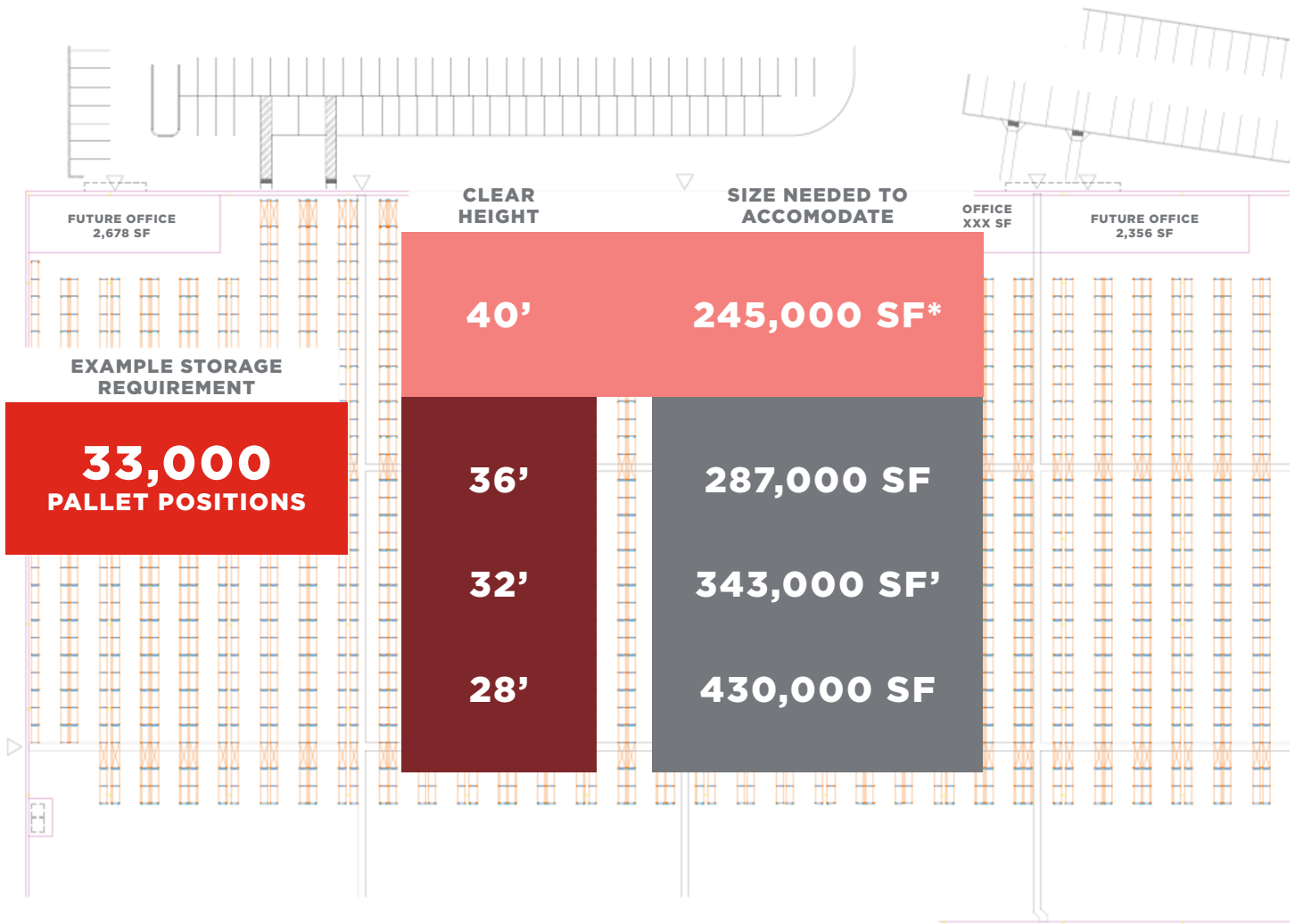
**OFFICE SQ FT**  
3,950 SF OF  
SPEC OFFICE

**COLUMN SPACING**  
50' x 58' WITH A  
60' SPEED BAY

# RACKED HEIGHT & SF IMPACT

## CUBE EFFICIENCY ANALYSIS

When comparing the 40' clear height versus other common building clear heights there is a 75% increase in the overall cubic storage capacity.



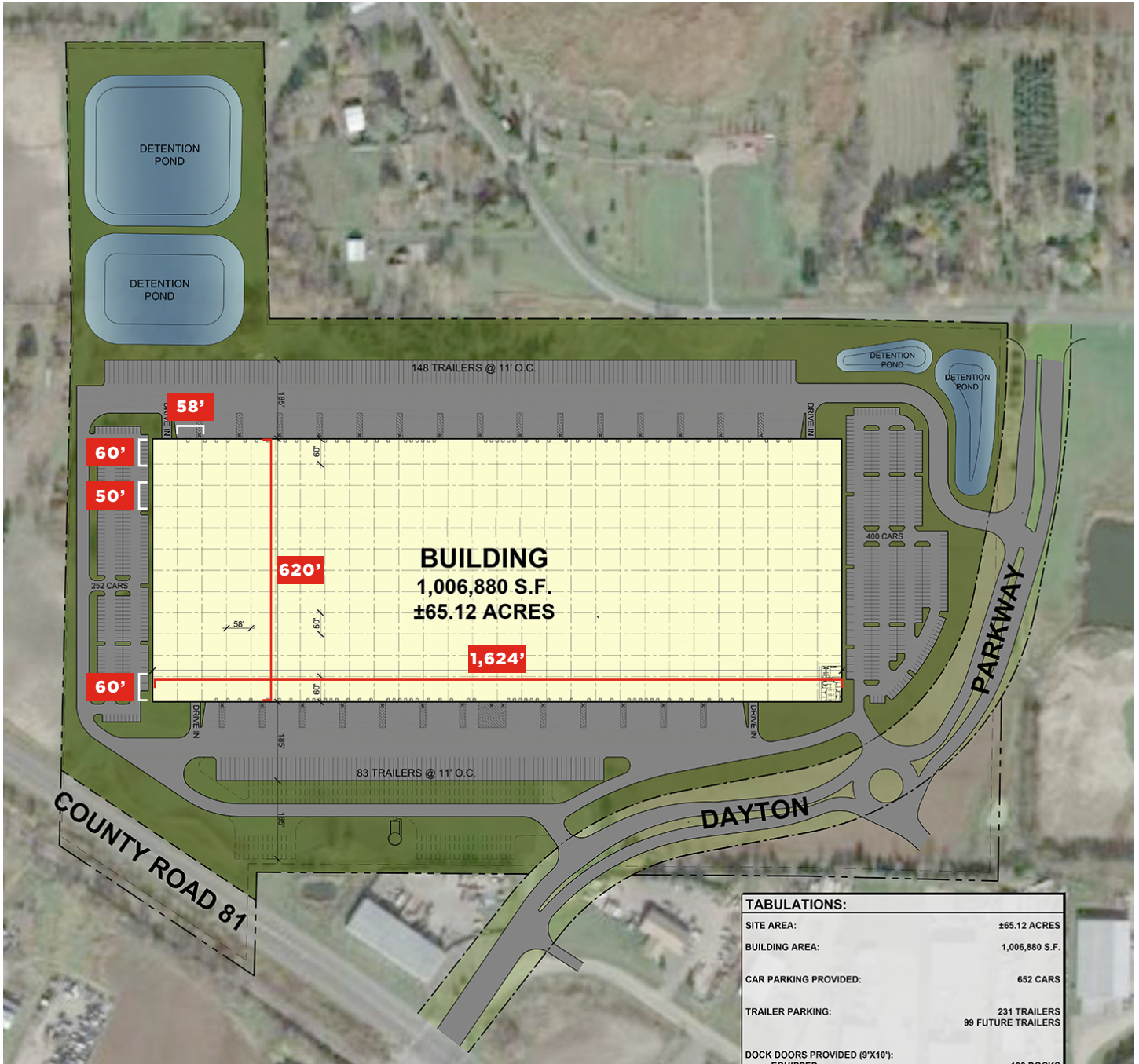
## WHEN COMPARING 40' VS 28'

SPACE REDUCTION SAVINGS 185,000 SF

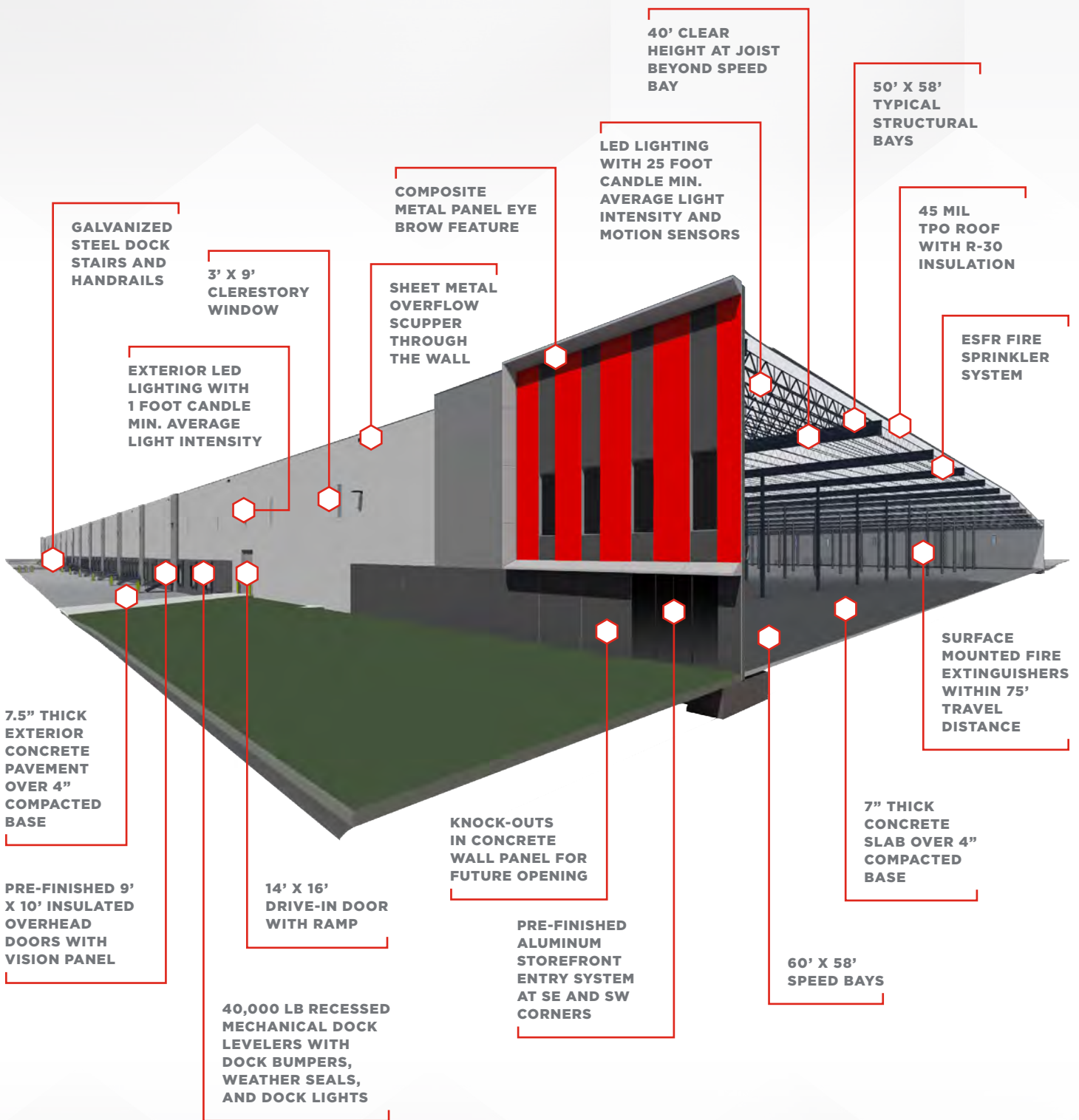
POTENTIAL RENTAL SAVINGS IN EXCESS OF \$30M OVER 10 YEARS

\* Racking does not assume post loading and floor slab acceptance. A review of pallet weights, base plate sizing and geotechnical data should be completed prior to final storage system approval

# SITE PLAN



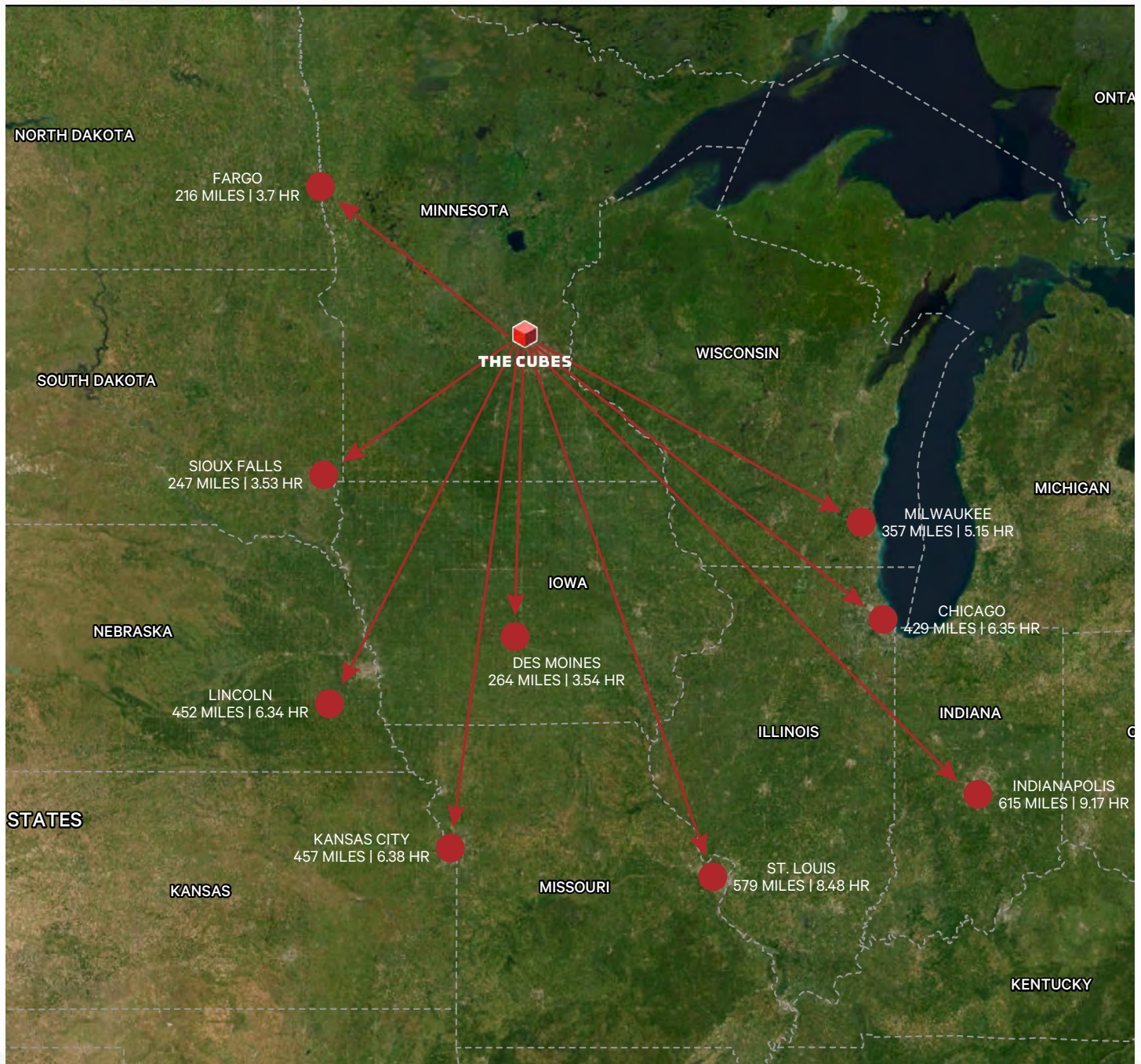
TABULATIONS:	
SITE AREA:	±65.12 ACRES
BUILDING AREA:	1,006,880 S.F.
CAR PARKING PROVIDED:	652 CARS
TRAILER PARKING:	231 TRAILERS 99 FUTURE TRAILERS
DOCK DOORS PROVIDED (9'X10') EQUIPPED:	400 DOCKS



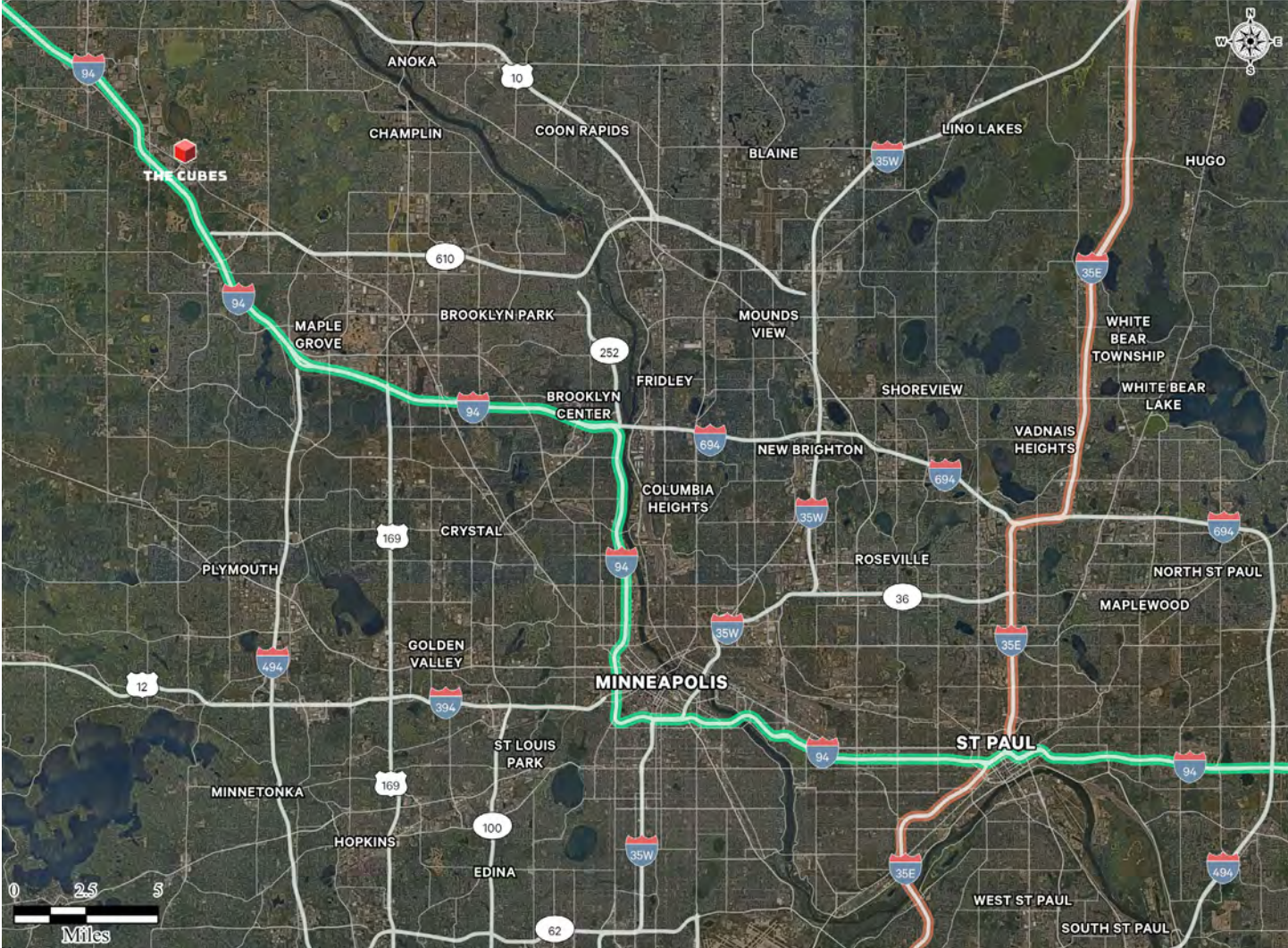
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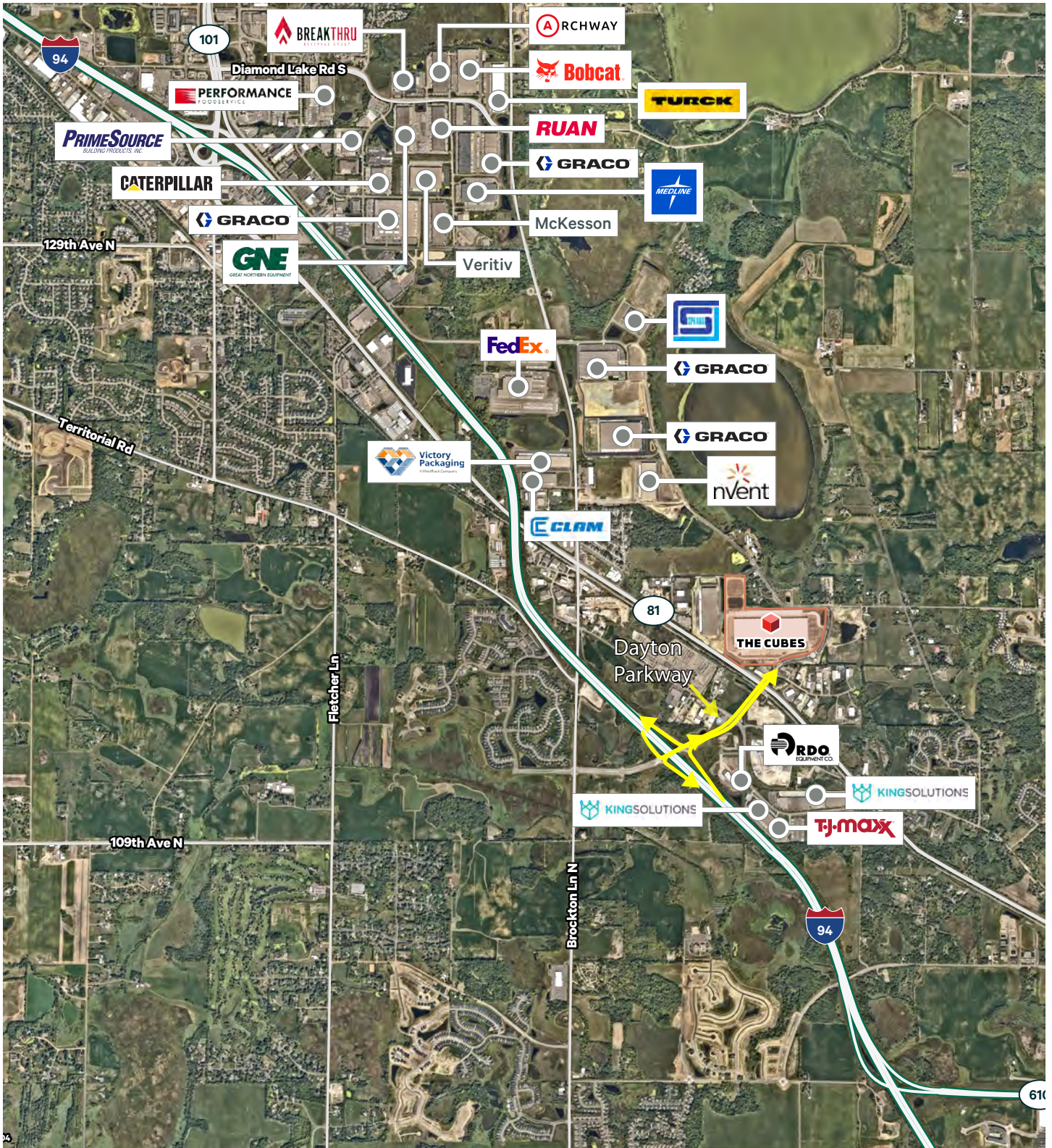
# DESIGN SPECS

# REGIONAL MAP



# LOCATION MAP



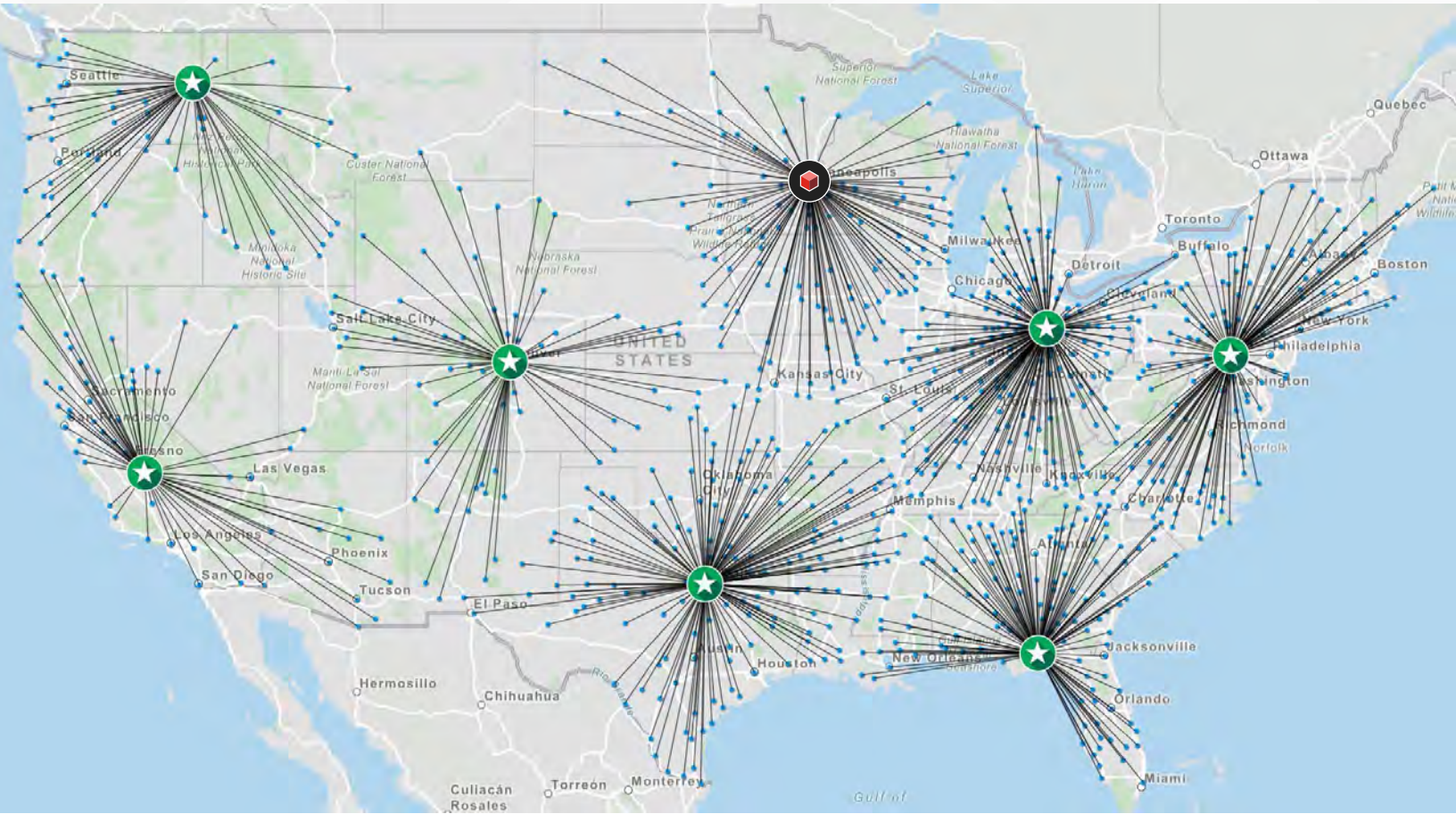


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# NEARBY BUSINESSES

# DISTRIBUTION NODES

THE MINNEAPOLIS REGION IS CREATED  
ON THE 8TH NODE OF A NATIONAL  
SUPPLY CHAIN NETWORK.





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# CRG AT A GLANCE

The Cubes industrial brand is owned and developed by CRG. CRG is a wholly owned subsidiary of Clayco based out of St. Louis, Missouri. The Cubes at French Lake represents CRG's philosophy of developing for the demands of the next generation industrial users. The Cubes are designed with an emphasis on sustainability and state-of-the-art building specifications.

As the logistics industry begins to measure cubic feet and maximize racking space, CRG's "The Cubes" industrial brand is part of its leadership effort to meet the tremendous demand for smart companies looking to drive for efficiencies, cost reductions and competitive advantages. The Cubes is a business tool which helps companies compete and win in an ever increasingly competitive marketplace.

## ABOUT THE FIRM

CRG is a recognized leader in development and investment throughout North America. Our firm has built a reputation delivering the best real estate solutions for our clients since 1993. Our truly vertically integrated approach has resulted in the most cost effective and creative design and construction solutions for our clients while essentially eliminating delivery risk for our investors.

## THE JOB IS THE BOSS

Our culture is rooted in mutual respect and living by the "golden rule" of treating others how we wish to be treated. Our team of highly talented people represents the best and brightest in our industry. Our environment is fast paced and results oriented and our projects benefit from hands on leadership on every project. Our attention to detail and commitment to each project allows our firm to be selective where we apply our craft and choose projects that will be the most important to our clients and the communities in which we work.

“  
**WE SEE BEYOND  
THE WALLS AND  
THE BUILDINGS  
WE CONSTRUCT**  
”

**\$14B+**

**VALUE OF PROJECTS**

**12,500+ ACRES**

**ACRES DEVELOPED**

**220M SF**

**BUILDING DELIVERS**

**31 YEARS**

**SINCE FOUNDED**



# THE CUBES

AT FRENCH LAKE

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