

# RICH VALLEY

## BUSINESS CENTER

3855 145<sup>TH</sup> ST E  
ROSEMOUNT, MN



**FOR LEASE UP TO 400,400 SF**

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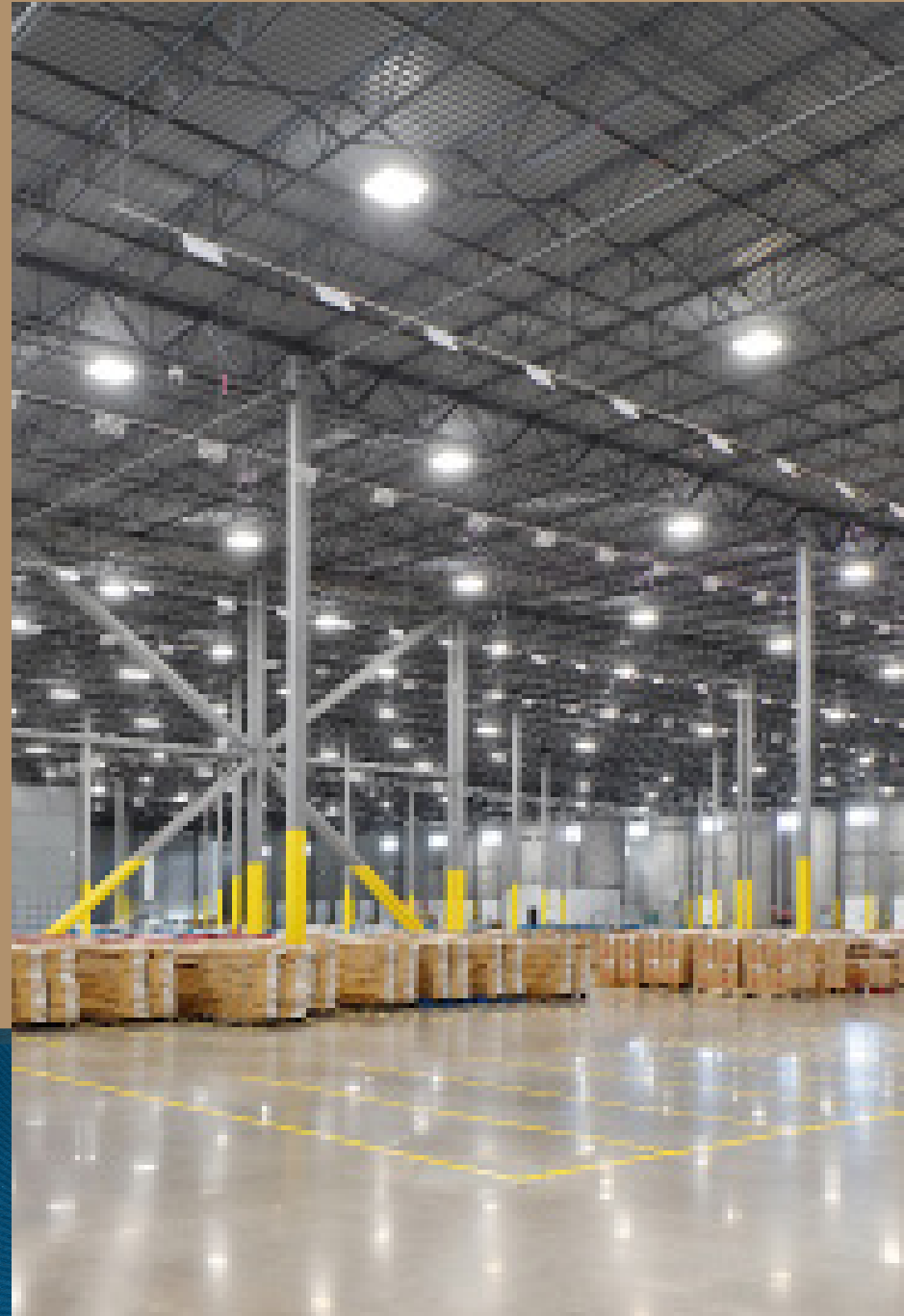
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# PROPERTY OVERVIEW

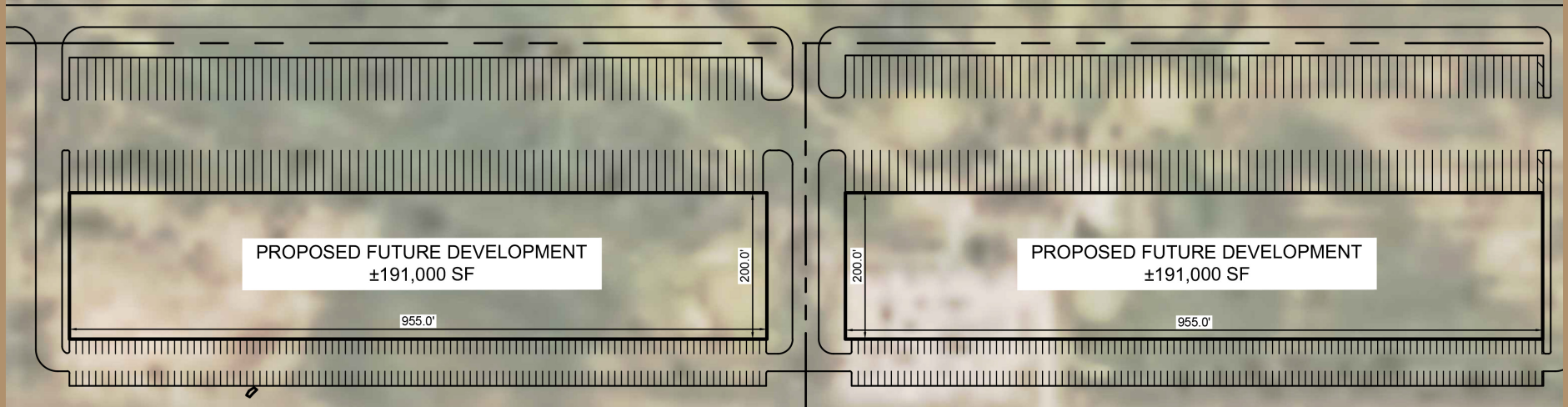
<b>SPACE AVAILABLE</b>	Building 1: 191,000 SF Building 2: 191,000 SF Ability to modify site plan for a total of 400,400 SF
<b>SITE AREA</b>	30.1 acres
<b>CLEAR HIEGHT</b>	32' (ability to modify)
<b>LOADING</b>	Docks & Drive-ins
<b>COLUMN SPACING</b>	50' x 50' with 60' speed bay
<b>BUILDING DEPTH</b>	210' x 260'
<b>AUTO PARKING</b>	Ample
<b>TRAILER PARKING</b>	Ample
<b>SPRINKLER</b>	ESFR
<b>LEASE RATES</b>	Negotiable

(Ability to modify building specs)

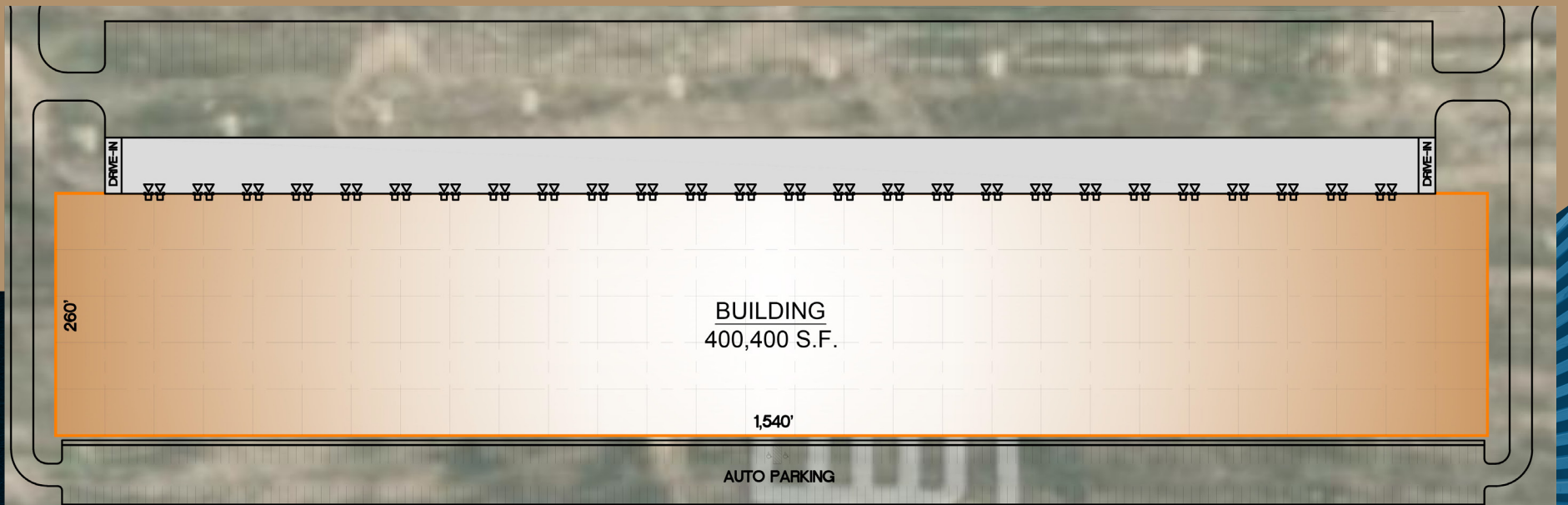


# FLOOR PLAN

## CONCEPT A



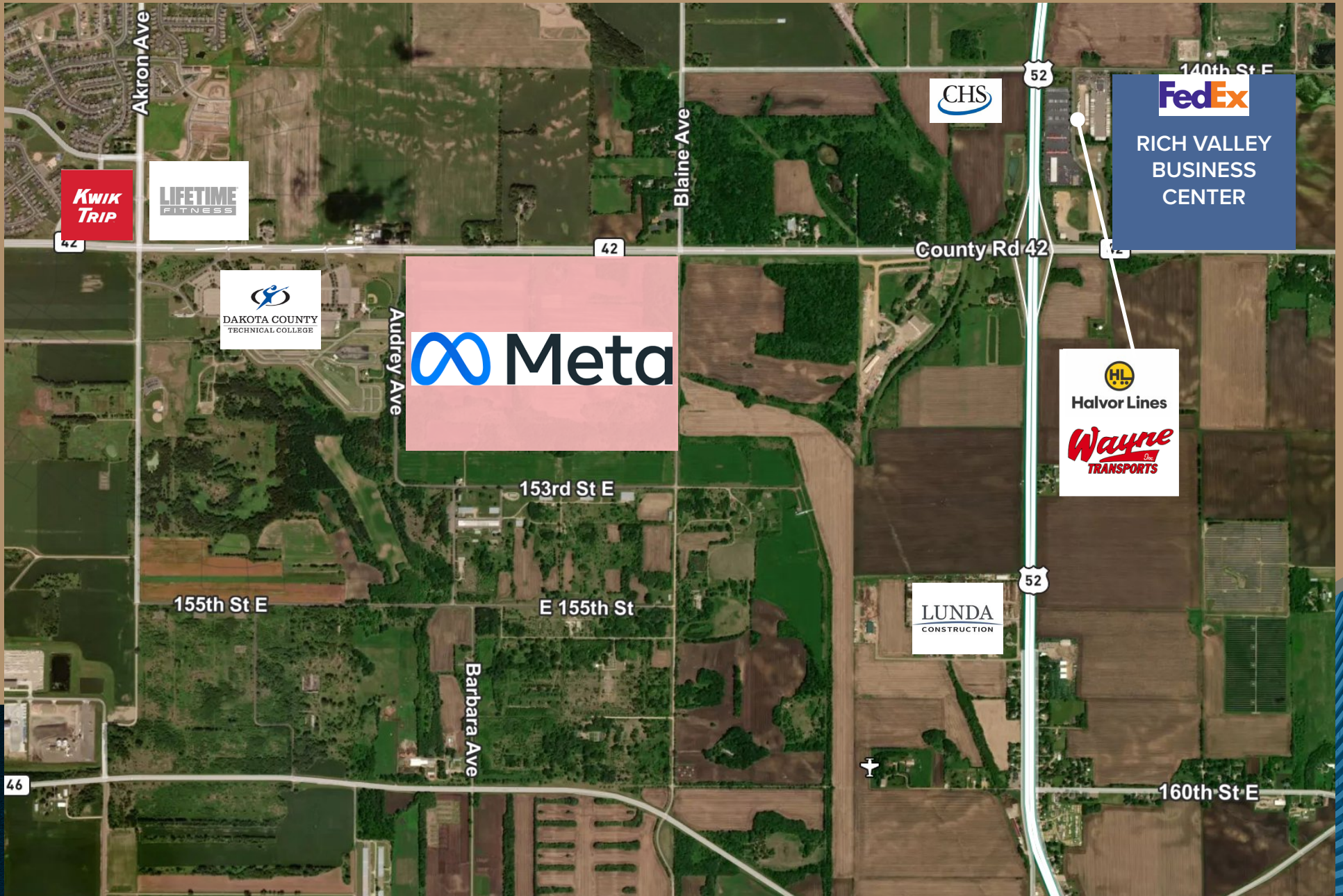
## CONCEPT B



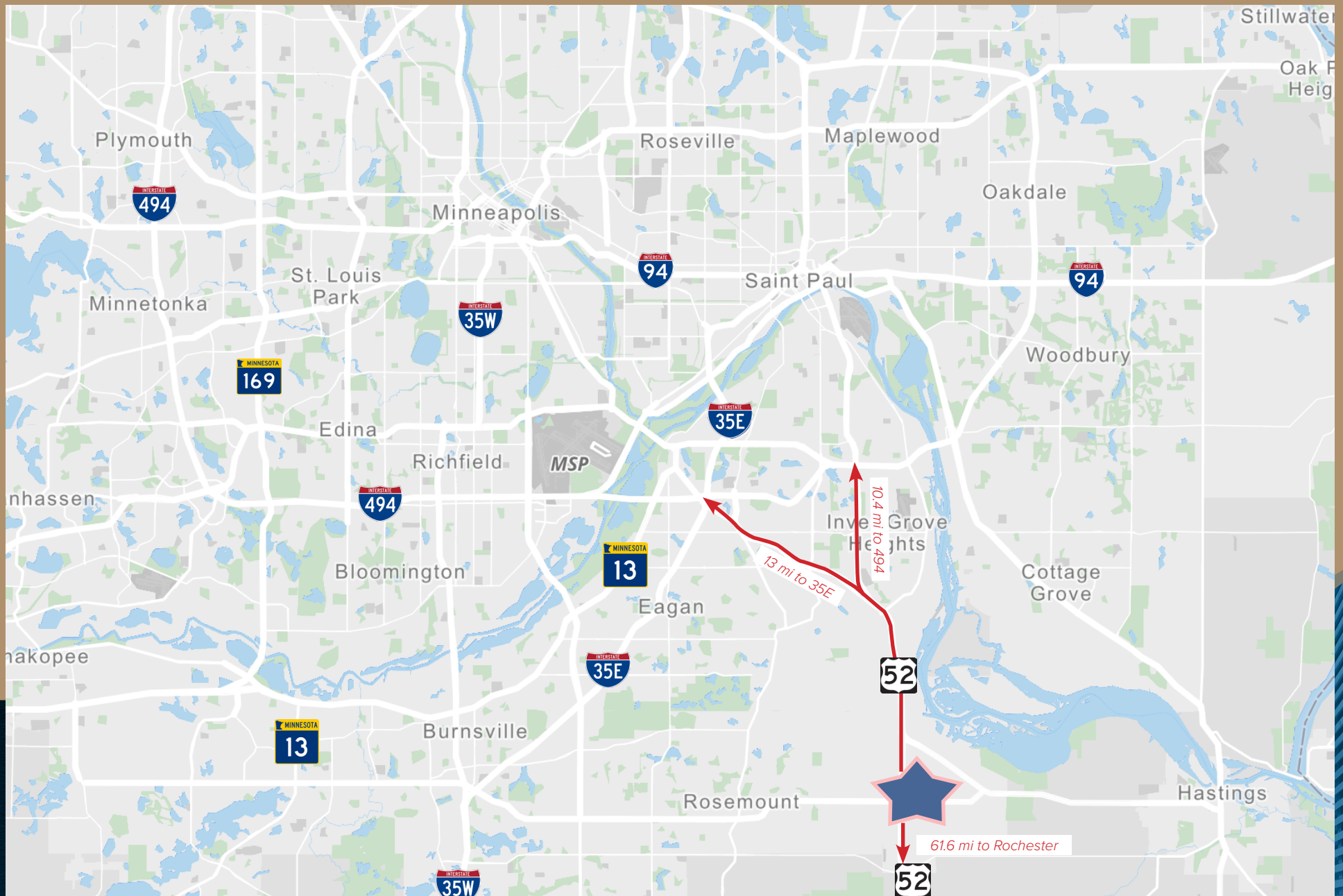
# SITE PLAN



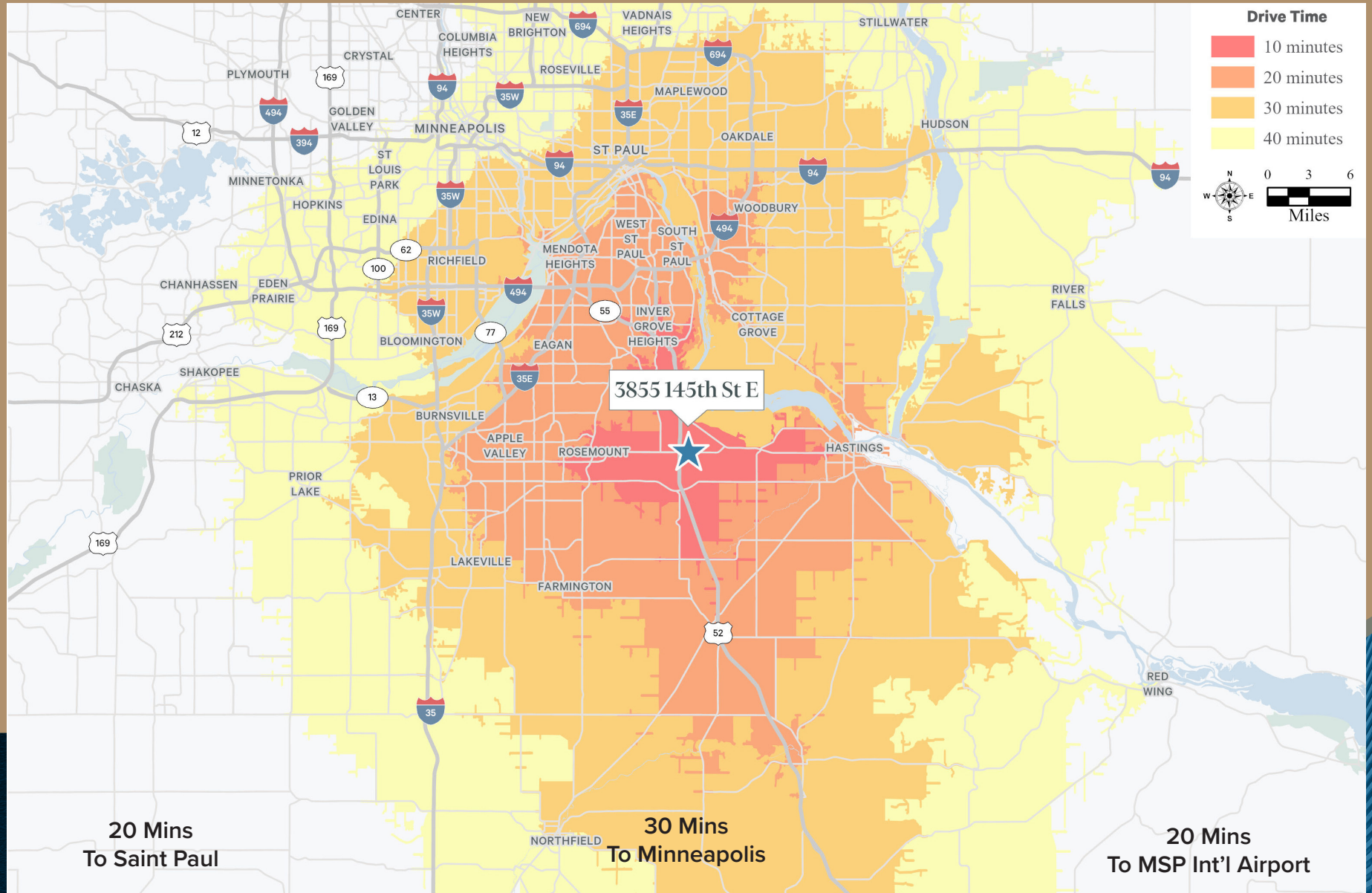
# LOCATION MAP



# REGIONAL MAP



# DRIVE TIME MAP



# WHY SCANNELL

At Scannell Properties, our proven turnkey development model ensures we consistently meet our client's unique business needs by providing innovative building solutions that improve operational efficiencies and productivity, while delivering the highest quality construction at the most competitive cost.

## CONTACT

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## EXPERIENCE

29 years / 450 projects / 114,000,000 square feet developed

## GEOGRAPHIC REACH

In Northern America: 44 states, 3 Canadian Provinces  
In Europe our focus is on the core markets of France, Italy, Germany, the Netherlands, Spain and the UK

## RESOURCES

In-house team of architects, engineers, development managers, finance, legal and construction management with local market knowledge throughout the U.S and Europe.

## EXPERTISE

National build-to-suit and speculative development of industrial, office, retail, government and multi-family facilities

## CAPITALIZATION

Financial capacity that allows us to fund investments and developments of any size, type or location without reliance on joint venture or third party equity sources, which ensures our ability to execute and deliver projects on time.

## STRUCTURE

Flat organization that enables us to provide clients with greater accessibility to decision makers, faster response times, fluid communications and flexibility to changing conditions and client needs.

**CBRE**

