 **JLL** SEE A BRIGHTER WAY

For lease or sale

Bunker Lake Business Park

8297 & 8367 Bunker Lake Blvd
Ramsey, MN

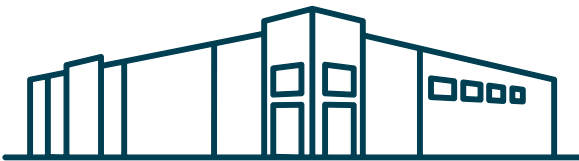
Building 2: 20,450 - 42,000 SF Available
Building 3: 71,247 SF Available



Property highlights



Bunker Lake Business Park is a prime new industrial development in the Northwest suburbs of the Twin Cities. Located directly off of Hwy 10 in Ramsey, the property offers immediate freeway access and nearby amenities. The versatile business park offers modern 28' clear heights, clerestory windows and adaptable spaces to suite various industrial needs.



Premier
Finishes



Immediate
Access to Hwy 10 & Armstrong Blvd



20,540 - 71,247
SF Available

Space available



Building 3

71,247 SF available
 3,445 SF Office
 28' clear height
 Eight (8) dock doors
 One (1) drive-in



Building 2

20,540 - 42,000 SF available
 BTS Office
 28' clear height
 Six (6) dock doors

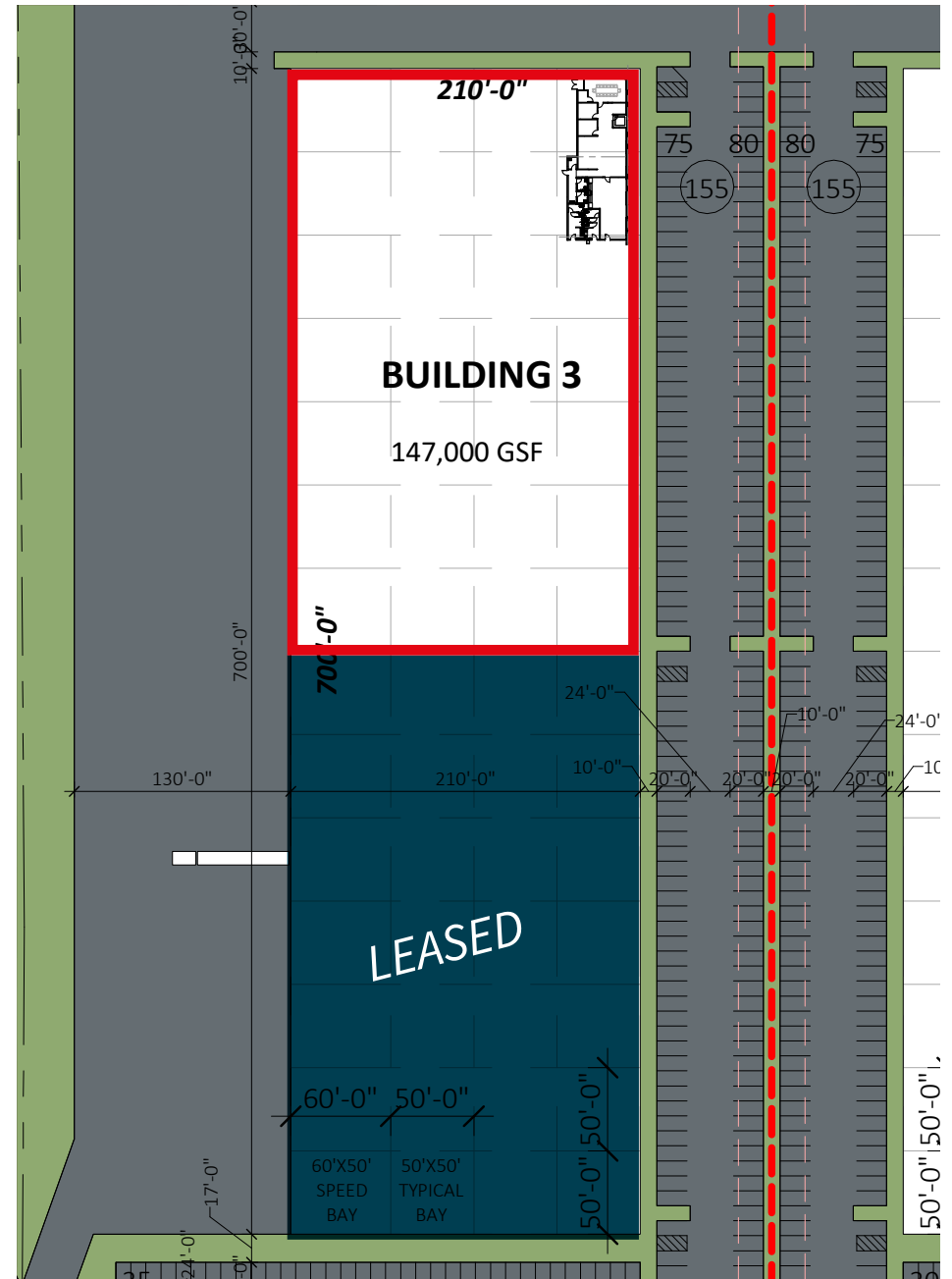
Building 2 photos



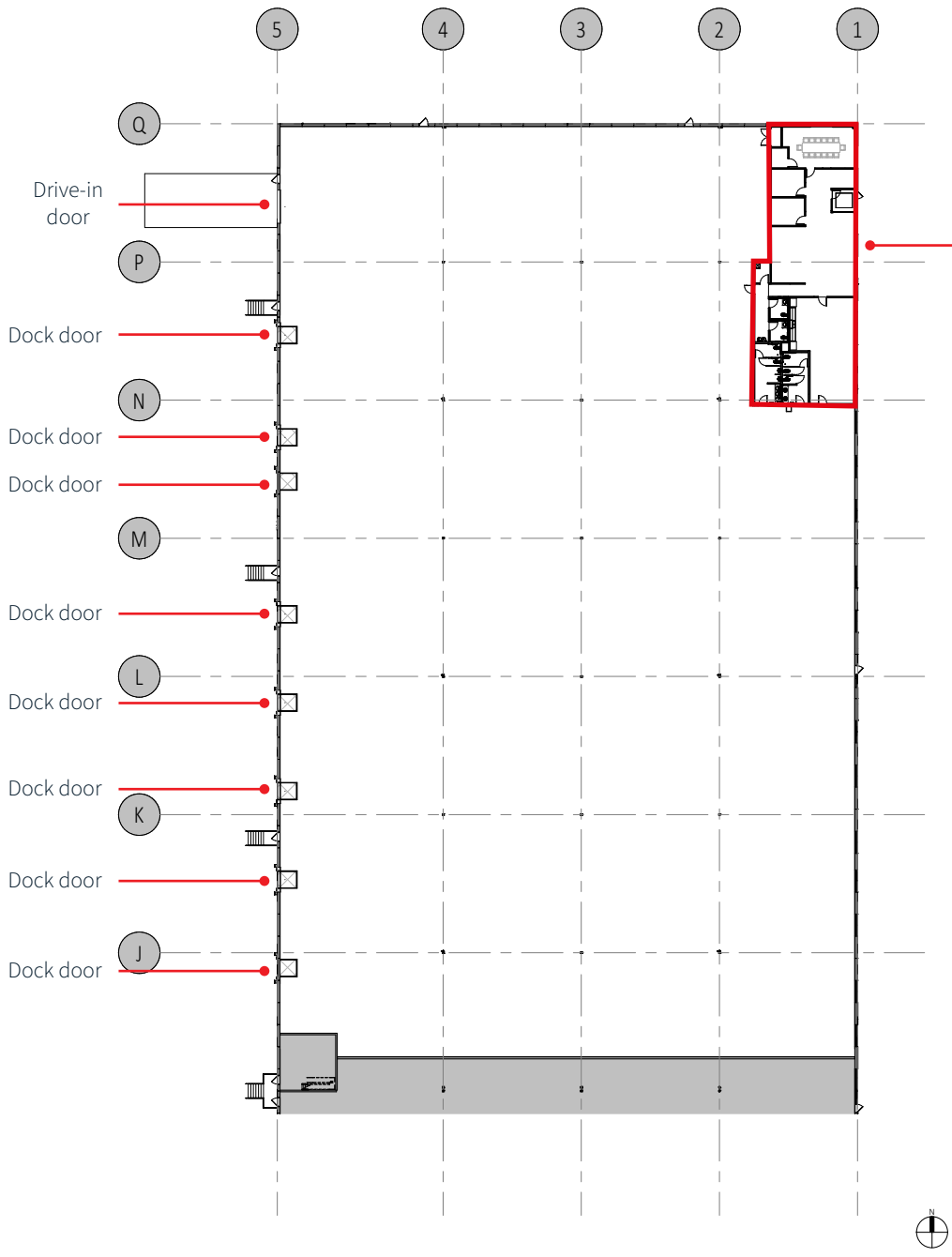
Building specifications - Building 3

8367 Bunker Lake Blvd, Ramsey, MN

Building SF	147,000 SF (10,500 SF bays)
SF Available	3,445 SF Office 67,802 SF Warehouse 71,247 SF Total
Clear Height	28'
Dock Doors	Eight (8) dock doors 9' x 10' with vision glass and concrete dolly pad
Drive-in Doors	One (1) drive-in door 12' x 14'
Columns	50' x 50' with 60' staging bay (210' depth)
Sprinklers	ESFR
Power	3,000 amps 277/480 volt 3-phase
Zoning	E-3 Industrial District
Parking	203 (1.82/1,000 SF)
Rental Rate	Negotiable
Purchase Price	Negotiable
Est. 2026 Tax/ CAM	\$1.03 PSF CAM \$0.17 PSF Ins \$3.01 PSF Tax \$4.21 PSF Total



Suite 200 - Building 3



3,445 SF
Spec Office

3,445 SF Office
67,802 SF Warehouse
71,247 SF Total

Eight (8) dock doors
(12' x 14')
One (1) drive-in door
(12' x 14')

Spec office - Building 3



Building 3 photos



Property Aerials



Area amenities





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