

# ARROWHEAD BUSINESS CENTER

MEDINA, MN



# ARROWHEAD BUSINESS CENTER

<b>SITE AVAILABILITY</b>	308,000 SF
<b>BUILDING SIZE</b>	Building 1: 126,000 SF Building 2: Fully Leased Building 3: 182,000 SF
<b>DELIVERY DATE</b>	Building 1: 2026 Building 3: TBD
<b>RENTAL RATES</b>	Negotiable
<b>EST. TAX/CAM</b>	2026 - \$1.00 PSF 2027 - \$2.75 PSF 2028 - \$3.50 PSF
<b>FIRE PROTECTION</b>	ESFR
<b>COLUMN SPACING</b>	50' x 50' with 60' speedbay
<b>CLEAR HEIGHT</b>	28'-32'
<b>LOADING</b>	Docks and Drive-Ins
<b>PARKING</b>	Building 1: 150 Stalls Building 3: 155 Stalls

## WAREHOUSE



## MANUFACTURING



## OFFICE/TECH





# HIGHLIGHTS



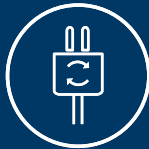
**IDEAL CORPORATE  
HQ LOCATION**



**DIRECT ACCESS  
TO HWY 55**



**DEVELOPED BY  
SCANNELL**



**UTILITIES TO  
PROPERTY**



**NEARBY  
AMENITIES**



**IMPROVED  
EFFICIENCIES**



**HIGH QUALITY  
LABOR SUPPLY**



**TAX SAVINGS IN  
YEARS 1 & 2**



**INDUSTRIAL  
PARK ZONING**

**7**  
GOLF COURSES  
WITHIN 3-MILE  
RADIUS



**75+**

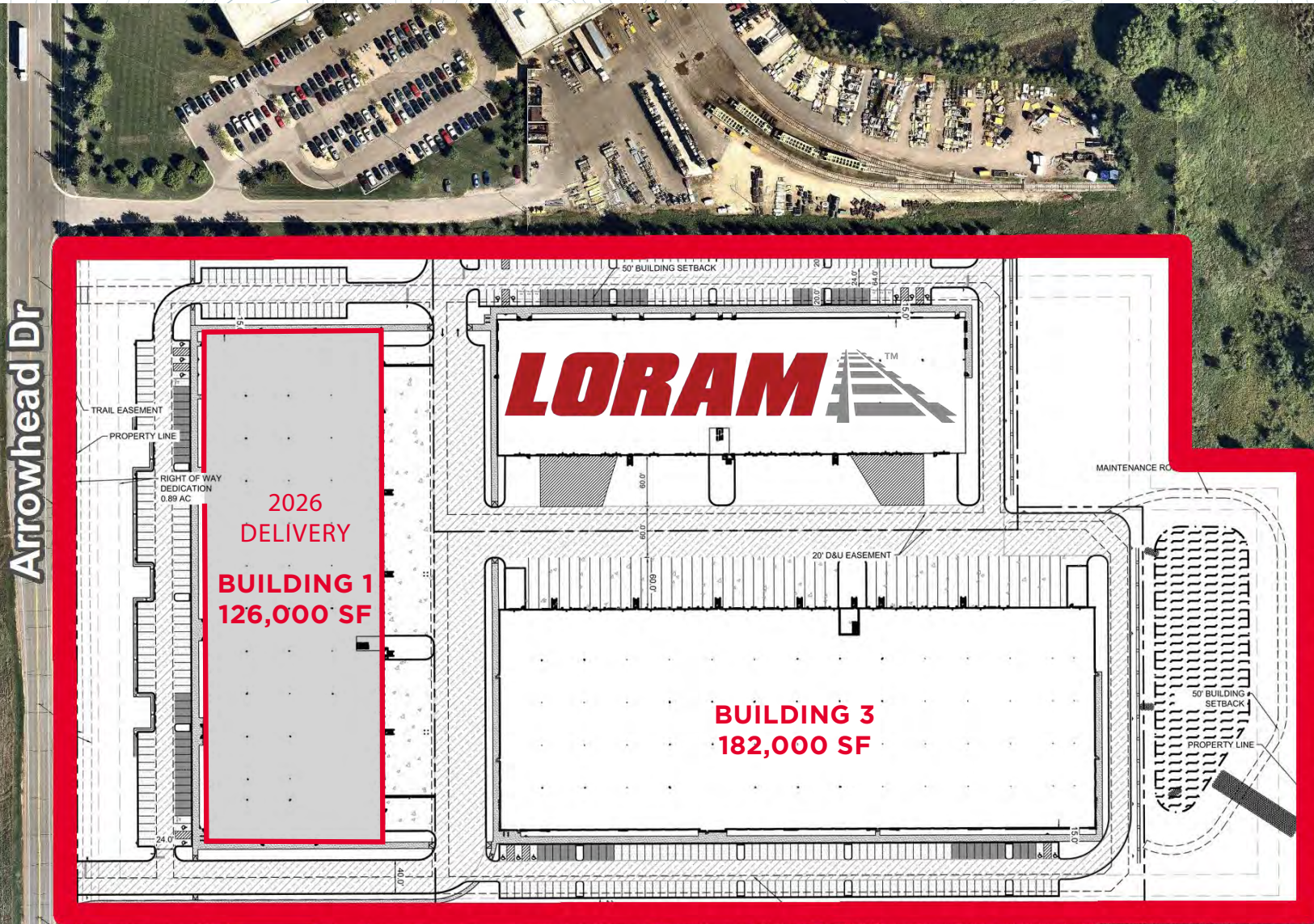
RESTAURANTS  
WITHIN A 10-MILE  
RADIUS





# SITE PLAN

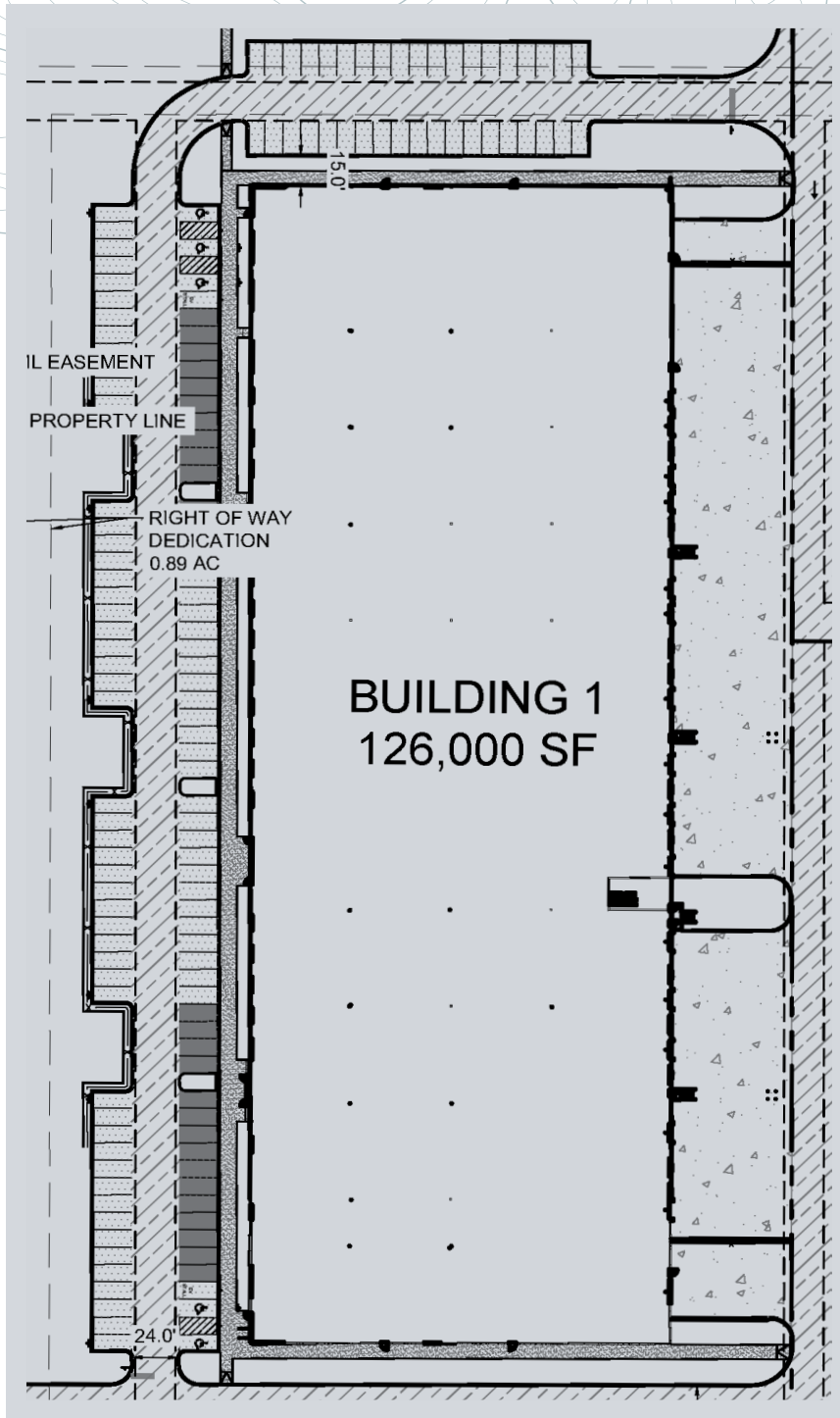
SITE AVAILABILITY 308,000 SF





# BUILDING 1

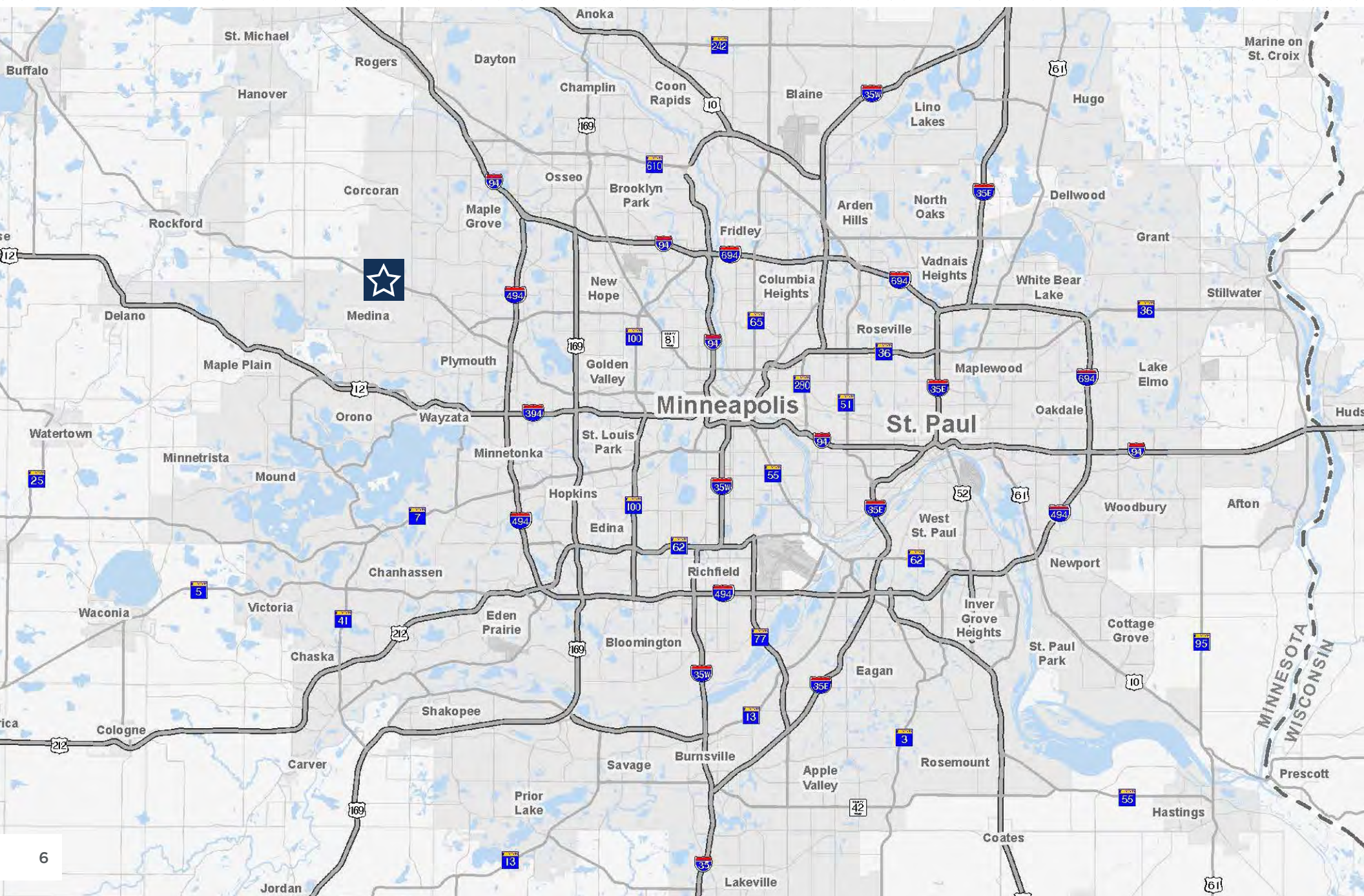
## SPECS



<b>BUILDING SIZE</b>	Building 1: 126,000 SF Office: BTS
<b>DELIVERY DATE</b>	Building 1: 2026
<b>RENTAL RATES</b>	Negotiable
<b>EST. TAX/CAM</b>	2026 - \$1.00 PSF 2027 - \$2.75 PSF 2028 - \$3.50 PSF
<b>FIRE PROTECTION</b>	ESFR
<b>COLUMN SPACING</b>	50' x 50' with 60' speedbay
<b>CLEAR HEIGHT</b>	28'
<b>LOADING</b>	Docks and Drive-Ins
<b>PARKING</b>	150 Stalls

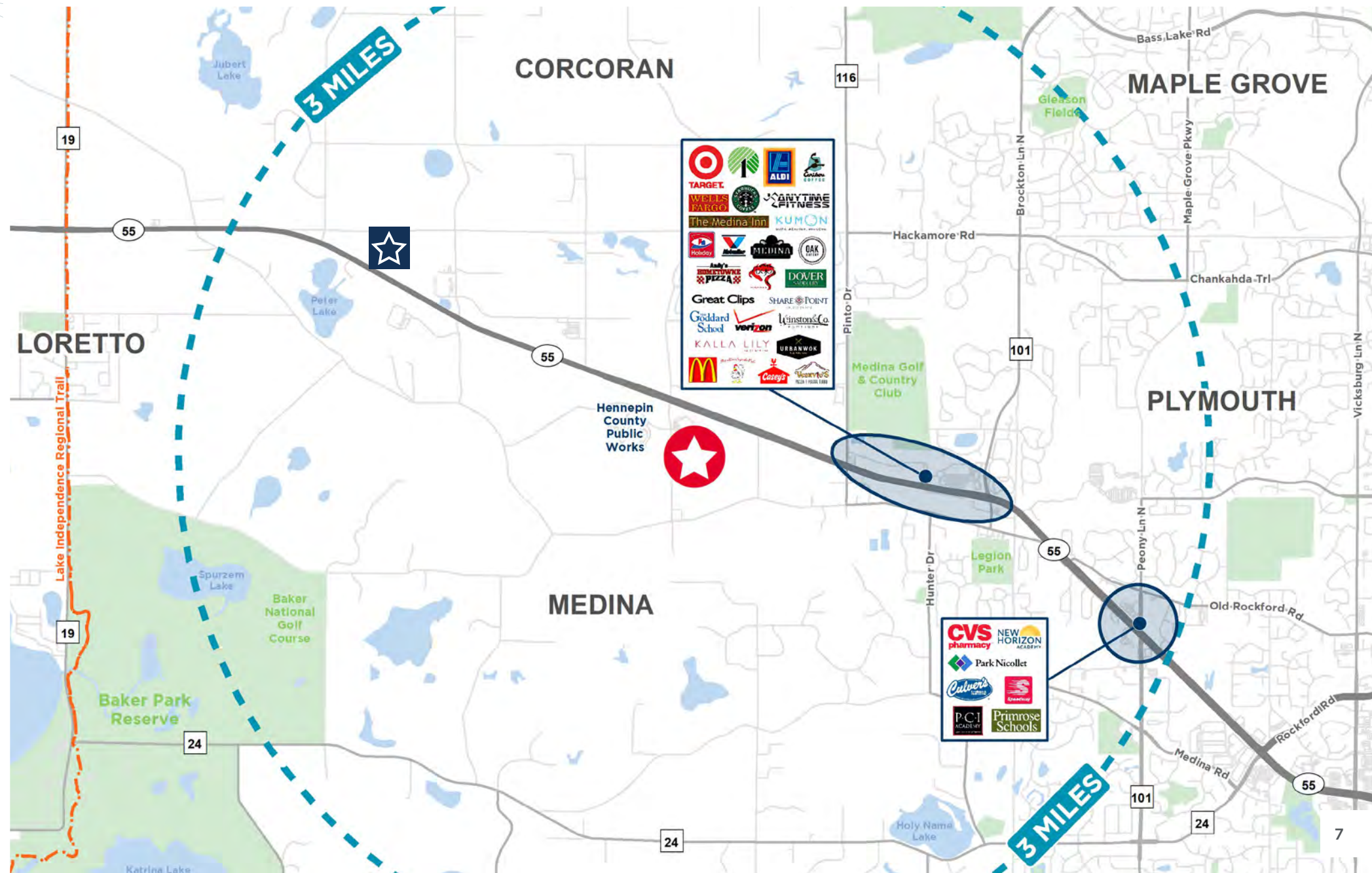


# LOCATION





# LOCAL AMENITIES



# ARROWHEAD BUSINESS CENTER

MEDINA, MN



## CONTACT

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