

**FOR LEASE**

Owned and Operated by



# Carmen Distribution Center

6240 Carmen Avenue, Inver Grove Heights, MN

## 72,738 SF

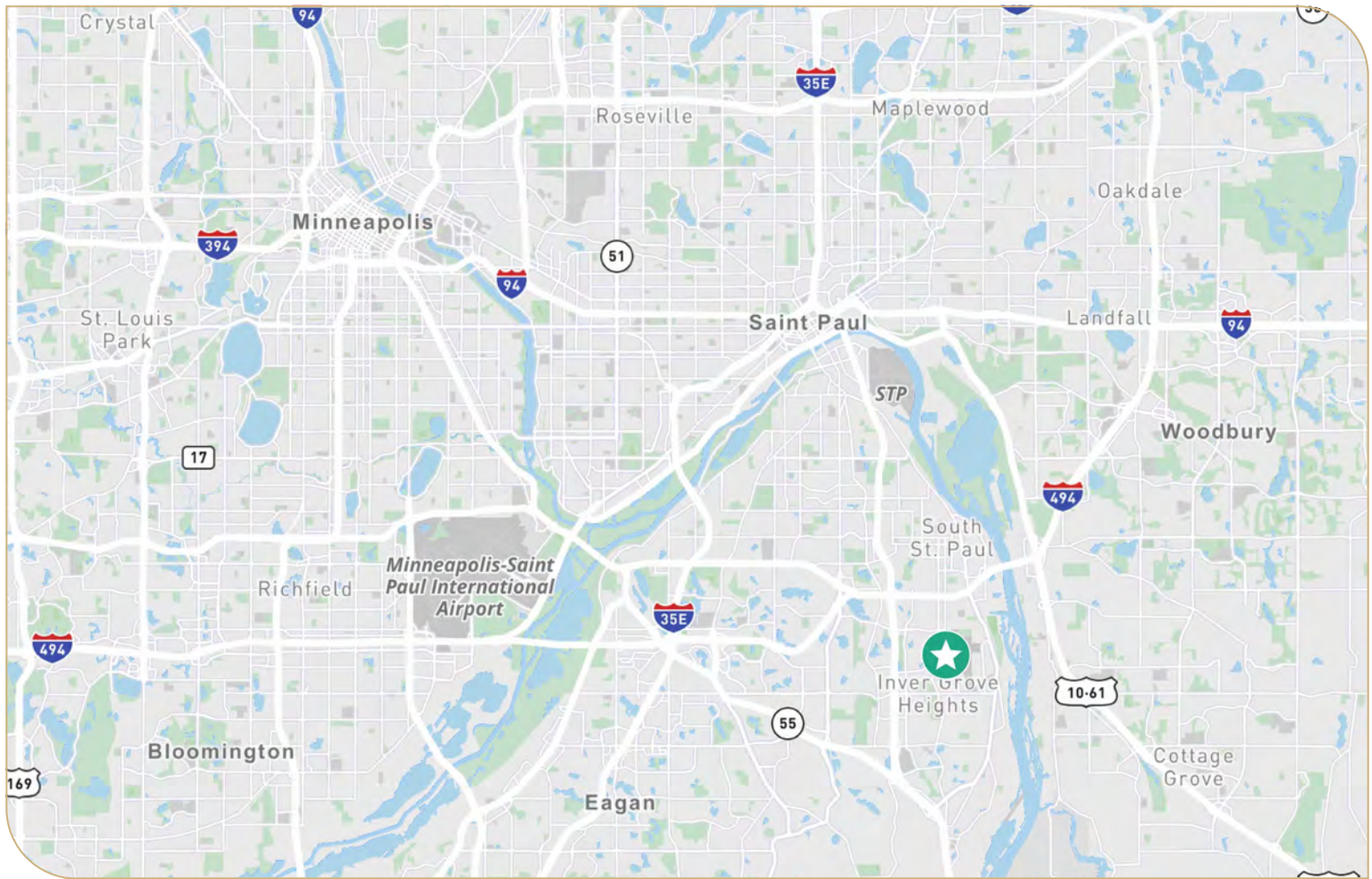


### LEASING INFO & CONTACT

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



## Property Specifications

**Total Building SF: 174,180**

**Available Suite 6240: 72,738 SF**

**Office: 3,039 SF**

**Whse: 69,699 SF**

**Loading: 12 docks**

**Lease Rate: Negotiable**

**Available: 6/1/2025**

**Clear Height: 36'**

**Sprinkler: ESFR**

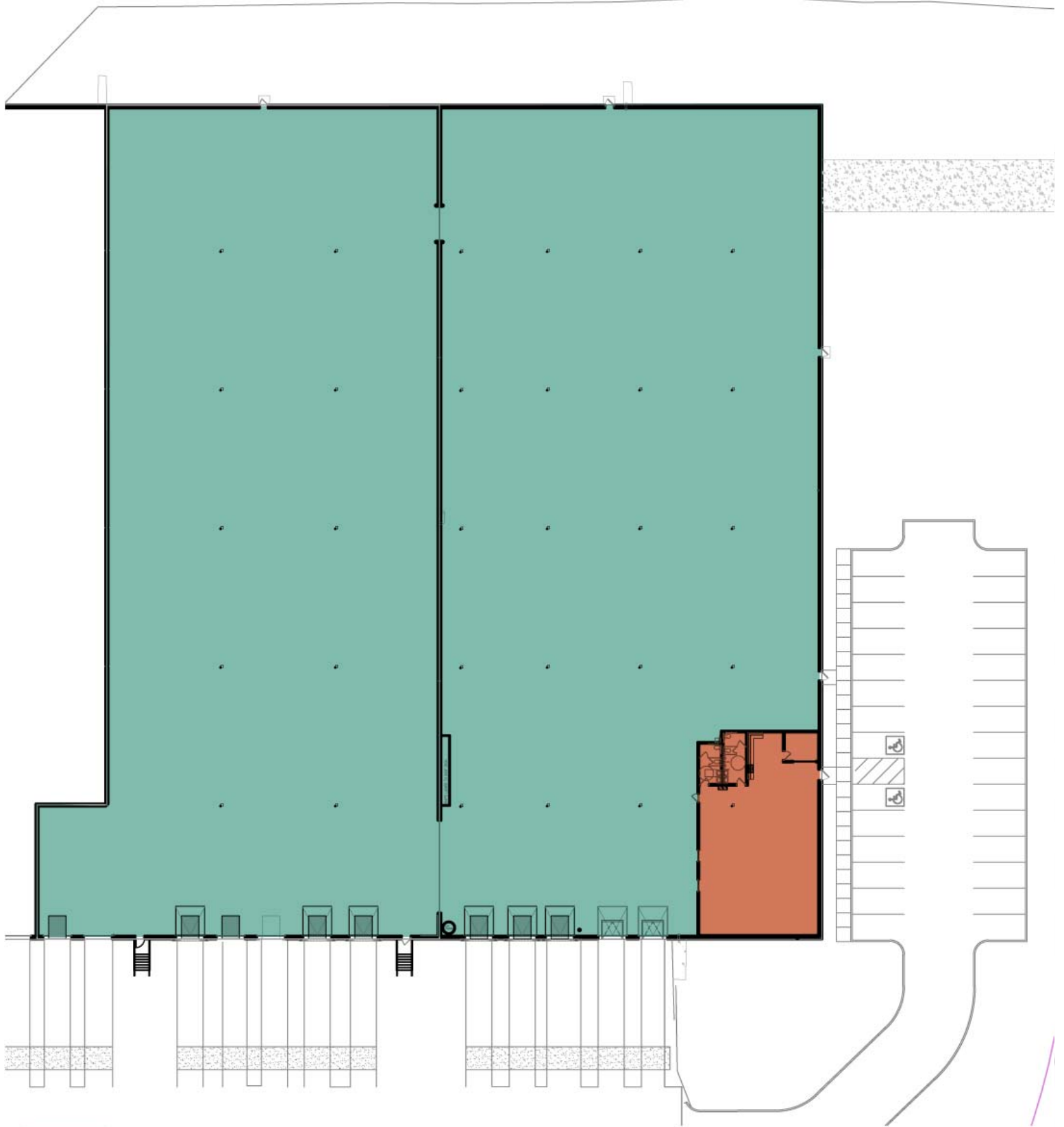
**Est. 2024 Tax & CAM: \$2.86**

**Year Built: 1988**

**Site: 13.4 Acres**

## LINK LOGISTICS

is Blackstone's industrial real estate operating platform. LINK currently operates a national portfolio of high-quality, welllocated industrial assets totaling over 430 million square feet throughout the U.S. LINK is the largest owner of industrial real estate in the Mpls/St. Paul market by a wide margin with 15M SF. Tenants can benefit substantially by being able to relocate to spaces within the portfolio during their lease term when their needs change.



 **Warehouse: 69,699 SF**

 **Office: 3,039 SF**

**TOTAL: 72,738 SF**

