

FOR LEASE > CLASS A INDUSTRIAL > NEW CONSTRUCTION

212 Commerce Center

2100 Commerce Drive | Carver, MN 55315



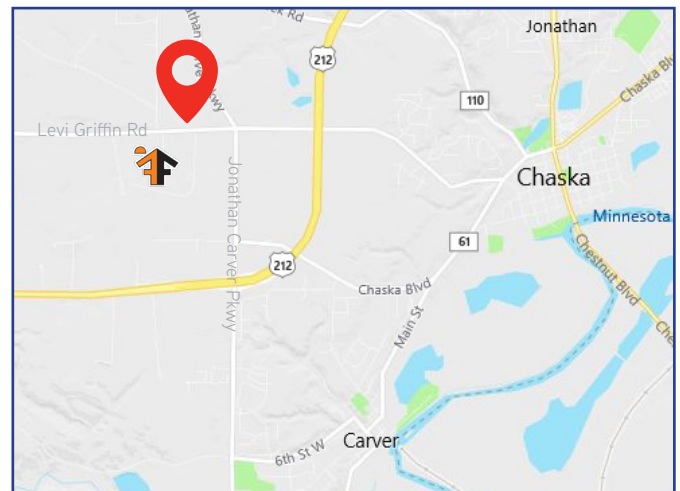
Accelerating success.



AVAILABLE FOR IMMEDIATE OCCUPANCY

BUILDING AMENITIES

- > 154,440 SF Class A Industrial building
- > New construction
- > 32' clear height
- > Dock and drive-in loading
- > Prominent window line in office and clerestory windows in warehouse
- > Abundant parking
- > Ability to expand building and develop Phase II building of 250,000 SF
- > Excellent access to Highway 212



CONTACT US >

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FOR LEASE › CLASS A INDUSTRIAL › NEW CONSTRUCTION



September 2019



September 2019

BUILDING HIGHLIGHTS

BUILDING SIZE

154,440 SF

- Expandable to 244,530 SF

AVAILABLE

51,857 SF

- Divisible to 24,000 SF
- Expandable to 141,947 SF

NET RENTAL RATE

\$5.50 psf Warehouse
BTS Office

2019 & 2020 EST. CAM/TAX

\$0.05 PSF RE Taxes
\$0.75 PSF CAM

\$0.80 PSF Total

LOADING

- 4 Dock doors (9'x10')
- 2 Drive-in doors (14'x14')
- Ability to add more

YEAR BUILT

2019

CLEAR HEIGHT

32'

DIMENSIONS

54' x 50' column spacing
60' speed bay
265' building depth

TRUCK COURT

135' depth
60' concrete apron

LIGHTING

LED

SPRINKLER

ESFR System

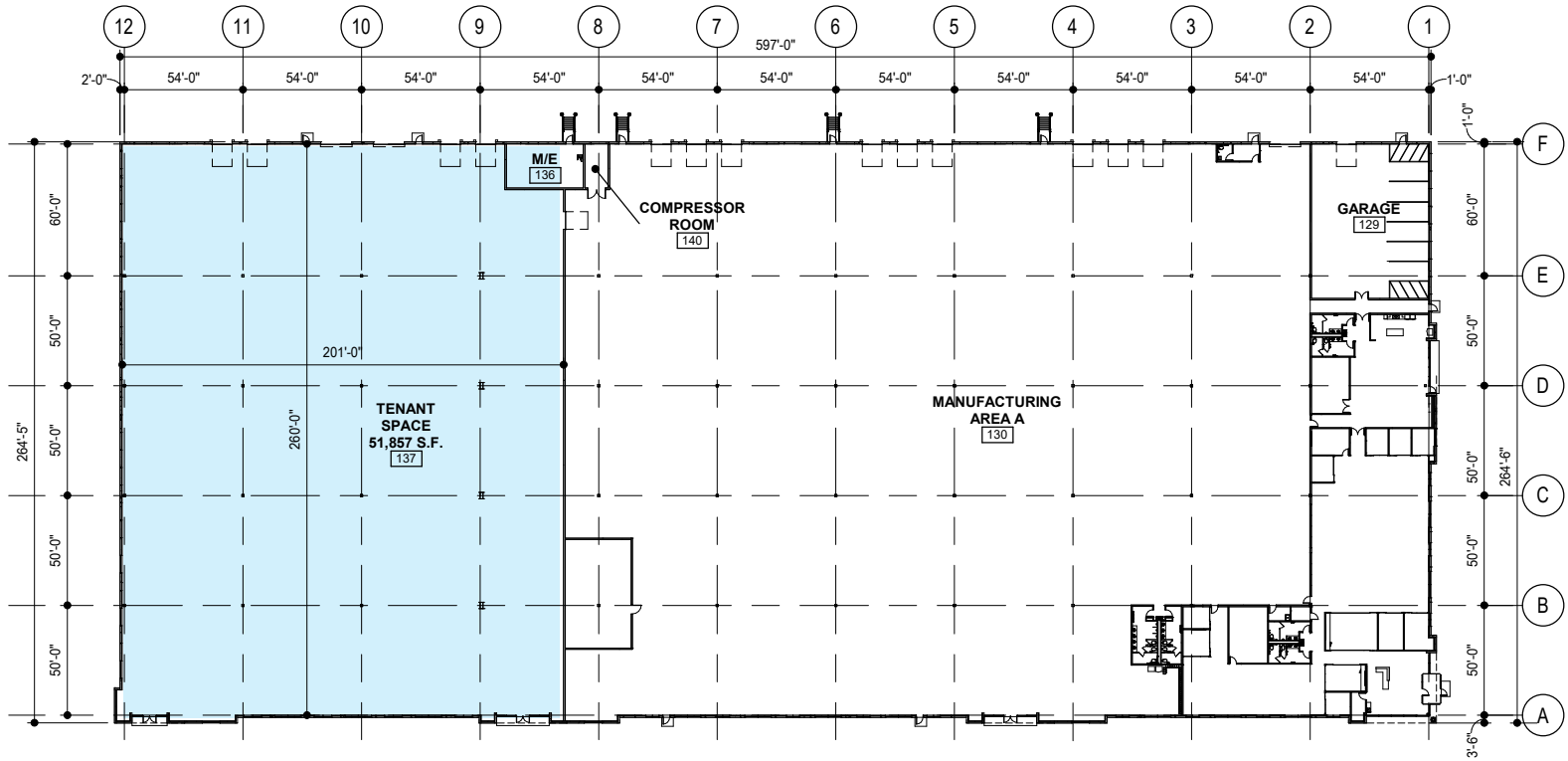
TRAILER PARKING

Available

SITE ATTRIBUTES

- Immediate access to Hwy 212
- Flexibility in space size and lease term
- Significant window line
- Clerestory windows throughout warehouse

FLOOR PLAN > 51,857 SF TOTAL



SITE PLAN >



