



 **JLL** SEE A BRIGHTER WAY

For lease

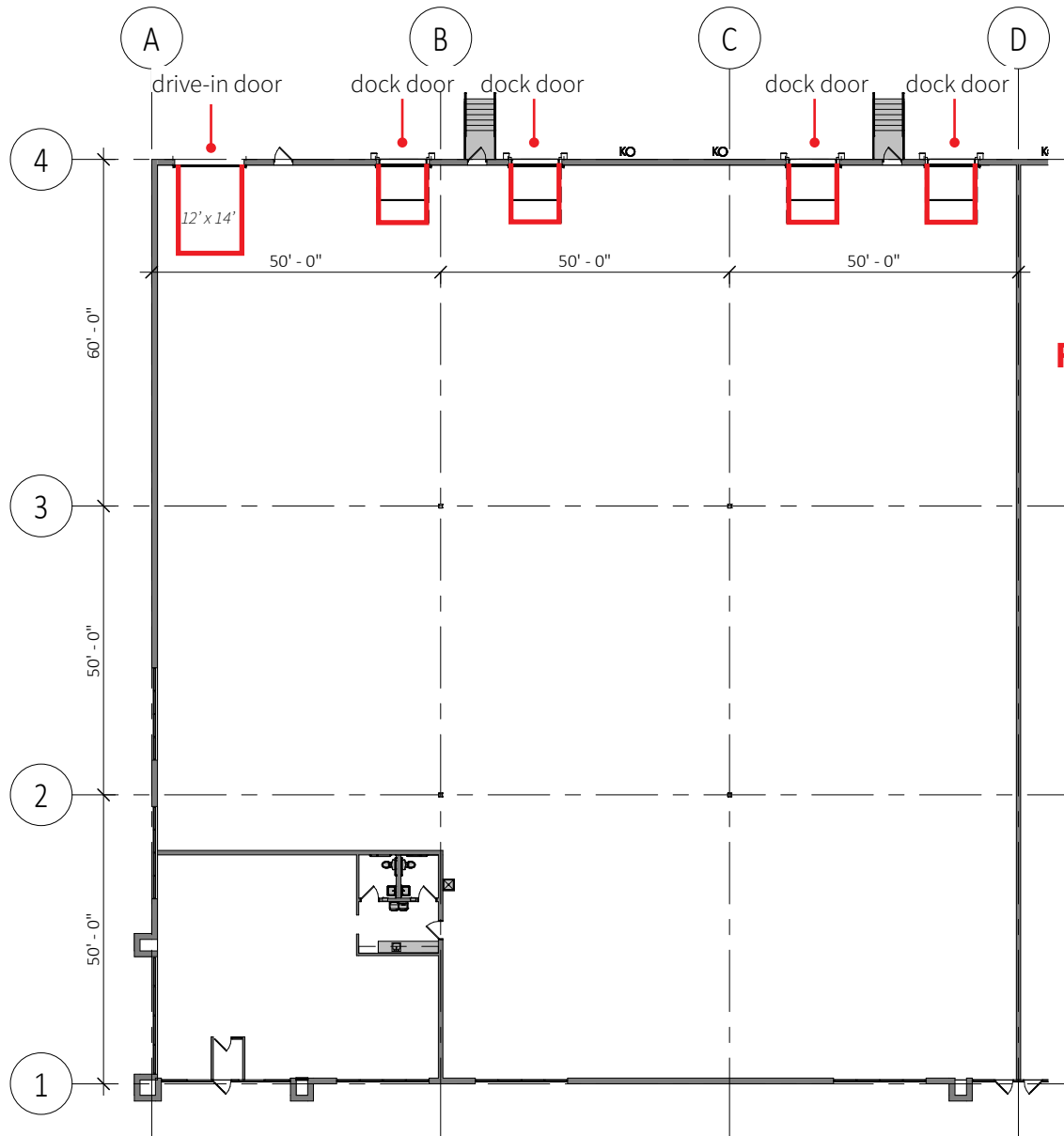
InverPoint Business Park II
8360 Courthouse Blvd, Inver Grove Heights, MN
24,055 - 48,351 SF Available

Building specifications

Building size	96,406 SF
Suite 100	2,000 SF Office 22,055 SF Warehouse 24,055 SF SF Total
Suite 200	2,514 SF Office 45,837 SF Warehouse 48,351 SF SF Total
Lot size	6.41 acres
Year built	2022
Clear height	28'
Dock doors	Suite 100: Four (4) dock doors (9' x 10' w/ levelers) Suite 200: Six (6) dock doors (9' x 10' w/ levelers)
Drive-in doors	Suite 100: One (1) drive-in doors (12' x 14') Suite 200: Two (2) drive-in doors (12' x 14')
Power	Suite 100: 200 amps, 480-volt, 3-phase Suite 200: 250 amps, 480-volt, 3-phase
Column spacing	50' x 50' with 60' speed bay
Truck court depth	180'
Parking	108 stalls
Zoning	I-2
Sprinkler	ESFR
Lease rate	Negotiable
2026 Tax/CAM	\$4.74 PSF
Date available	Suite 100: Available 2/1/2027 Suite 200: Available Now

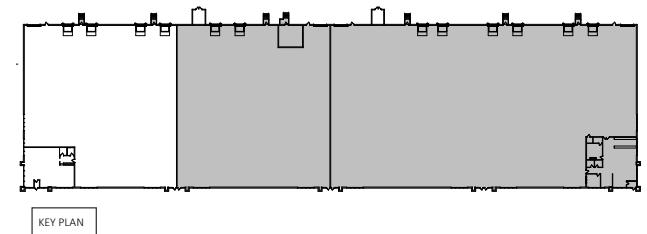


Floor plans - Suite 100



2,000 SF Office
22,055 SF Warehouse
24,055 SF SF Total

Four (4) dock doors (9' x 10' w/ levelers)
One (1) drive-in door (12' x 14')



Floor plans - Suite 200

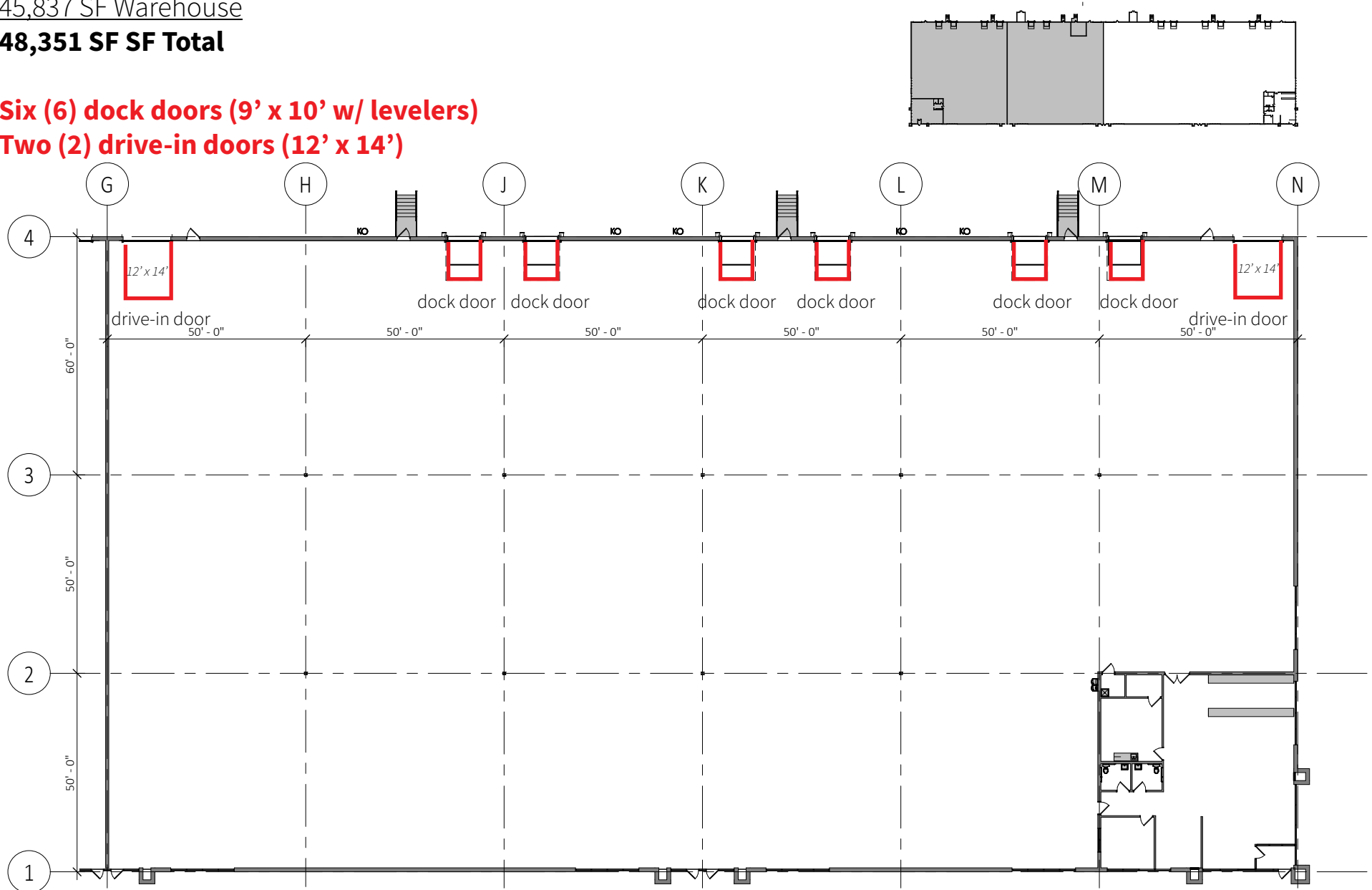
2,514 SF Office

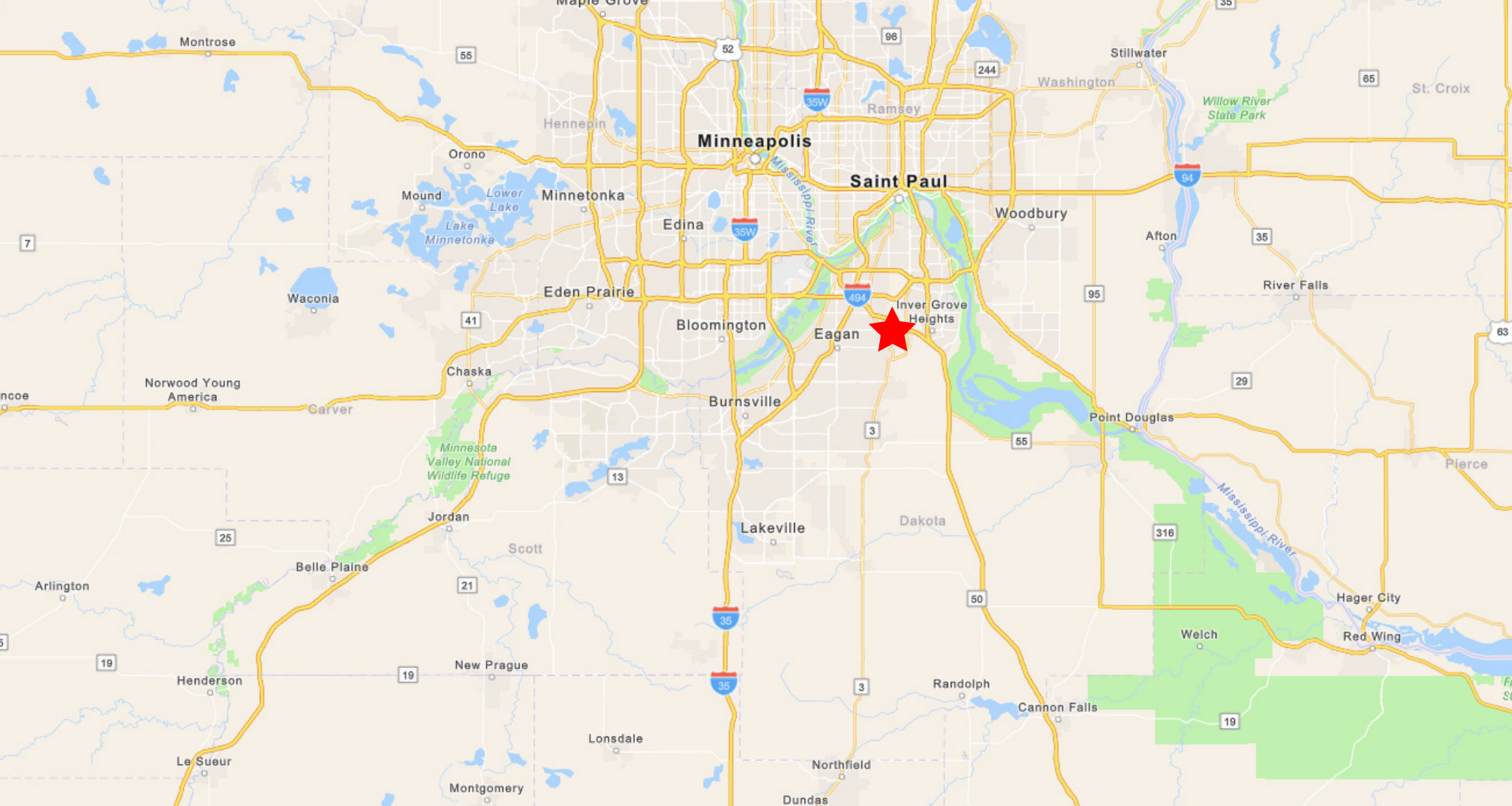
45,837 SF Warehouse

48,351 SF SF Total

Six (6) dock doors (9' x 10' w/ levelers)

Two (2) drive-in doors (12' x 14')





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