

**NEW CONSTRUCTION
OPPORTUNITY**



NAPLES II
INDUSTRIAL CENTER

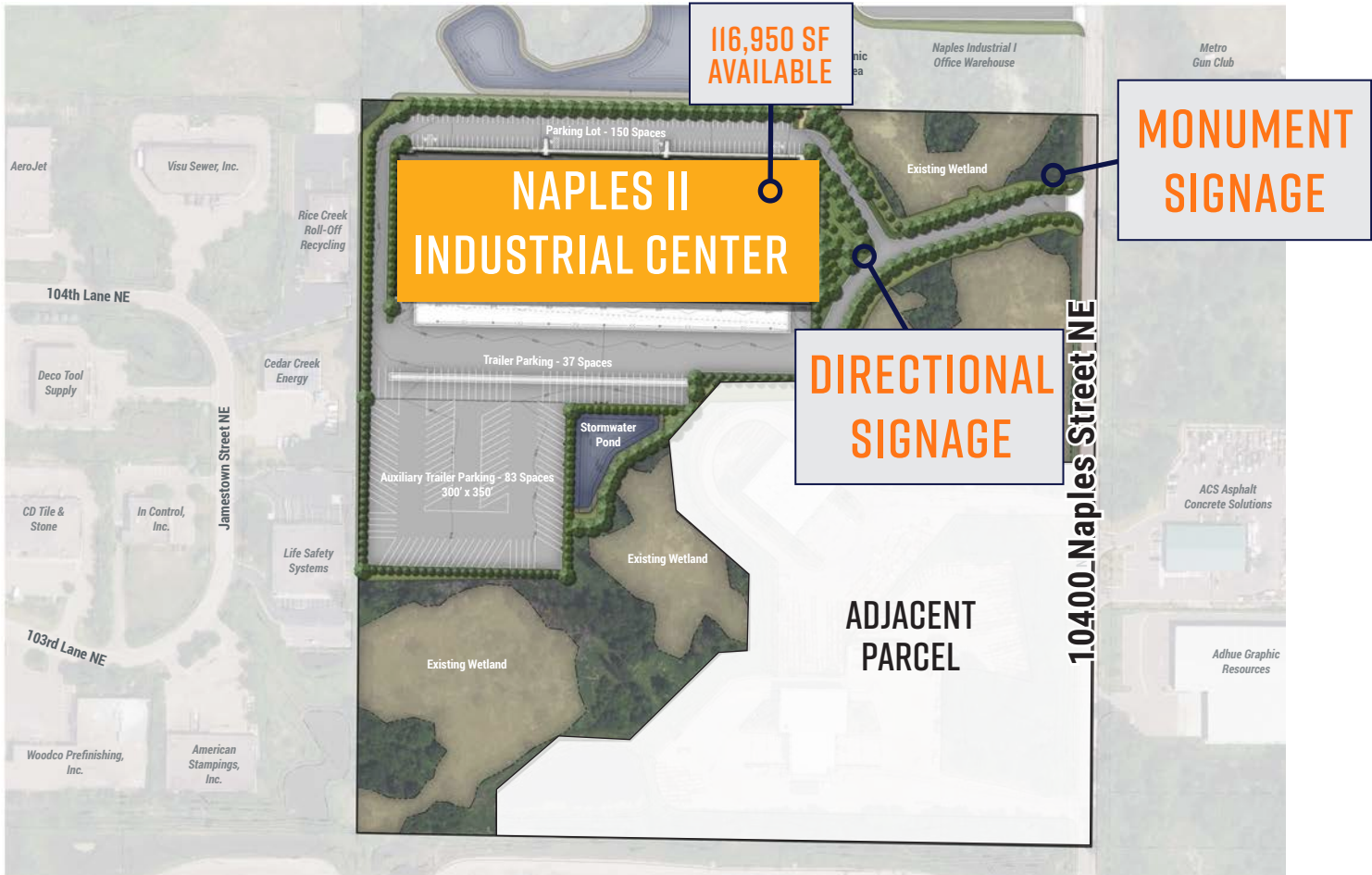


**NAPLES II INDUSTRIAL CENTER
195,250 SF DISTRIBUTION CENTER FOR LEASE
116,950 SF AVAILABLE FOR LEASE
10400 NAPLES STREET NE, BLAINE MINNESOTA**

NEWMARK

 **Capital Partners**

SITE PLAN

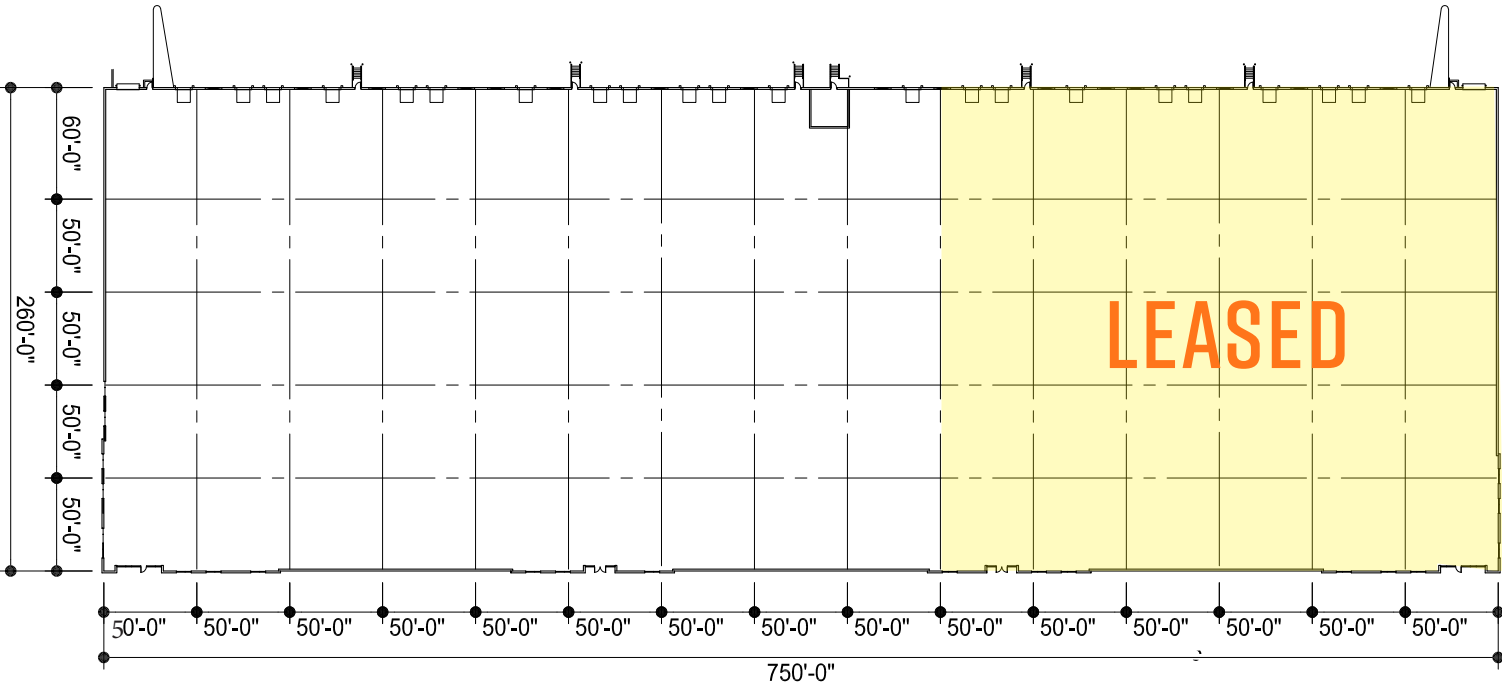


TRAILER PARKING

**OUTDOOR STORAGE/
TRAILER PARKING**



FLOOR PLAN



SIGNAGE



OPPORTUNITY OVERVIEW

Capital Partners and Newmark are pleased to present Naples II Industrial Center, a 195,250-square-foot distribution center located at 10400 Naples Street NE in Blaine, Minnesota. This new, state-of-the-art industrial development has been recently constructed. Please contact a member of our team to schedule a property tour or request additional leasing information at Naples II Industrial Center.

37

Trailer Parking
Spaces

2.41

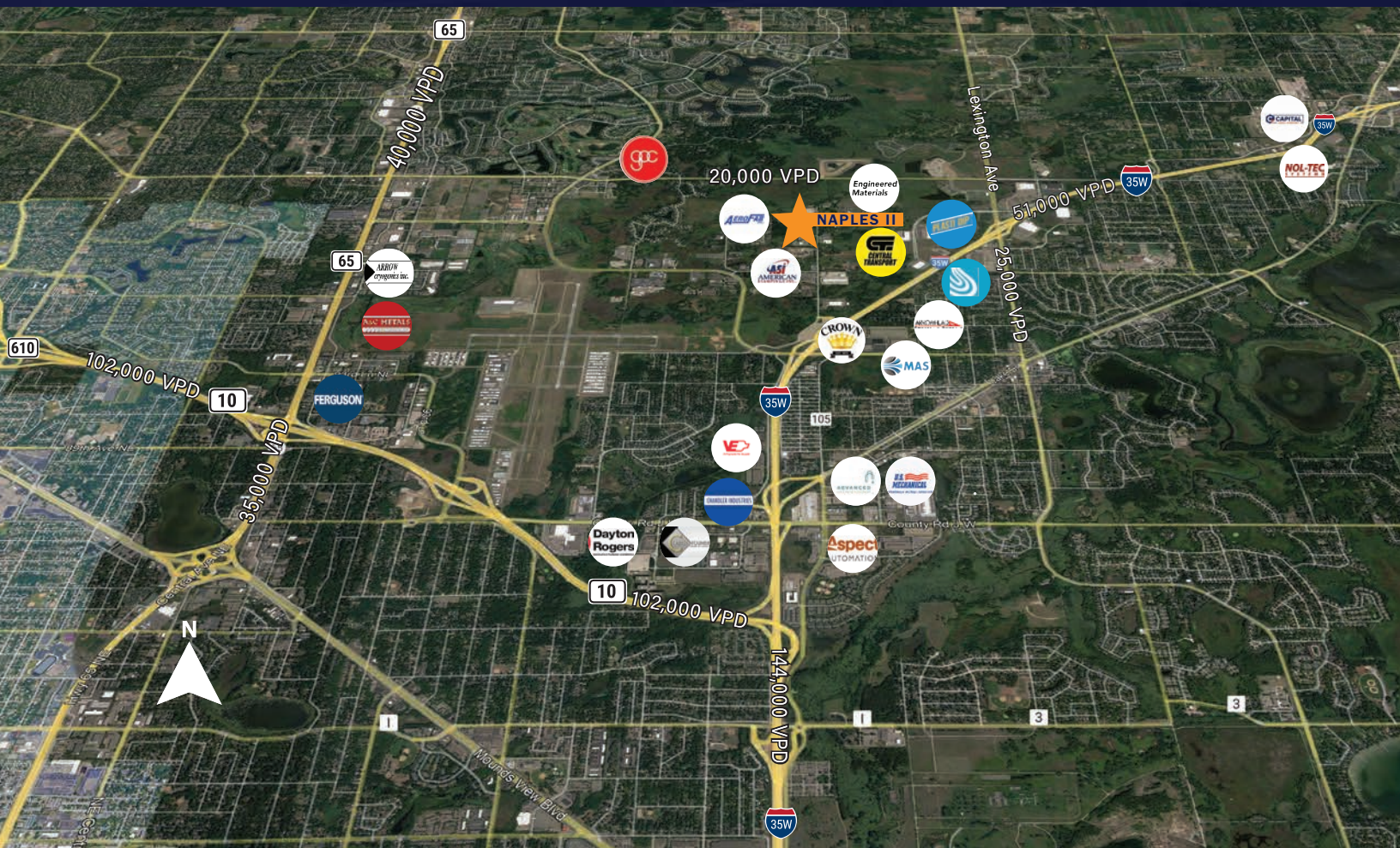
Acres of
Outside Storage

ZONED

Heavy
Industrial

32'

Clear
Height





116,950 SF AVAILABLE NOW // DIVISIBLE TO 39,150 SF



LEASE RATE
Negotiable



EST. CAM & TAX
\$4.66 PSF



CLEAR HEIGHT
32'



**MULTIPLE DOCKS &
DRIVE-IN LOADING**

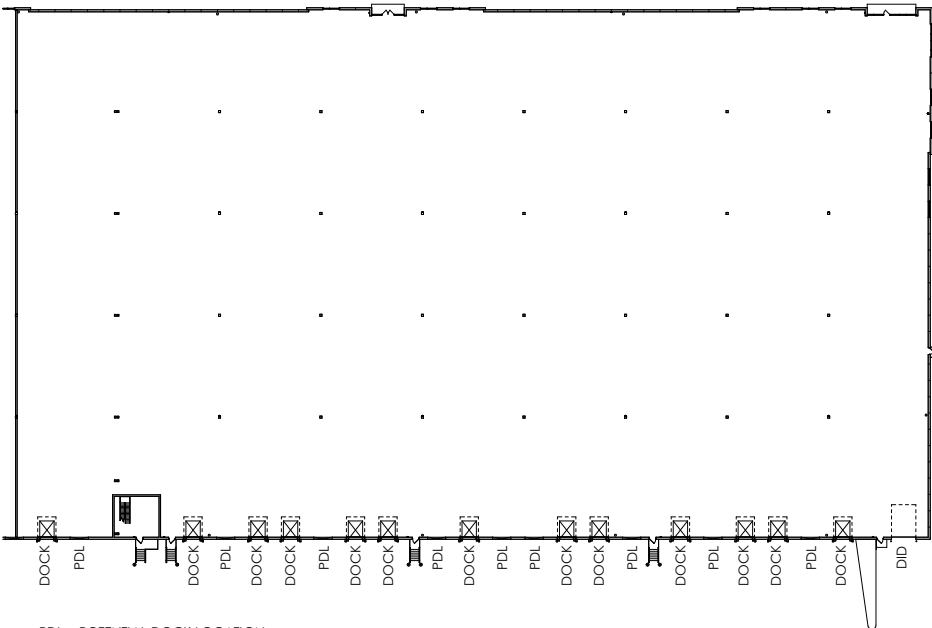


AVAILABLE
Now

Building Dimensions	260' deep x 750' wide - 195,250 SF total
Minimum Divisible	3 Bays or 39,150 SF
Structural Bay Size	50' x 50' with a 60' speed bay (bays are 50' x 261' = 13,050 SF each)
Clear Height	32' clear to bottom of structure at first interior column
Outdoor Storage	300' x 350' outdoor storage lot (105,000 SF or 2.41 Acres)
Truck Court	185' deep – 10' concrete dolly pads
Car Parking	149 auto parking stalls
Slab on Grade	7" thick reinforced concrete
Exterior Walls	Pre-cast concrete structural wall panels insulated for total R-28-2
Roofing	Ballasted 60 mil EPDM roof system insulated for total R-30
Glass & Glazing	Four (4) main entrances. Clerestory windows along rear wall
Doors	Thirteen (13) 9' x 10' manual dock doors with vision windows One (1) 12' x 14' automatic drive-in door with vision windows
Dock Equipment	Twenty-two (22) 7' x 8' dock 30,000 lb. levelers, dock bumpers z-guards & foam dock seals
Fire Protectant	ESFR class I through class IV encapsulated commodities – 15,000gpm fire pump
HVAC	Gas-fired unit heaters
Trailer Parking	Thirty-seven (37) trailer parking spaces along the rear property line/loading area Eighty-three (83) trailer parking spaces can be added in the 2.41 acres of outdoor storage area on the SW corner of the property

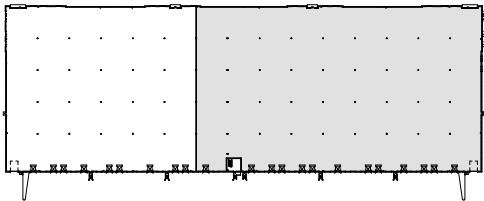


VACANCY PLAN



PDL = POTENTIAL DOCK LOCATION

1 | Vacancy Plan
SCALE: 1" = 50'-0"

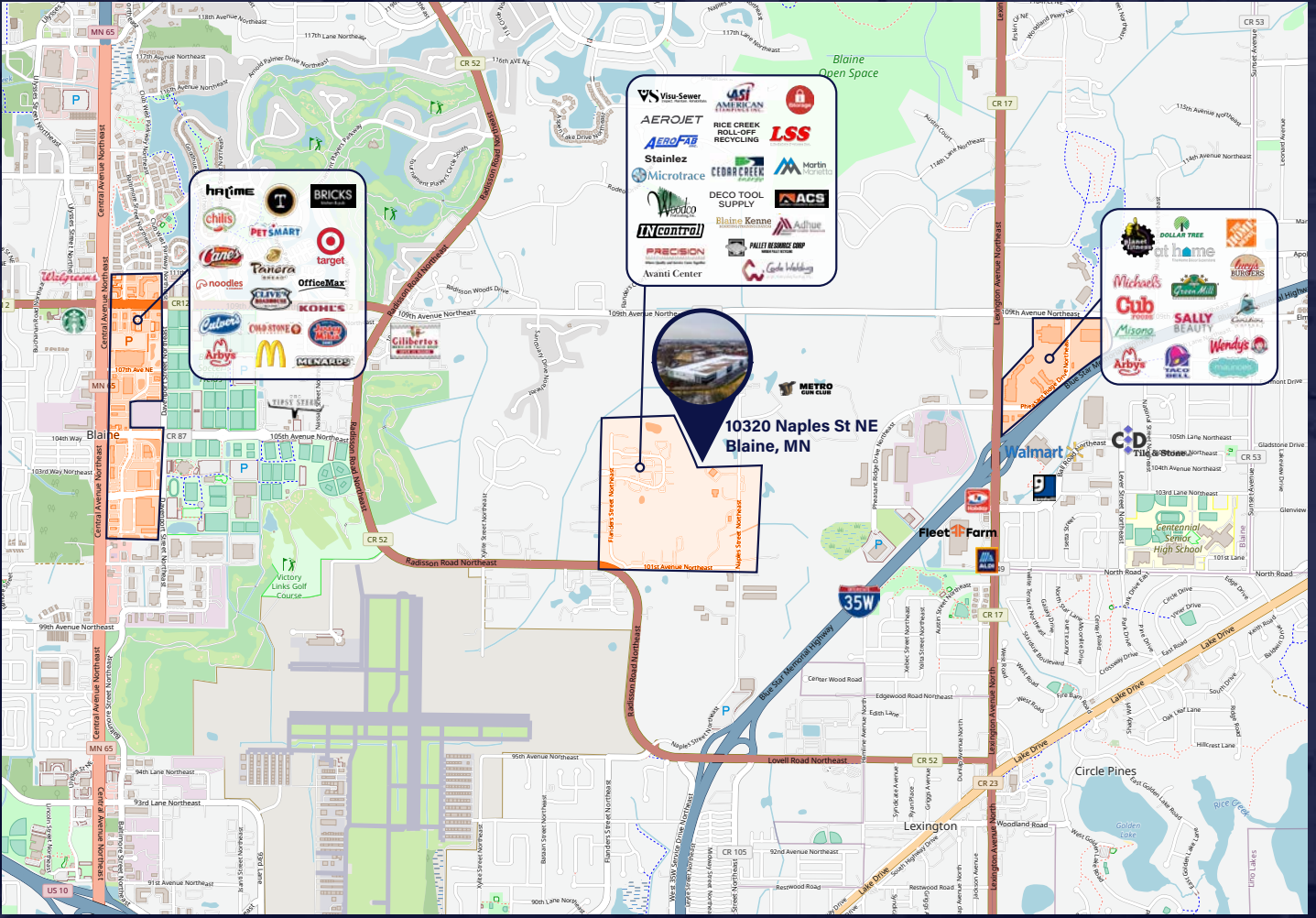


2 | Vacancy Site
SCALE: 1" = 160'-0"

BUILDING DATA

TOTAL BUILDING AREA	. . .	195,250 SF
TYPICAL STRUCTURAL BAY	. . .	50' X 50'
CLEAR HEIGHT	. . .	32'
PARKING SPACES	. . .	149
TENANT DOCK DOORS	. . .	13
TENANT DRIVE IN DOORS	. . .	1
POTENTIAL DOCK LOCATIONS	. . .	9
TOTAL TENANT AREA	. . .	116,950 SF

AMENITY MAP





NAPLES II

INDUSTRIAL CENTER

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NEWMARK

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