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I-94

EAST LOGISTICS CENTER

11435 Hudson Rd | Woodbury, MN 55129

NAILegacy

STOTAN
INDUSTRIAL

CBRE

SITE PLAN



SITE AREA: 33.7 Acres

TOTAL BUILDING SIZE:

476,928 SF TOTAL:

- 3,293 SF OFFICE
- 473,635 SF WAREHOUSE
- Ability to demise: 119,232 SF - 476, 928 SF

PARKING STALLS: 380 (0.79 stalls/1,000 SF)

TRAILER PARKING: 99

CLEAR HEIGHT: 36'

LOADING:
(70) 9'x10' Docks (expandable to 88);
3 Drive-ins (12' x 16')

COLUMN SPACING: 54' x 54' with 60' speed bay

SPRINKLER: ESFR (Class I through IV commodities)

POWER: One (1) 3,000 Amp, 277/480 V, 3-phase,
4-wire service

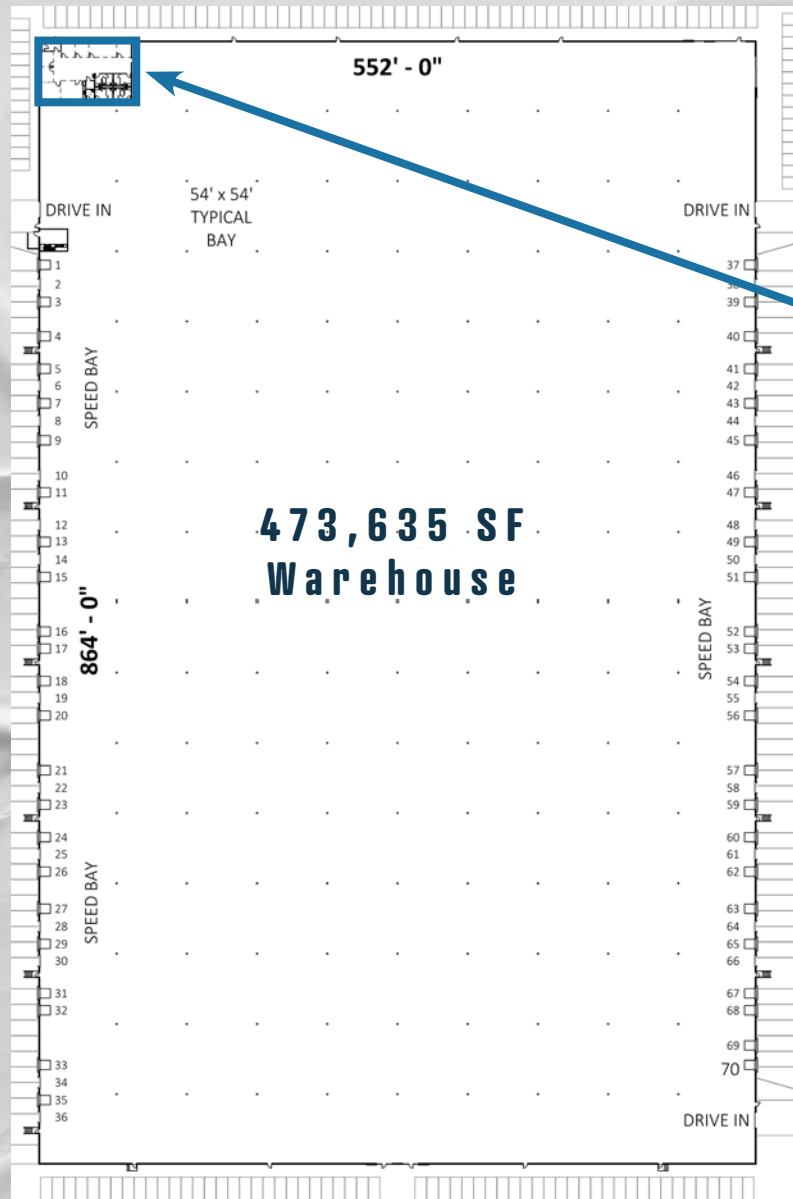
LIGHTING:
30,000 Lumen LED Fixtures (30 FC @30" AFF) on motion
sensors throughout warehouse

LEASE RATE: Negotiable

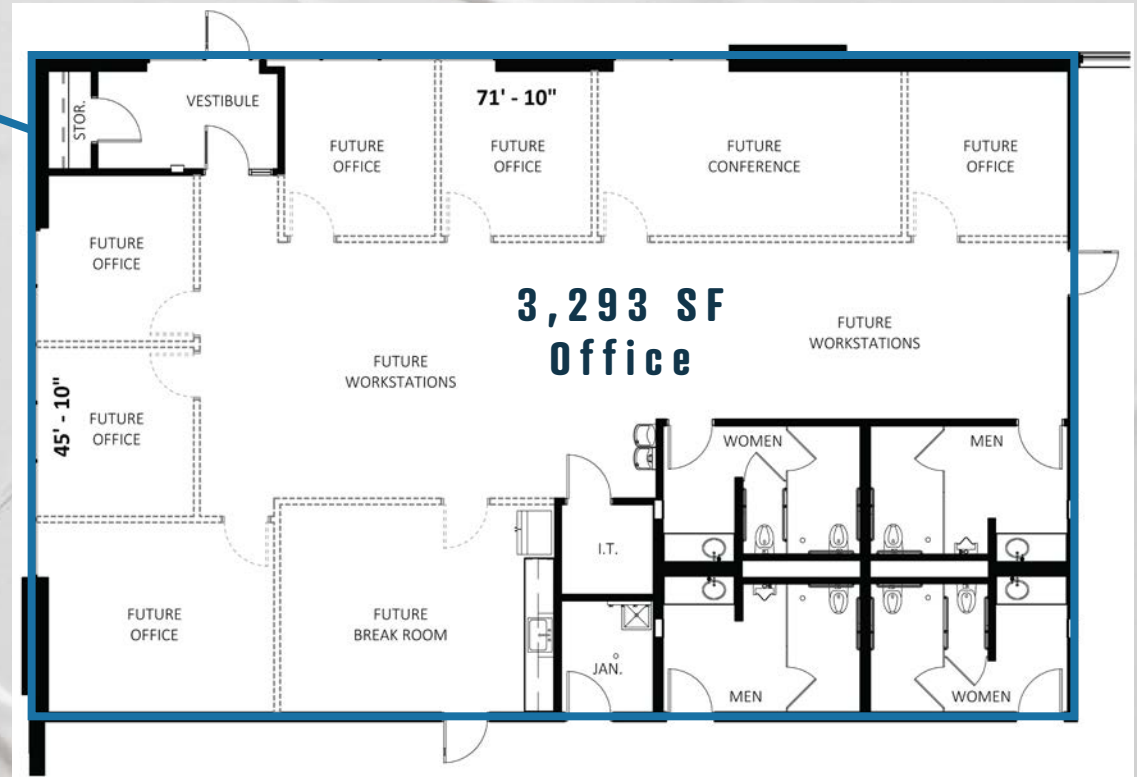
ESTIMATED 2025 TAX/CAM:
Tax: \$1.67 PSF (*not fully assessed)
CAM: \$0.67 PSF
Total: \$2.31 PSF



FLOOR PLAN

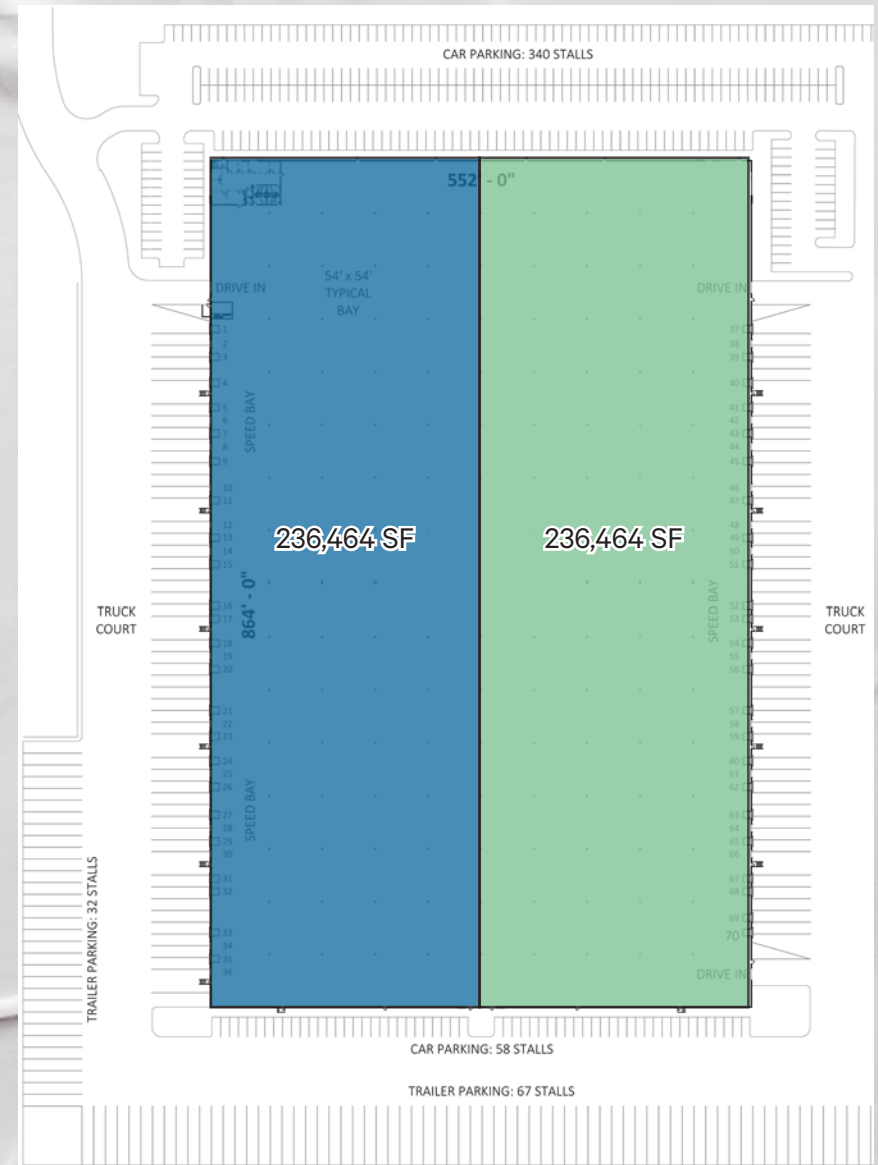
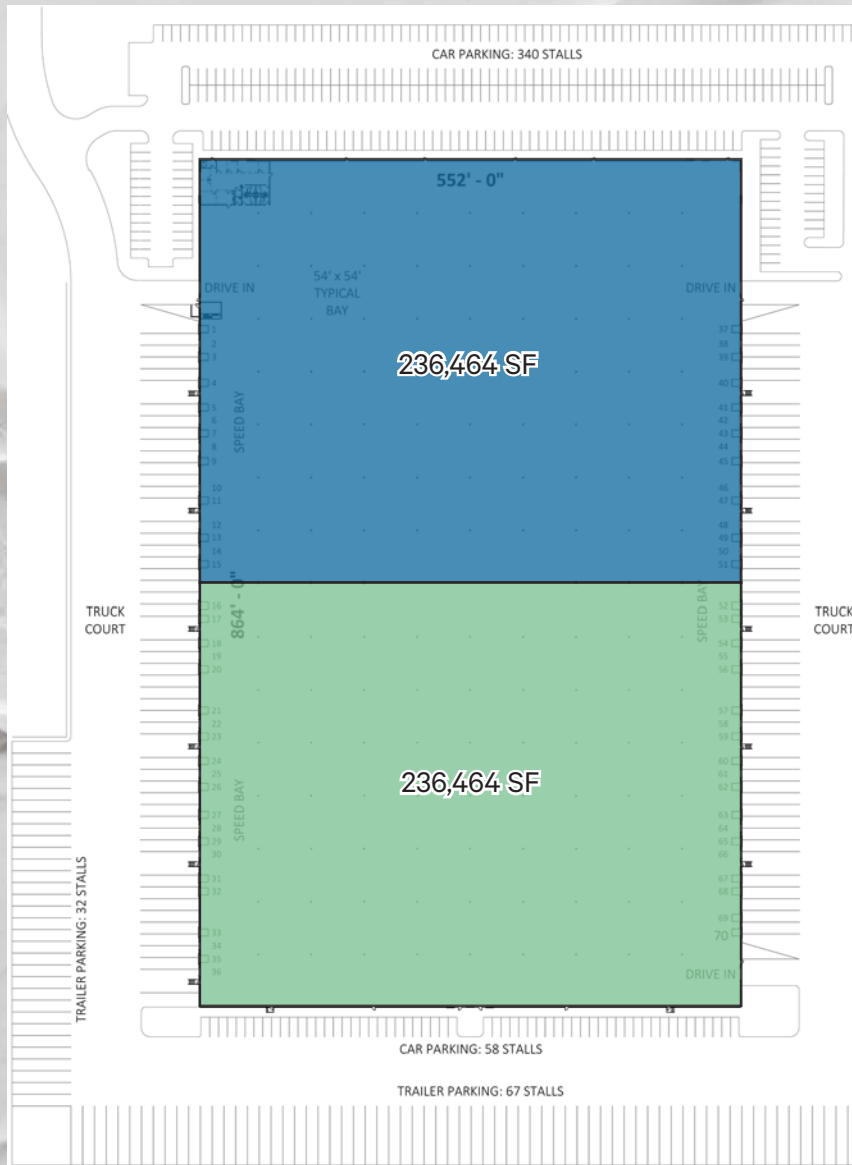


OFFICE FLOOR PLAN

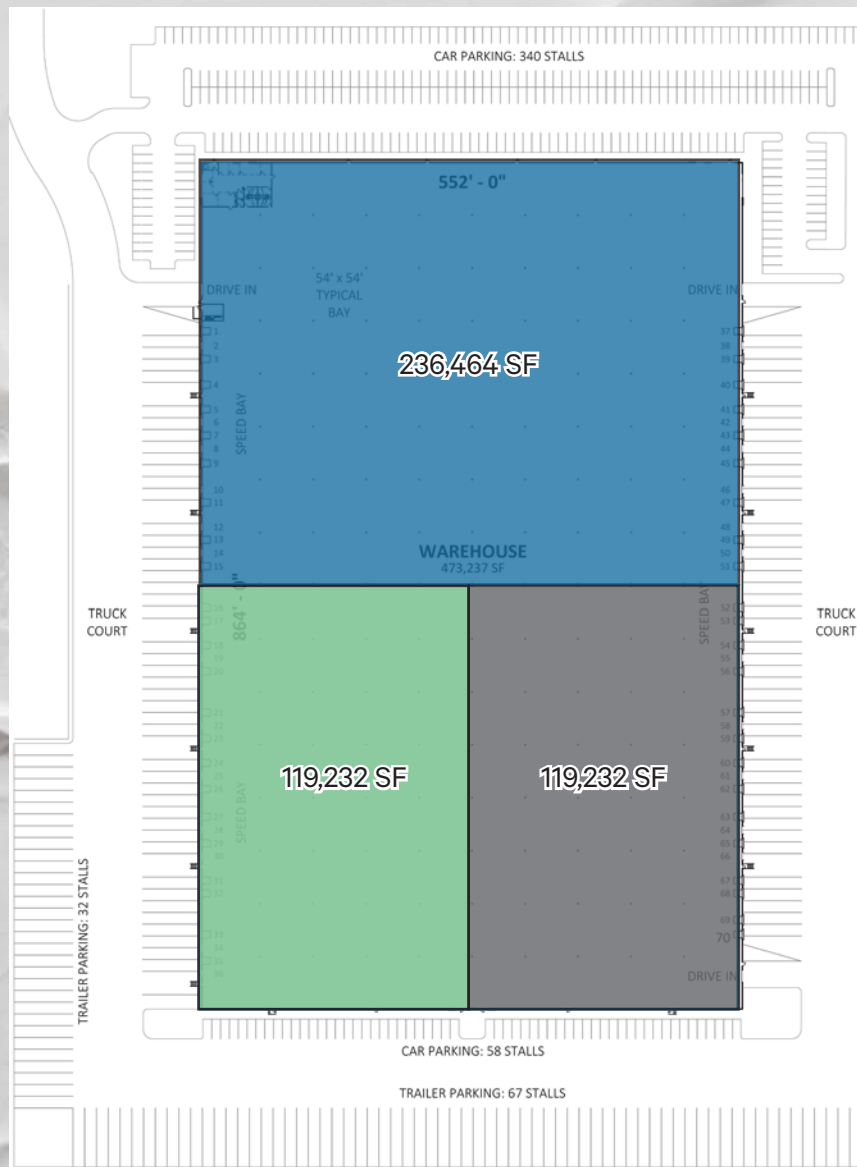


SCENARIO 1

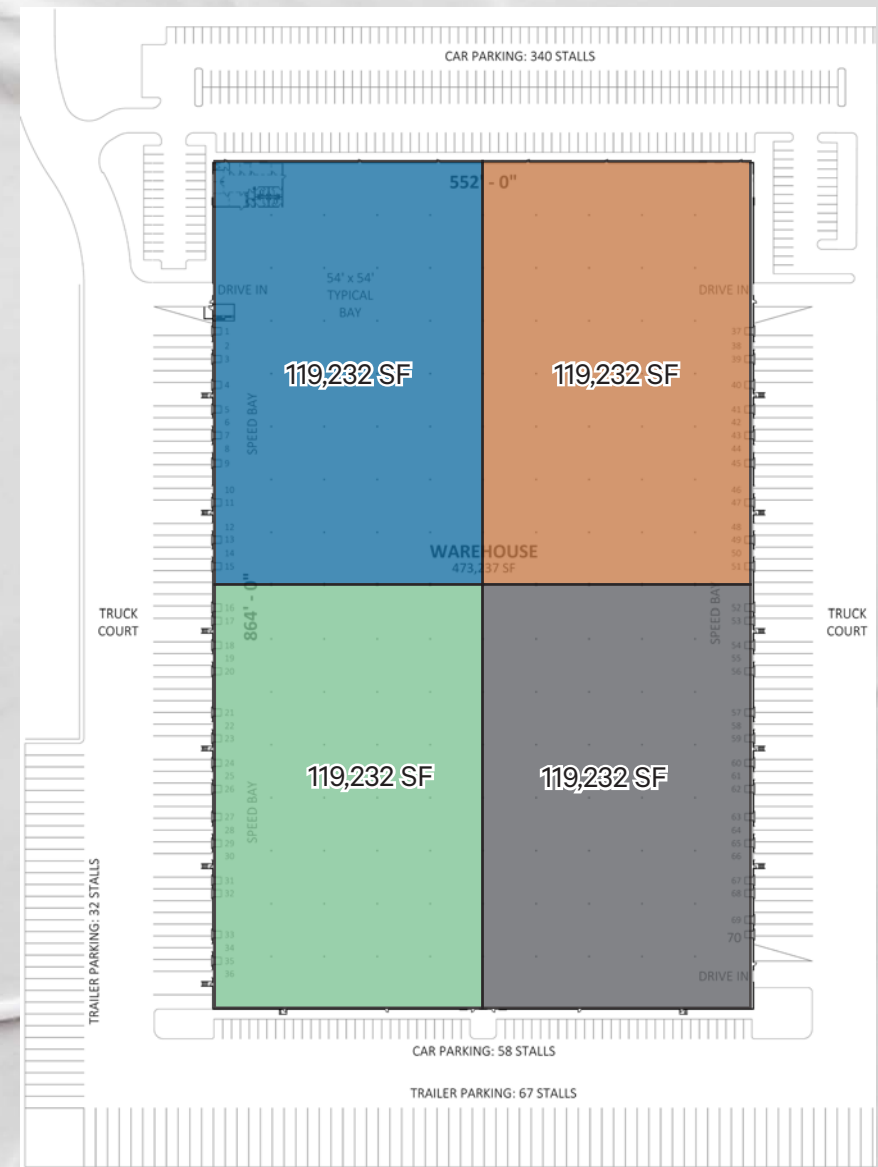
SCENARIO 2



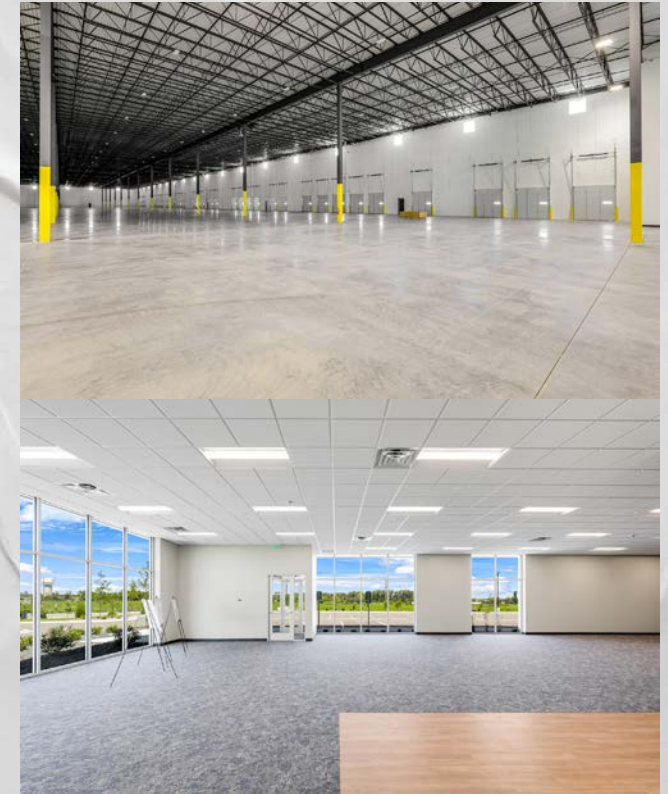
SCENARIO 3



SCENARIO 4



Property Photos



ACCESSIBILITY MAP

Egress
1.7 mi | 4 min Drive
I-94 & Keats Ave

Egress
0.7 mi | 2 min Drive
I-94 & Manning Ave

Ingress
1.7 mi | 4 min Drive
I-94 & Woodbury Dr

Ingress
0.7 mi | 2 min Drive
I-94 & Manning Ave



I-94 East



Woodbury Dr

Manning Ave N



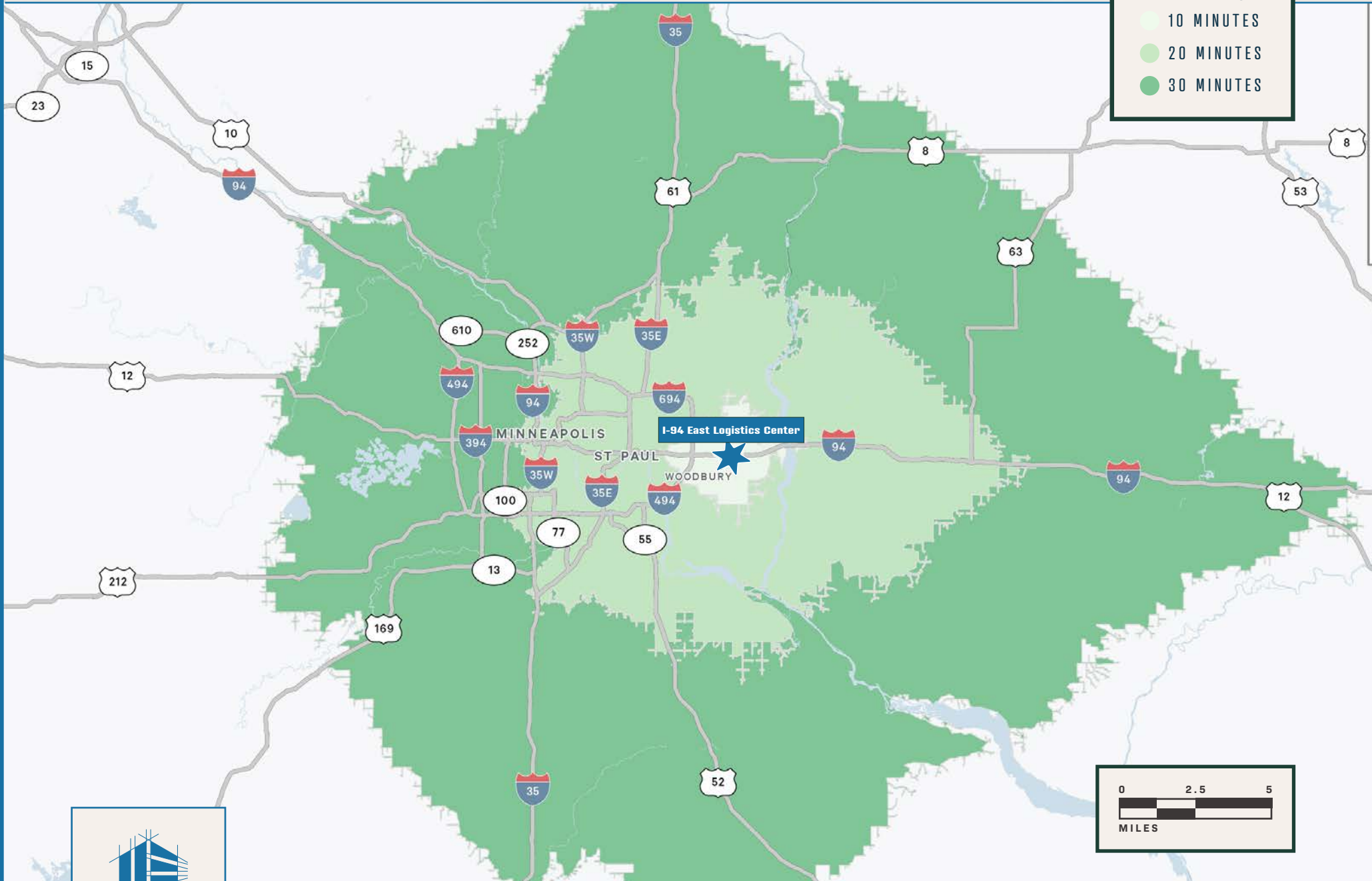
DRIVE TIME MAP

DRIVE TIMES

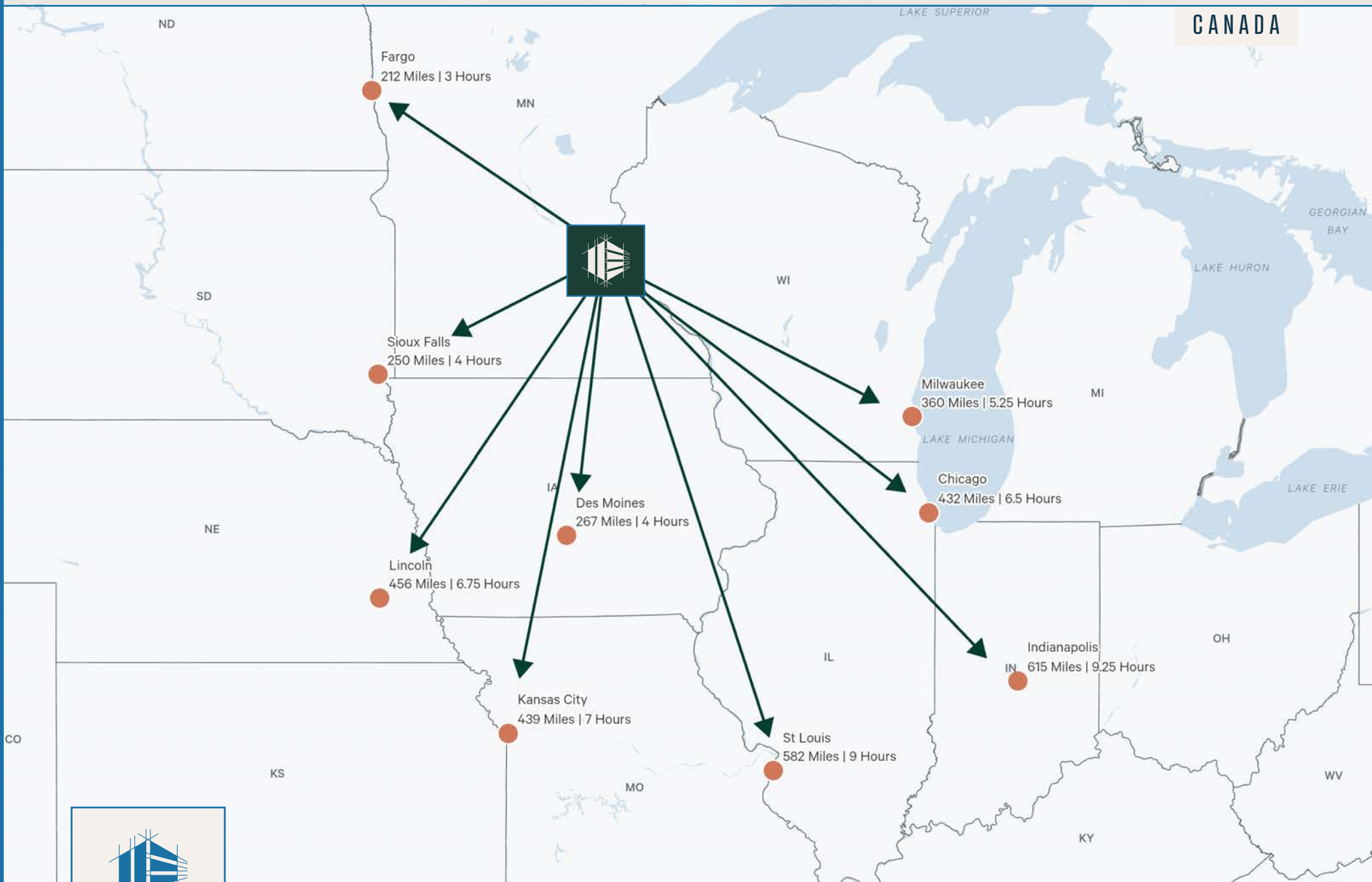
10 MINUTES

20 MINUTES

30 MINUTES



I-94 MAP



AMENITIES MAP



PROPERTY DEMOGRAPHICS

POPULATION

	3 MINUTES	5 MINUTES	10 MINUTES	HOUSING UNITS	3 MINUTES	5 MINUTES	10 MINUTES
2023 POPULATION - CURRENT YEAR ESTIMATE	4,679	20,753	94,993	2023 HOUSING UNITS	2,225	8,316	37,603
2028 POPULATION - FIVE YEAR PROJECTION	5,484	22,364	98,802	2023 VACANT HOUSING UNITS	274 (12.3%)	594 (7.1%)	1,645 (4.4%)
2010 POPULATION - CENSUS	2,655	13,660	78,634	2023 OCCUPIED HOUSING UNITS	1,951 (87.7%)	7,722 (92.9%)	35,958 (95.6%)
2020 POPULATION - CENSUS	3,915	18,371	90,986	2023 OWNER OCCUPIED HOUSING UNITS	1,356 (60.9%)	6,135 (73.8%)	28,220 (75.0%)
2023-2028 ANNUAL POPULATION GROWTH RATE	3.23%	1.51%	0.79%	2023 RENTER OCCUPIED HOUSING UNITS	595 (26.7%)	1,587 (19.1%)	7,738 (20.6%)

HOUSEHOLDS

2023 HOUSEHOLDS - CURRENT YEAR ESTIMATE	1,951	7,722	35,958
2028 HOUSEHOLDS - FIVE YEAR PROJECTION	2,343	8,444	37,663
2010 HOUSEHOLDS - CENSUS	998	4,963	29,304
2020 HOUSEHOLDS - CENSUS	1,585 (90.7%)	6,688 (94.4%)	33,980 (96.2%)
2023-2028 ANNUAL HOUSEHOLD GROWTH RATE	3.73%	4.52%	1.76%
2023 AVERAGE HOUSEHOLD SIZE	2.40	2.68	2.63

HOUSEHOLD INCOME

2023 AVERAGE HOUSEHOLD INCOME	\$147,536	\$168,173	\$152,155
2028 AVERAGE HOUSEHOLD INCOME	\$162,775	\$185,992	\$169,627
2023 MEDIAN HOUSEHOLD INCOME	\$110,809	\$129,822	\$112,396
2028 MEDIAN HOUSEHOLD INCOME	\$121,733	\$150,987	\$125,537
2023 PER CAPITA INCOME	\$62,189	\$62,909	\$57,194
2028 PER CAPITA INCOME	\$69,655	\$70,516	\$64,210

EDUCATION

2023 POPULATION 25 AND OVER	2,936	13,444	63,661
HS AND ASSOCIATES DEGREES	970 (33.0%)	4,257 (31.7%)	25,447 (40.0%)
BACHELOR'S DEGREE OR HIGHER	1,917 (65.3%)	8,843 (65.8%)	36,469 (57.3%)

PLACE OF WORK

2023 BUSINESSES	73	410	3,512
2023 EMPLOYEES	914	5,214	52,211



BRYAN VAN HOOFF

Senior Vice President
+1 952 924 4624
bryan.vanhoof@cbre.com

JEFF PRZYTARSKI

Senior Vice President
+1 952 924 4895
jeff.przytarski@cbre.com

BRUCE CARLAND

Vice President
+1 612 336 4207
bruce.carland@cbre.com

SAM MANKE

Vice President
+1763 398 9047
sam.manke@cbre.com

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