

AVAILABLE FALL 2026

# I-94 & Manning Business Center

300 Maple Court S, Afton, MN 55001



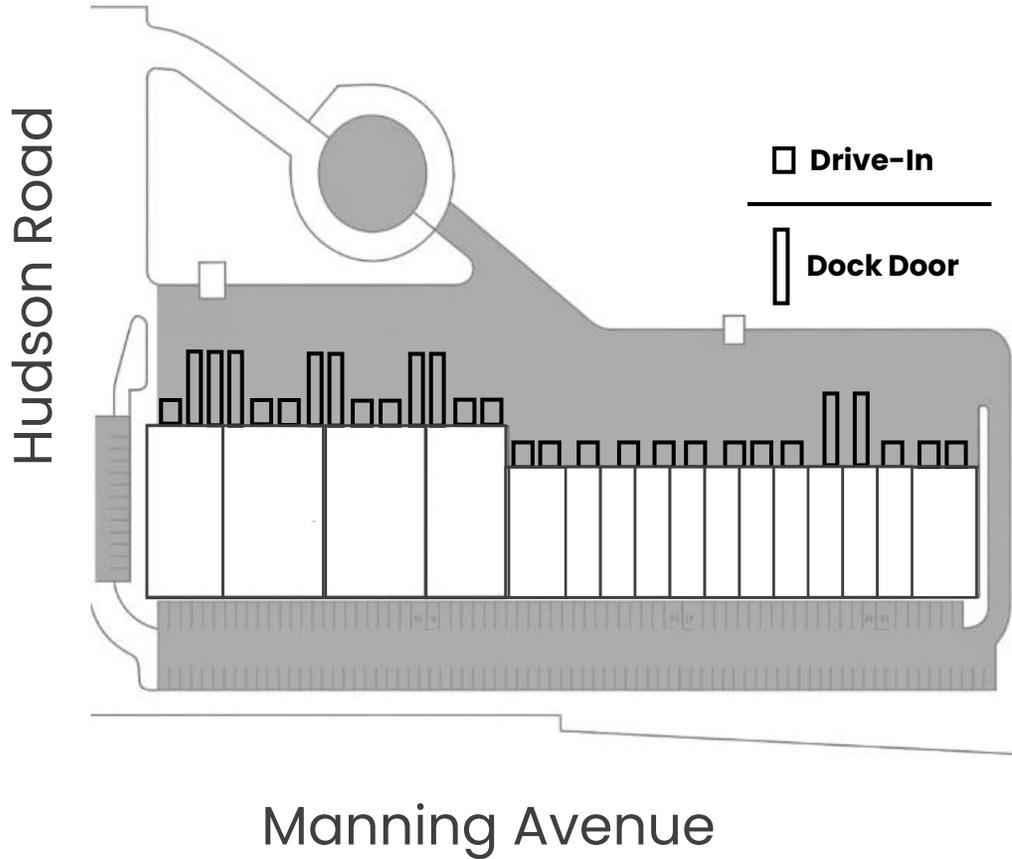
**Small Bay Industrial Warehouse**

**4,800 – 125,460 SF**

Contact Mark Young: (651) 233-2435



# SITE PLAN



<b>TOTAL BUILDING SF</b>	125,460 SF
<b>LEASE RATE PSF/YR, NNN</b>	Negotiable
<b>EST. TOTAL OPEX PSF/YR</b>	\$1.50 PSF
<b>SF AVAILABLE FOR LEASE</b>	4,800-125,460 SF
<b>AVAILABLE FOR OCCUPANCY</b>	Fall 2026
<b>CONSTRUCTION</b>	Precast concrete w/ Steel Frame
<b>CLEAR HEIGHT</b>	24'
<b>DOCK DOORS W/ LEVELERS</b>	7
<b>DRIVE-INS</b>	21
<b>COLUMN SPACING</b>	40', 50', 60'
<b>BUILDING DIMENSIONS</b>	40'x120', 50'x160'
<b>PARCEL NUMBER</b>	06.028.20.23.0003
<b>LAND</b>	24.52 Acres
<b>ZONING</b>	Industrial, I-1C
<b>PARKING</b>	234 Spaces
<b>OUTDOOR STORAGE</b>	Ancillary Outdoor Storage Available

FOR LEASE | I-94 & Manning Business Center  
 Mark Young 651-233-2435

# LOCATION



15 Minutes  
East of  
St. Paul

10 Minutes  
West of  
Wisconsin

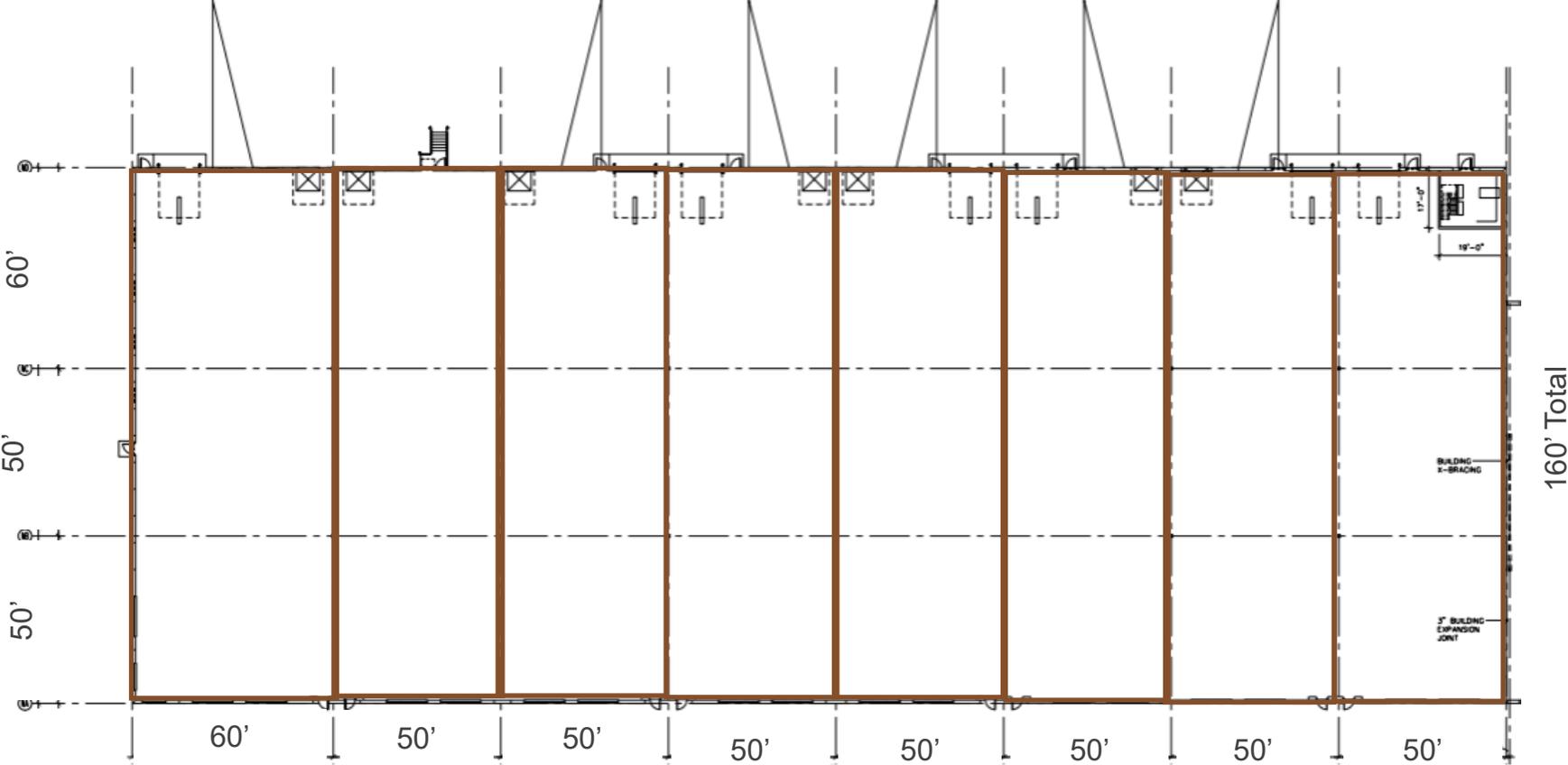
30 Minutes  
East of  
Minneapolis

Located on  
Interstate 94  
Exit

Near  
694/494  
Interchange

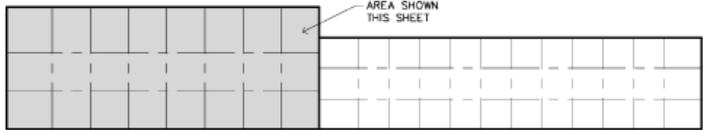
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# FLOOR PLAN - NORTH END



**8,000 – 65,600 SF AVAILABLE**

-  7 Drive-In's
-  7 Dock's



**NORTH**  

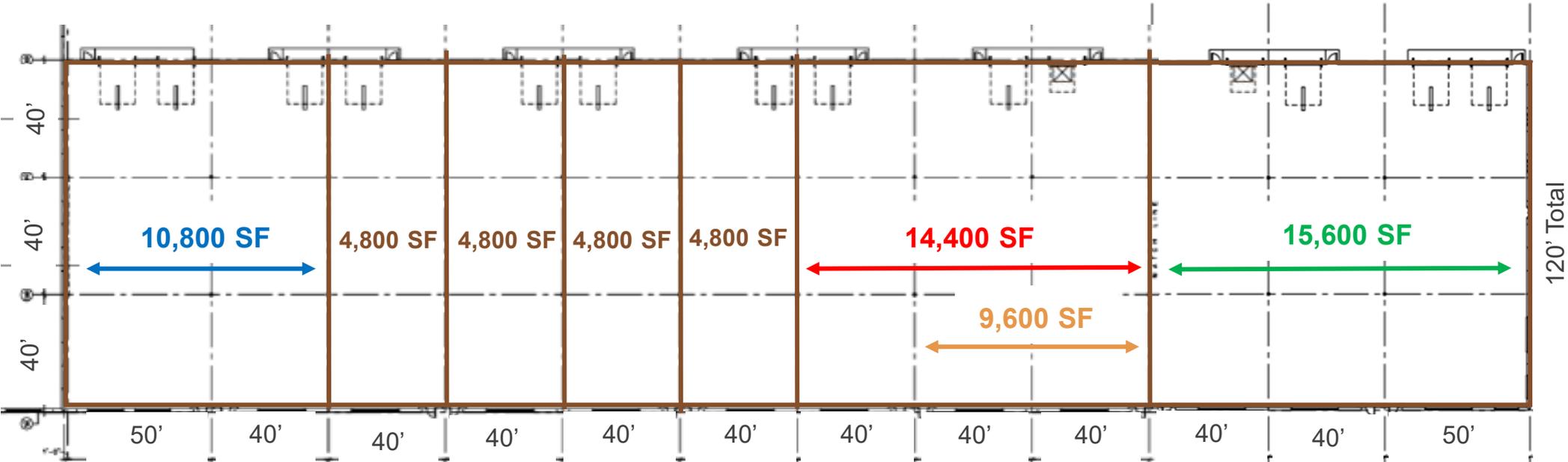

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# FLOOR PLAN - SOUTH END

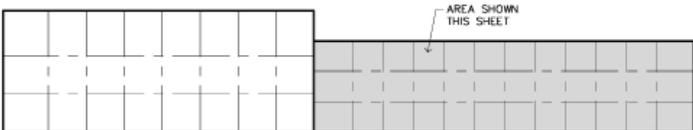
DEMISABLE OPTIONS



**4,800 - 44,400 SF AVAILABLE**

12 Drive-In's | 2 Dock's

NORTH  
←



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# NEARBY AMENITIES



FOR LEASE | I-94 & Manning Business Center  
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# DEMOGRAPHICS



POPULATION  
(2025)

**81,853**

MEDIAN HH  
INCOME (2025)

**\$167,294**

UNEMPLOYMENT  
RATE

**1.27%**

DAILY I-94  
TRAFFIC

**164,000 Cars**

DAILY  
694/494 TRAFFIC

**190,000 Cars**

FOR LEASE | I-94 & Manning Business Center  
Mark Young 651-233-2435

# CONTACT

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