



 **JLL** SEE A BRIGHTER WAY

# For lease

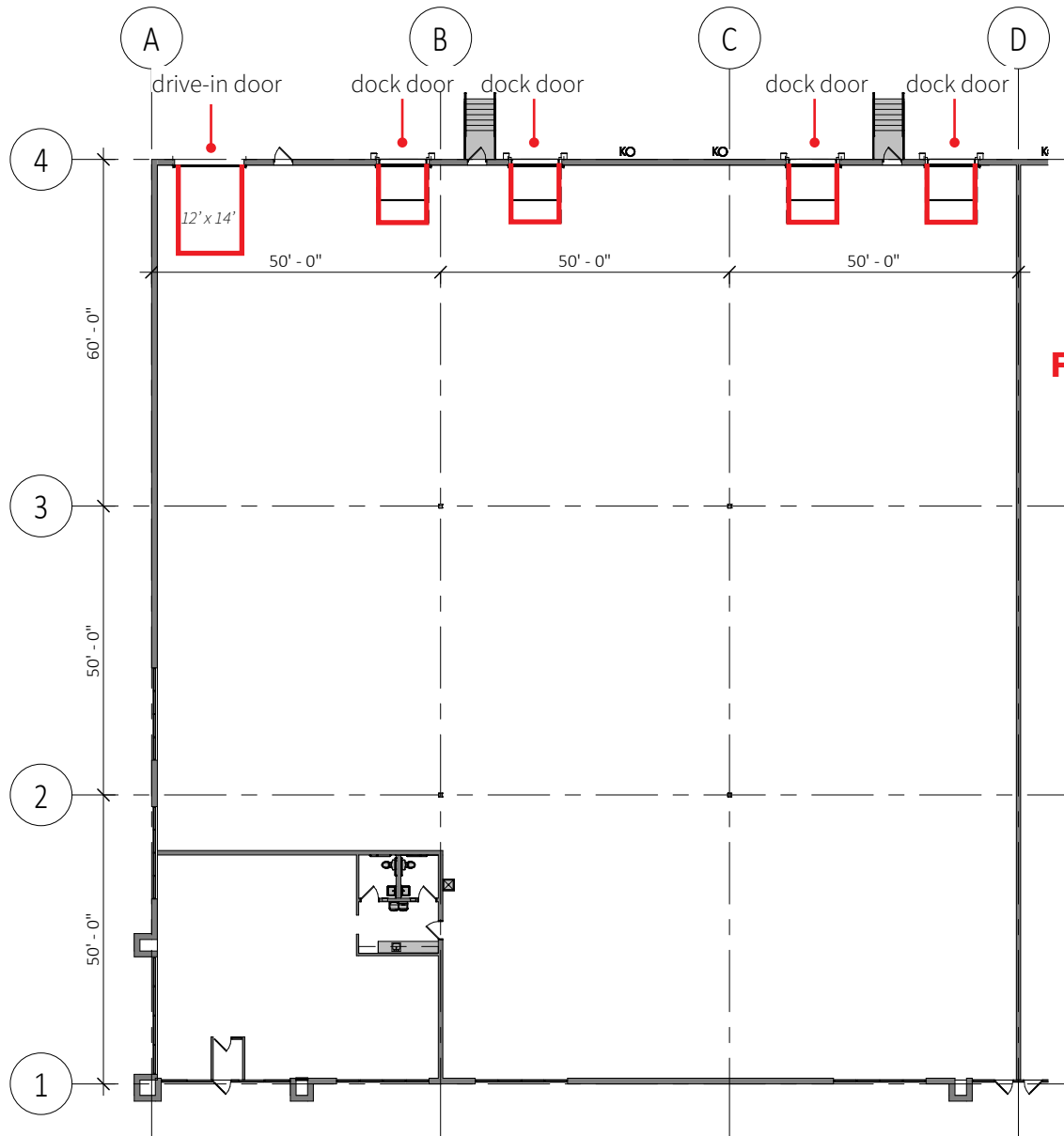
InverPoint Business Park II  
8360 Courthouse Blvd, Inver Grove Heights, MN  
24,055 - 48,351 SF Available

# Building specifications

<b>Building size</b>	204,548 SF
<b>Suite 100</b>	2,501 SF Office <u>21,554 SF Warehouse</u> <b>24,055 SF SF Total</b>
<b>Suite 200</b>	2,514 SF Office <u>45,837 SF Warehouse</u> <b>48,351 SF SF Total</b>
<b>Lot size</b>	6.41 acres
<b>Year built</b>	2022
<b>Clear height</b>	28'
<b>Dock doors</b>	Suite 100: Four (4) dock doors (9' x 10' w/ levelers) Suite 200: Six (6) dock doors (9' x 10' w/ levelers)
<b>Drive-in doors</b>	Suite 100: One (1) drive-in doors (12' x 14') Suite 200: Two (2) drive-in doors (12' x 14')
<b>Power</b>	Suite 100: 100 amps, 480-volt, 3-phase Suite 200: 250 amps, 480-volt, 3-phase
<b>Column spacing</b>	50' x 50' with 60' speed bay
<b>Truck court depth</b>	180'
<b>Parking</b>	108 stalls
<b>Zoning</b>	I-2
<b>Lease rate</b>	Negotiable
<b>2026 Tax/CAM</b>	\$4.74 PSF
<b>Date available</b>	Suite 100: Available 2/1/2027 Suite 200: Available Now

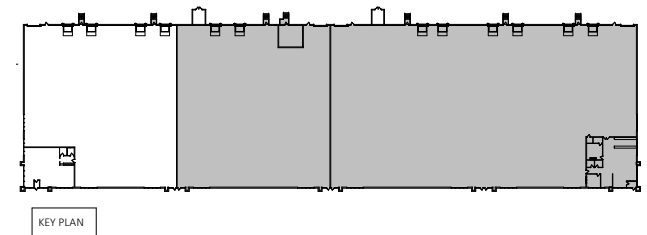


# Floor plans - Suite 100



2,501 SF Office  
21,554 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

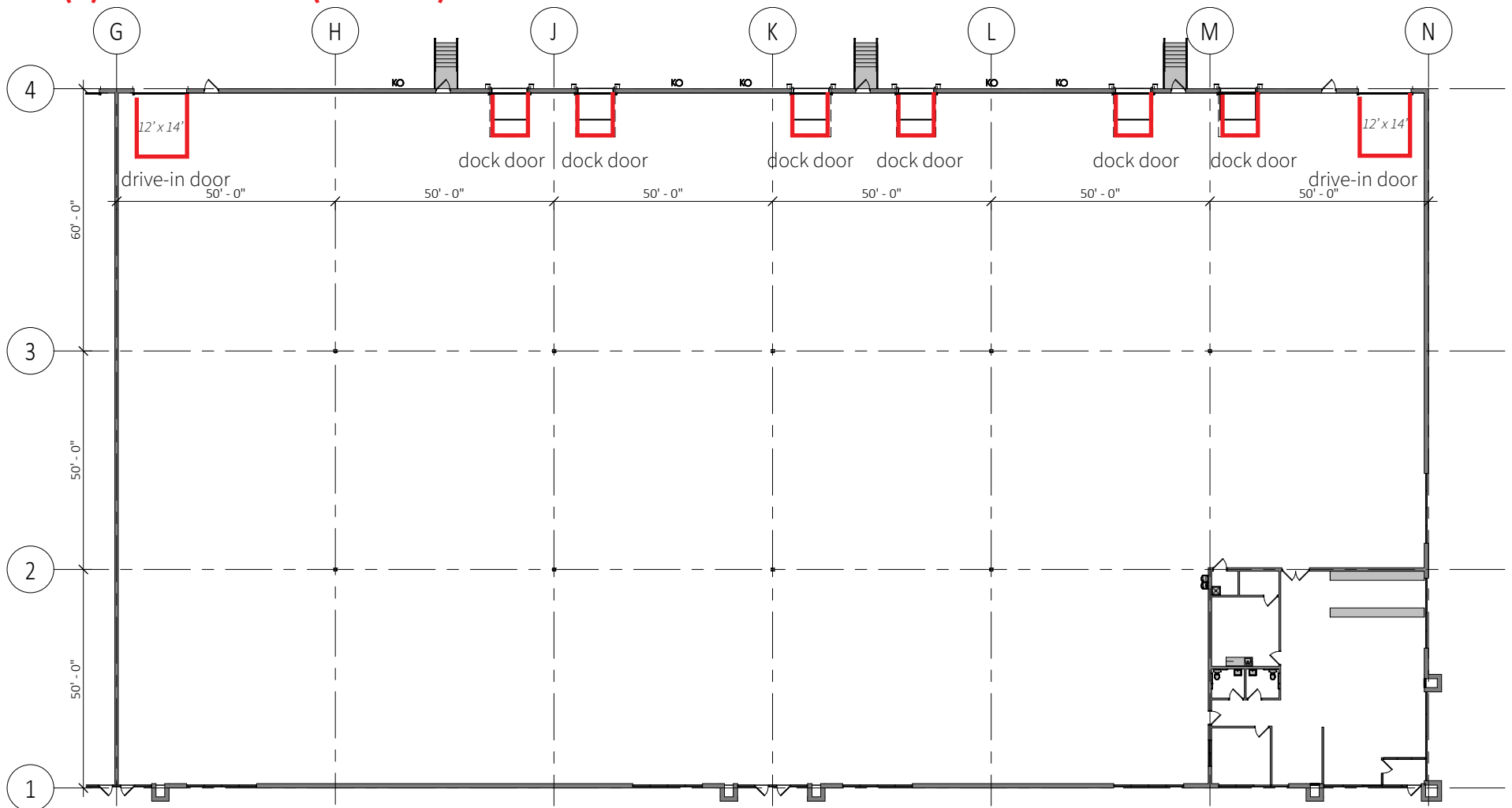
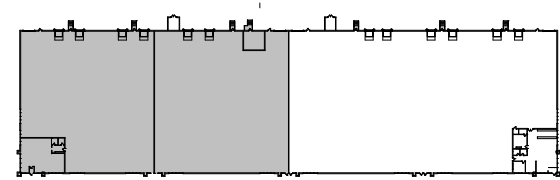
2,514 SF Office

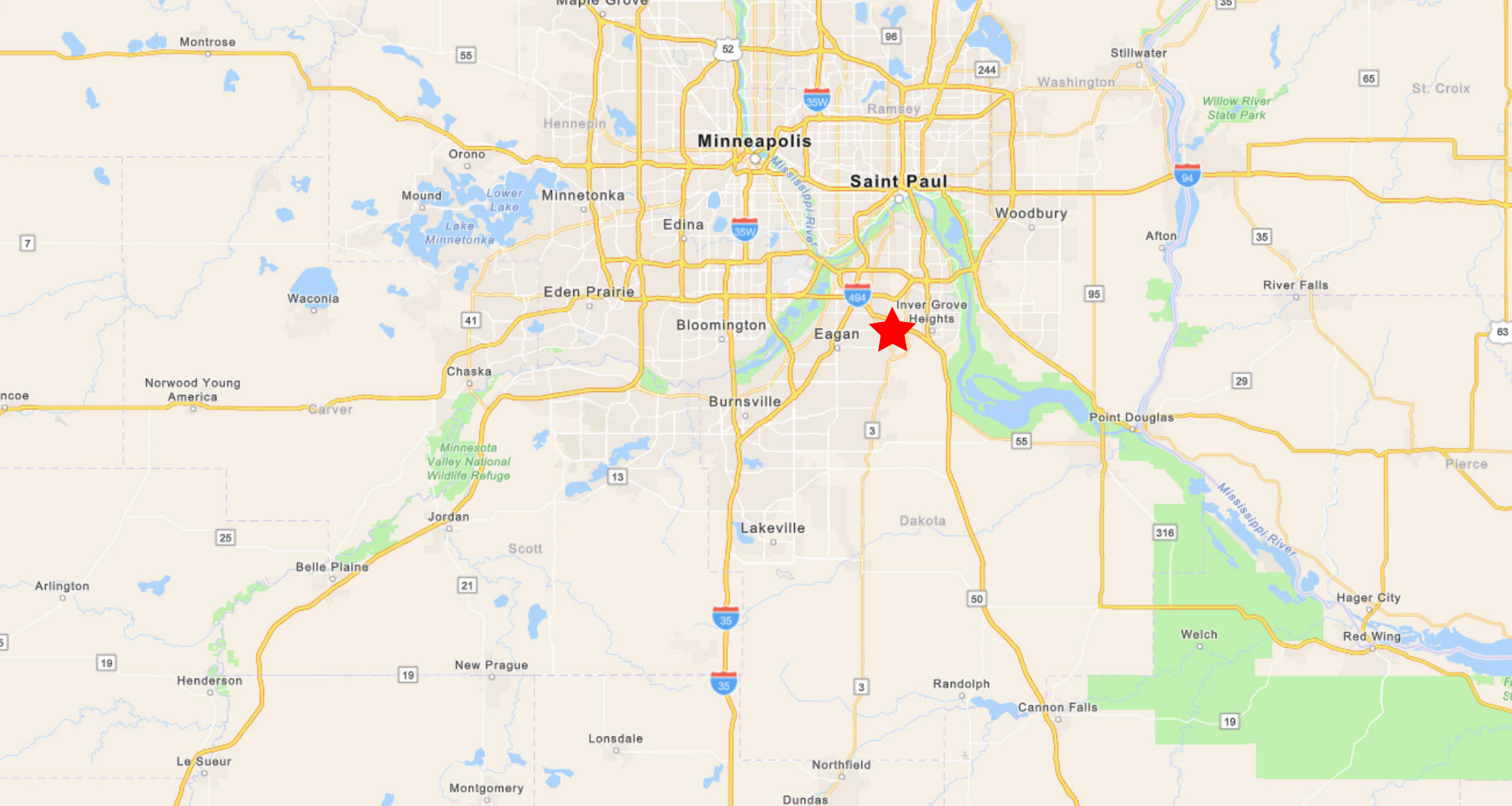
45,837 SF Warehouse

**48,351 SF SF Total**

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

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





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