



OBSIDIAN
GROUP



WAREHOUSE/INDUSTRIAL

FOR LEASE

Parkway Pointe IV | 4457 White Bear Parkway, White Bear Lake, MN 55110



CONTACT US

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Parkway Pointe IV is a multi-tenant industrial property in White Bear Lake a minute away from the easy on/off ramp of Interstate 35E. The space has been used for a light manufacturing use and is equipped with a 12-foot drive-in door, 16-foot clear height, a unisex bathroom, some office space, and primarily warehouse. This desirable end-cap space has been occupied for over a decade and is coming available Q2 2025.

SUITE NUMBERS

E (end-cap unit)

AVAILABLE SIZES

3,258 SF

LEASE RATE AND TYPE

\$10.00/SF Net

CAM

\$5.59/SF

PREVIOUS USE

Light Manufacturing

YEAR BUILT

1995

ZONING

DBD - Diversified Business
Development

PERMITTED USES

Manufacturing, warehouse,
R&D, and others



GENERAL HIGHLIGHTS

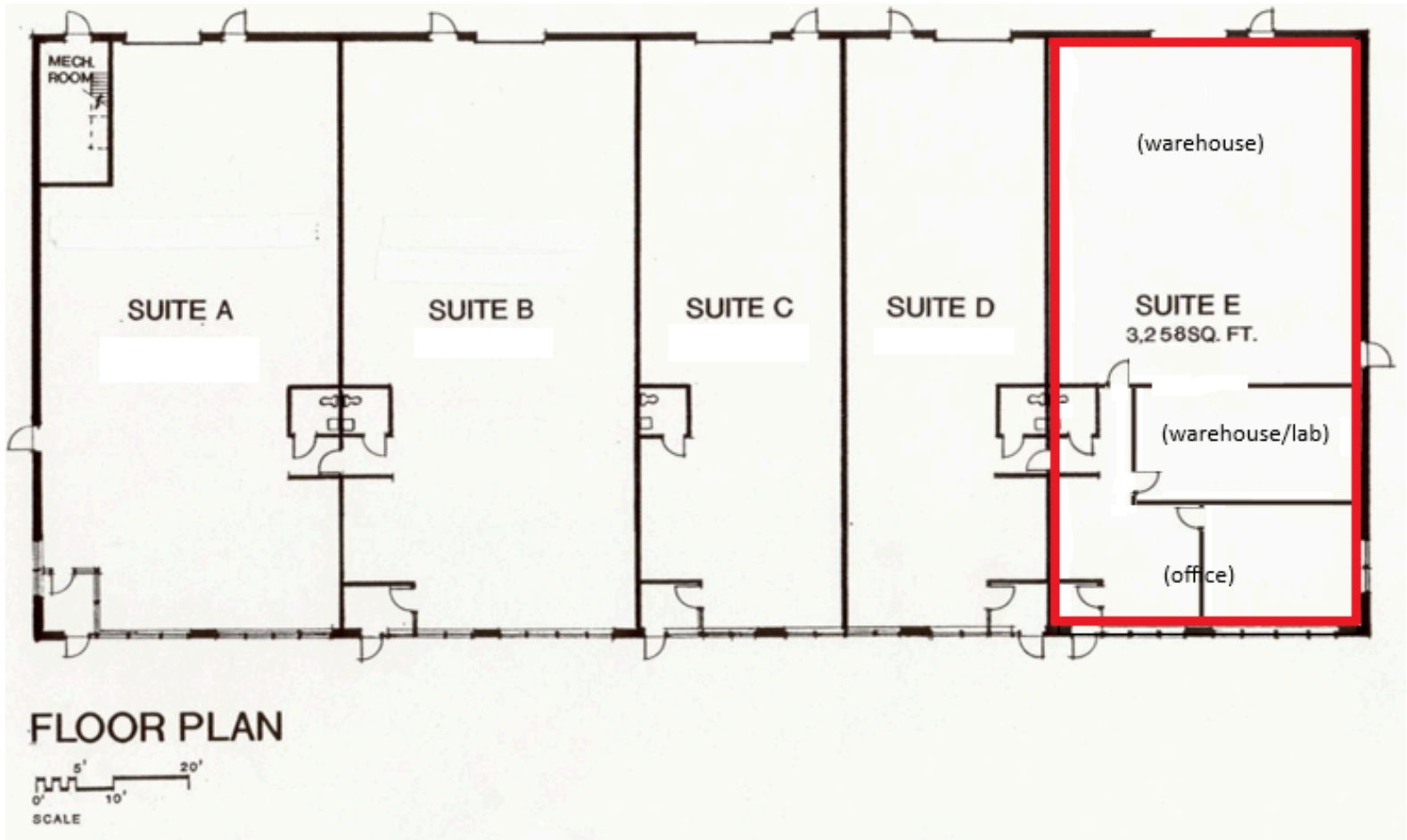
AVAILABILITY	April 1, 2025	HVAC:	Heat throughout, AC only in office
SPRINKLER SYSTEM:	Yes	DRIVE-IN DOOR:	One 12-foot high door
DOCK DOOR:	None	CLEAR HEIGHT:	16 Feet
OFFICES:	1 Large office	BATHROOMS:	1
PARKING:	Uncovered parking available	PROXIMITY TO HIGHWAY:	1 Minute drive to Interstate 35E
BEST USES:	R&D, light manufacturing, contractor shops, warehousing/storage, training facilities, professional business, etc		

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SUITE E 3,258 Square Feet (905 SF Office and 2,353 SF Warehouse)



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POPULATION	1 MILE	3 MILES
POPULATION	6,778	43,322
MEDIAN AGE	47.10	44.40
DAYTIME EMPLOYEES	4,267	26,584
POPULATION GROWTH '24-'29	-2.48%	-2.57%
HOUSEHOLDS	1 MILE	3 MILES
HOUSEHOLDS	3,138	17,921
MEDIAN HH INCOME	\$88,081	\$90,134
HOUSEHOLD GROWTH '24-'29	-2.77%	-2.81%

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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