

HEMPEL Development Presents

**Brockton Business Park**

**10585 CR 101**  
**Corcoran, MN 55374**

**BREAKING GROUND EARLY 2025!**

**286,000 SF FOR LEASE**  
**SPECULATIVE WAREHOUSE**  
**WITH TRAILER PARKING**



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## AREA FEATURES

- 286,000 SF of Spec Warehouse in Phase 1
- **City Entitlements are Underway**
- Dayton Parkway Interchange is now open
- 610 Extension to be completed in early 2025
- Build-to-Suit or Build-to-Own 100,000-600,000 SF
- Bulk Distribution
- Trailer Parking Available
- I-1 Light Industrial Zoning
- Direct access to I-94 and Hwy 610
- 25 miles to Minneapolis
- 36 miles to MSP Airport
- First class industrial park including Fed Ex, Graco, King Solutions, Medline, Verativ, and more
- Local amenities including: Wendy's, Taco Bell, Denny's, Arby's, Walgreens, Culvers, Target, Cabela's, and Starbucks

## BROCKTON BUSINESS PARK

offers 286,000 SF of warehouse space just off the new Dayton Parkway Interchange. The warehouse is available for lease or sale to users that need bulk warehouse space with possible trailer parking. The buildings will be rear loaded with the ability to build office space for corporate headquarters.

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# STAGES OF CONSTRUCTION COMPLETED

- SITE GRADED
- SLABS POURED
- WALLS TILTED
- ROOF INSTALLED
- SHELL COMPLETED
- PAVING COMPLETED



**BROCKTON  
BUSINESS PARK**

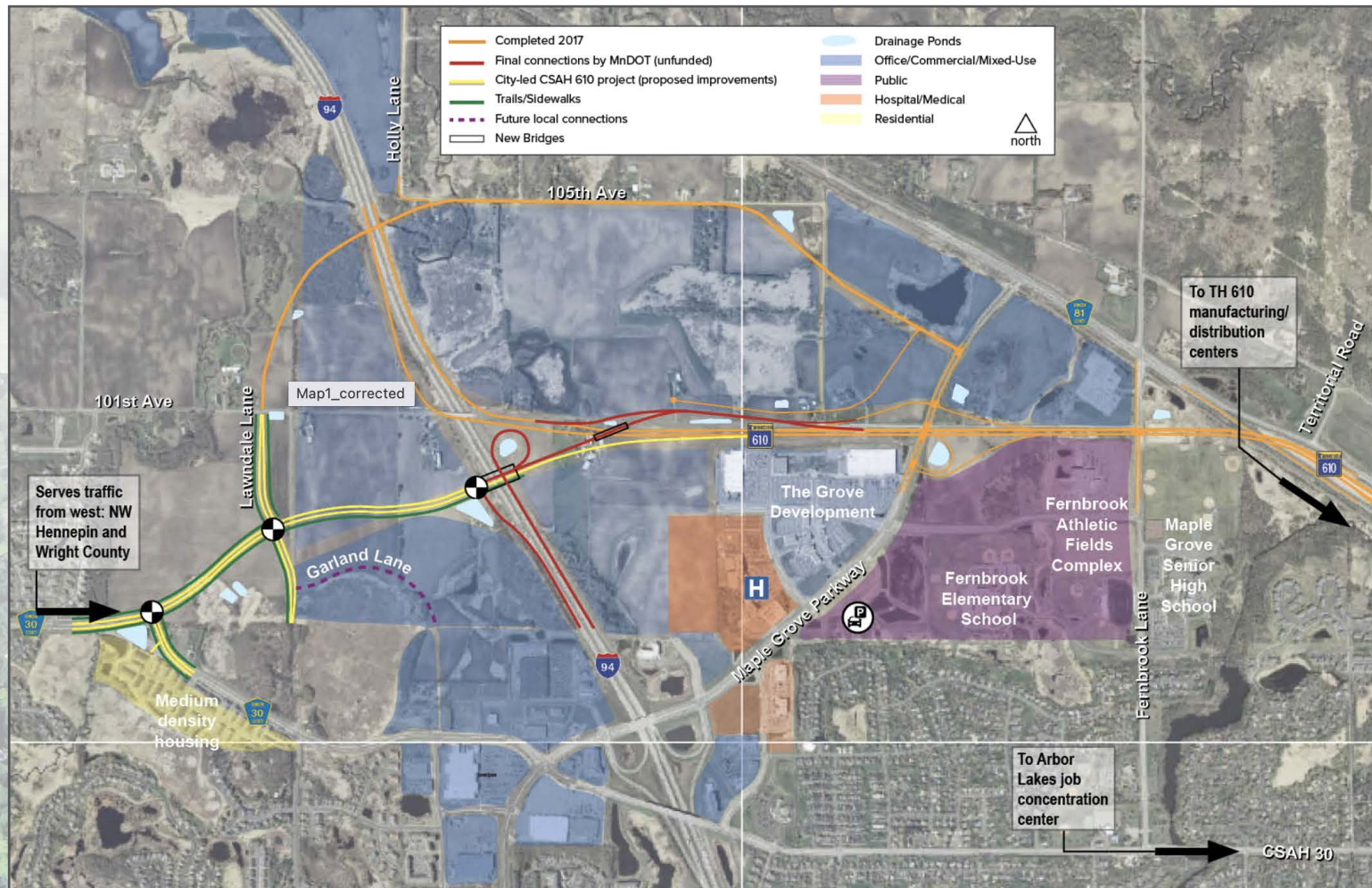


**Hwy 610 Extension to  
be completed in 2026**

# HIGHWAY 610 EXTENSION PROJECT

The 610 Extension Project will provide the final connections between Trunk Highway 610 to County Road 30 to complete the roadway system envisioned as part of the overall TH 610 project. It provides improved regional and local connections to I-94, TH 610, and County Road 30. The County Road 30 corridor, as it extends to the west, serves a larger area between Highway 55 and I-94 that currently goes unserved.

The project consists of a 4-lane roadway connection between County Road 30 and I-94, a connection across I-94 to Highway 610, and ramps to I-94 Eastbound and from I-94 Westbound to the 610 extension, as shown here.



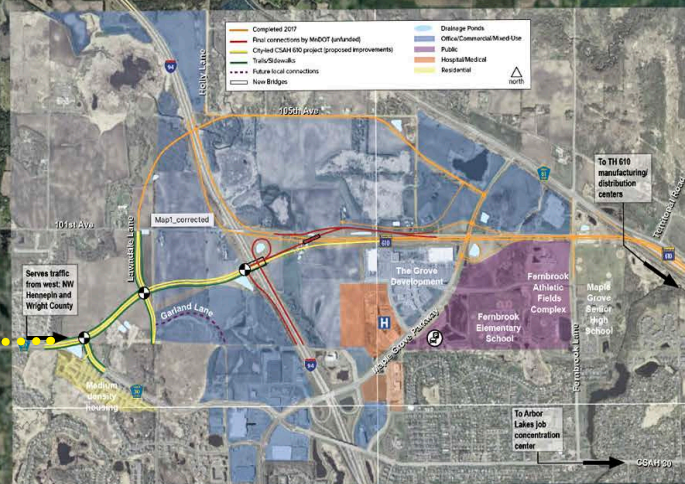
ROGERS INDUSTRIAL SUBMARKET

DAYTON INDUSTRIAL SUBMARKET

Dayton Parkway Interchange  
1 minute drive to site

BROCKTON BUSINESS PARK

Hwy 610 Extension Completes in 2026

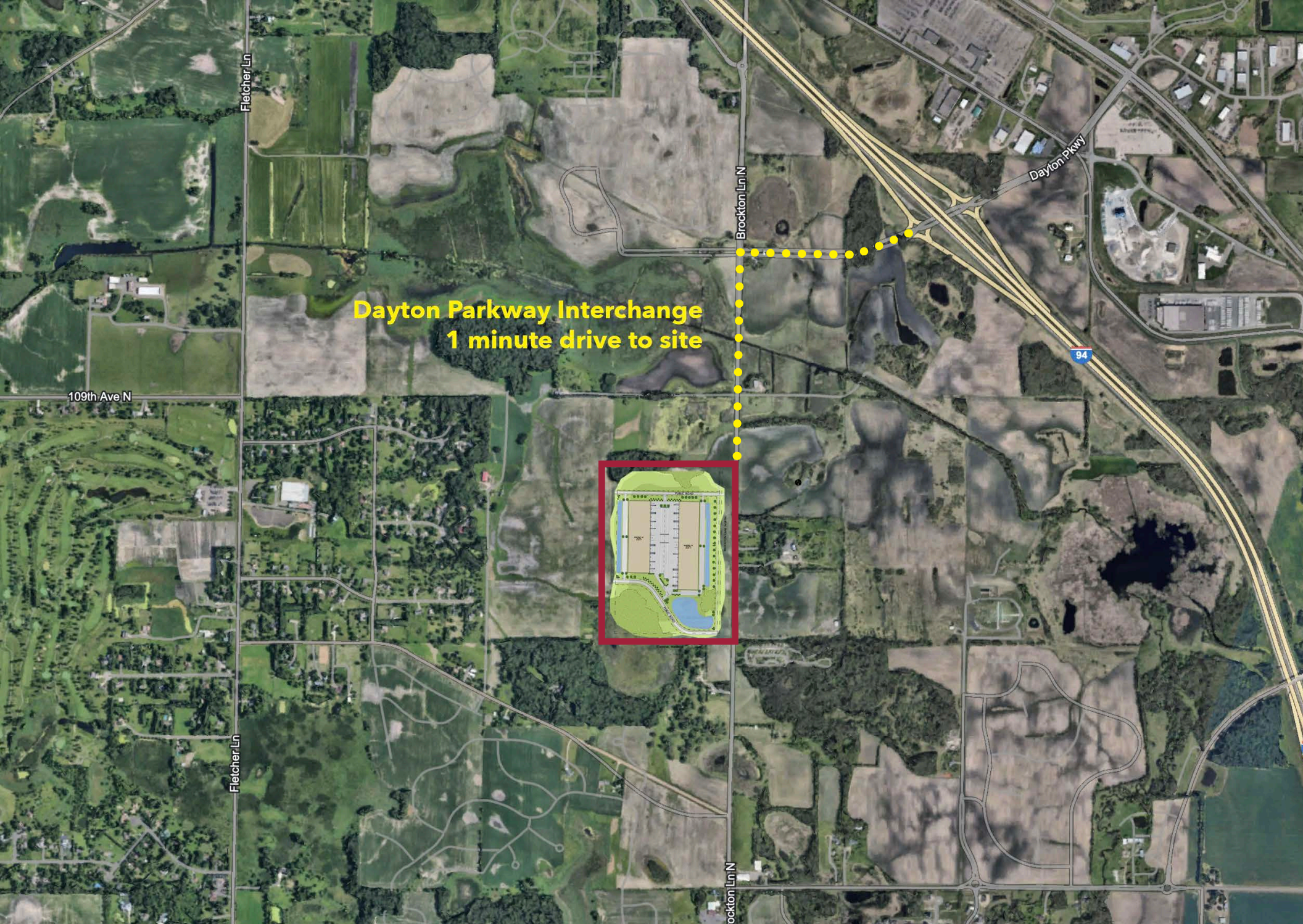


New Highway 610 Interchange  
2 minute drive to site

### STRENGTHS

- Proximity to Rogers/Dayton industrial districts
- Immediate access to I-94 via Dayton Pkwy interchange
- Secondary access to I-94 via new Hwy 610 extension
- 6 minute drive to I-94/Maple Grove Parkway retail

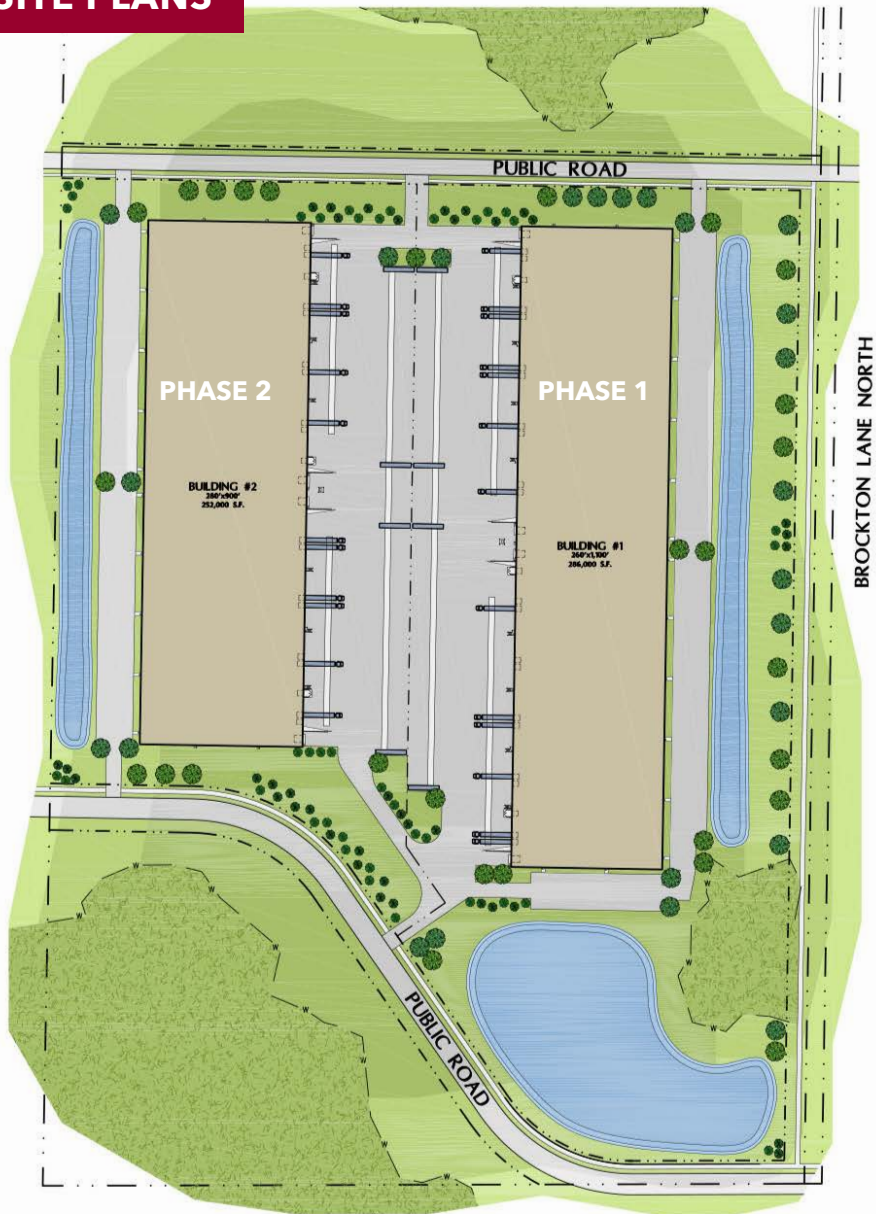
BROOKLYN PARK INDUSTRIAL SUBMARKET



**Dayton Parkway Interchange**  
**1 minute drive to site**



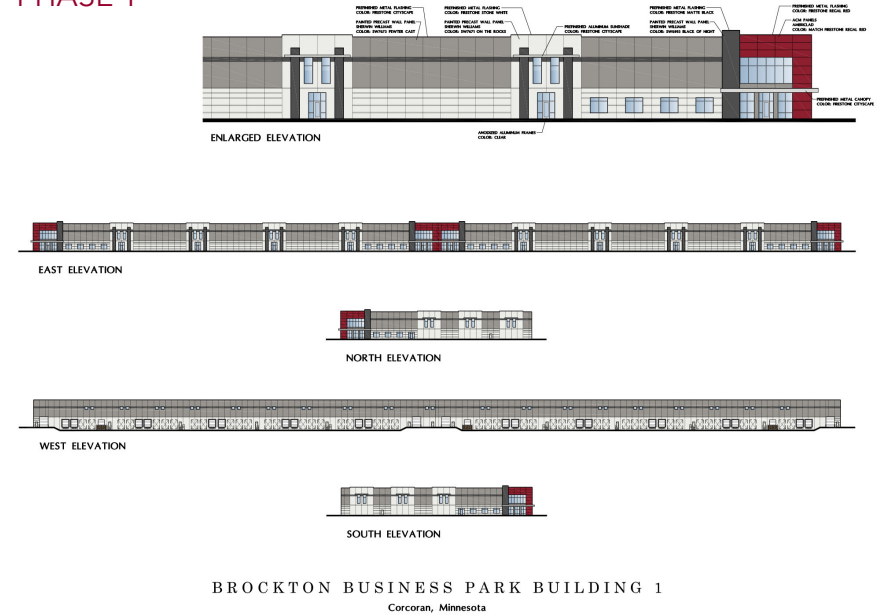
# SITE PLANS



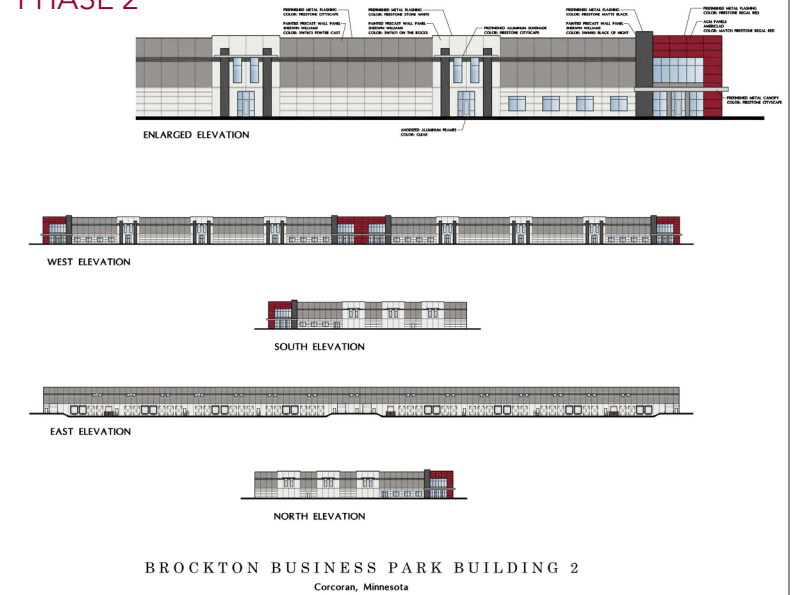
## BROCKTON BUSINESS PARK

Corcoran, Minnesota

### PHASE 1



### PHASE 2



# MINNESOTA ONE OF THE FASTEST GROWING STATES

## Minnesota Stats

**#1**

**FRIENDLIEST STATE**

– Big 7 Travel

**#2**

**STATE FOR FAMILIES**

– Wallethub

**#5**

**BEST STATE OVERALL**

– U.S. News

**#9**

**STATE FOR BUSINESS**

– CNBC

## Twin Cities Economic Breakdown

**4,085,415**

Twin Cities  
Population

**2.7%**

Unemployment  
Rate

**\$87,397**

Median Household  
Income

**9.8%**

Corporate Income  
Tax Rate

**2.8%**

Job Market  
Increase  
(over previous Year)





COMMERCIAL REAL ESTATE SERVICES

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