

For lease or sale

Bunker Lake Business Park

8227, 8297 & 8367 Bunker Lake Blvd
Ramsey, MN

Building 1: 39,900 SF Available
Building 2: 20,450 - 42,000 SF Available
Building 3: 71,247 SF Available



Property highlights



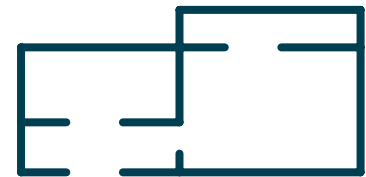
Bunker Lake Business Park is a prime new industrial development in the Northwest suburbs of the Twin Cities. Located directly off of Hwy 10 in Ramsey, the property offers immediate freeway access and nearby amenities. The versatile business park offers modern 28' clear heights, clerestory windows and adaptable spaces to suite various industrial needs.



Premier
Finishes



Immediate
Access to Hwy 10 & Armstrong Blvd



20,540 - 71,247
SF Available

Space available



Building 3

71,247 SF available
BTS Office
28' clear height
Eight (8) dock doors
One (1) drive-in



Building 2

20,540 - 42,000 SF available
BTS Office
28' clear height
Six (6) dock doors

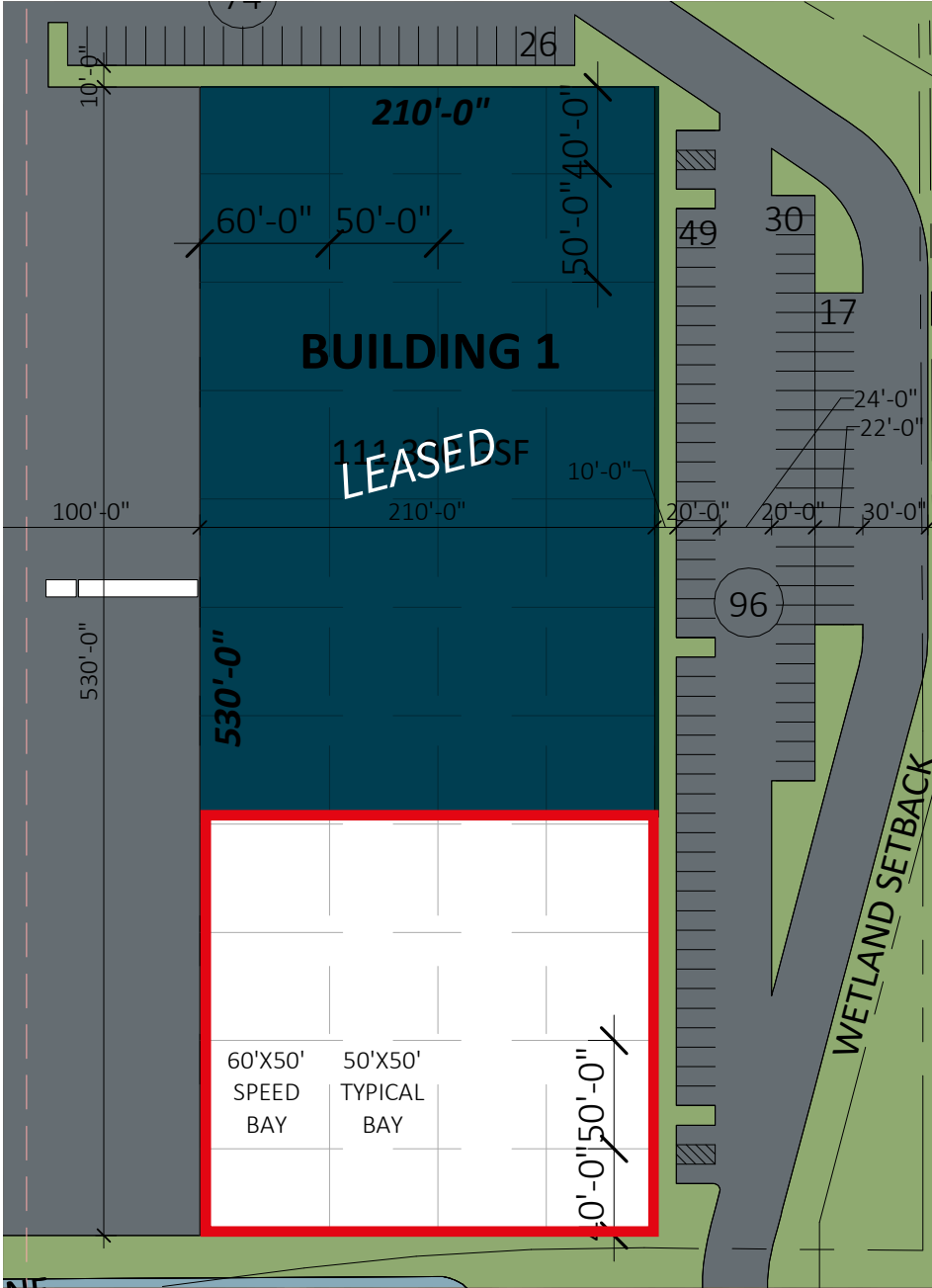


Building 1

39,900 SF available
BTS Office
28' clear height
Six (6) dock doors
One (1) drive-in

8227 Bunker Lake Blvd, Ramsey, MN

Building SF	111,300 SF (10,500 SF bays)
SF Available	BTS Office <u>39,900 SF Warehouse</u> 39,900 SF Total
Clear Height	28'
Dock Doors	Six (6) dock doors 9' x 10' with vision glass and concrete dolly pad
Drive-in Doors	One (1) drive-in door (12' x 14')
Columns	50' x 50' with 60' staging bay (210' depth)
Sprinklers	ESFR
Power	1,800 amps 277/480 volt 3-phase
Zoning	E-3 Industrial District
Parking	203 (1.82/1,000 SF)
Rental Rate	Negotiable
Est. 2025 Tax/ CAM	\$1.53 PSF CAM \$0.17 PSF Ins <u>\$3.01 PSF Tax</u> \$4.71 PSF Total

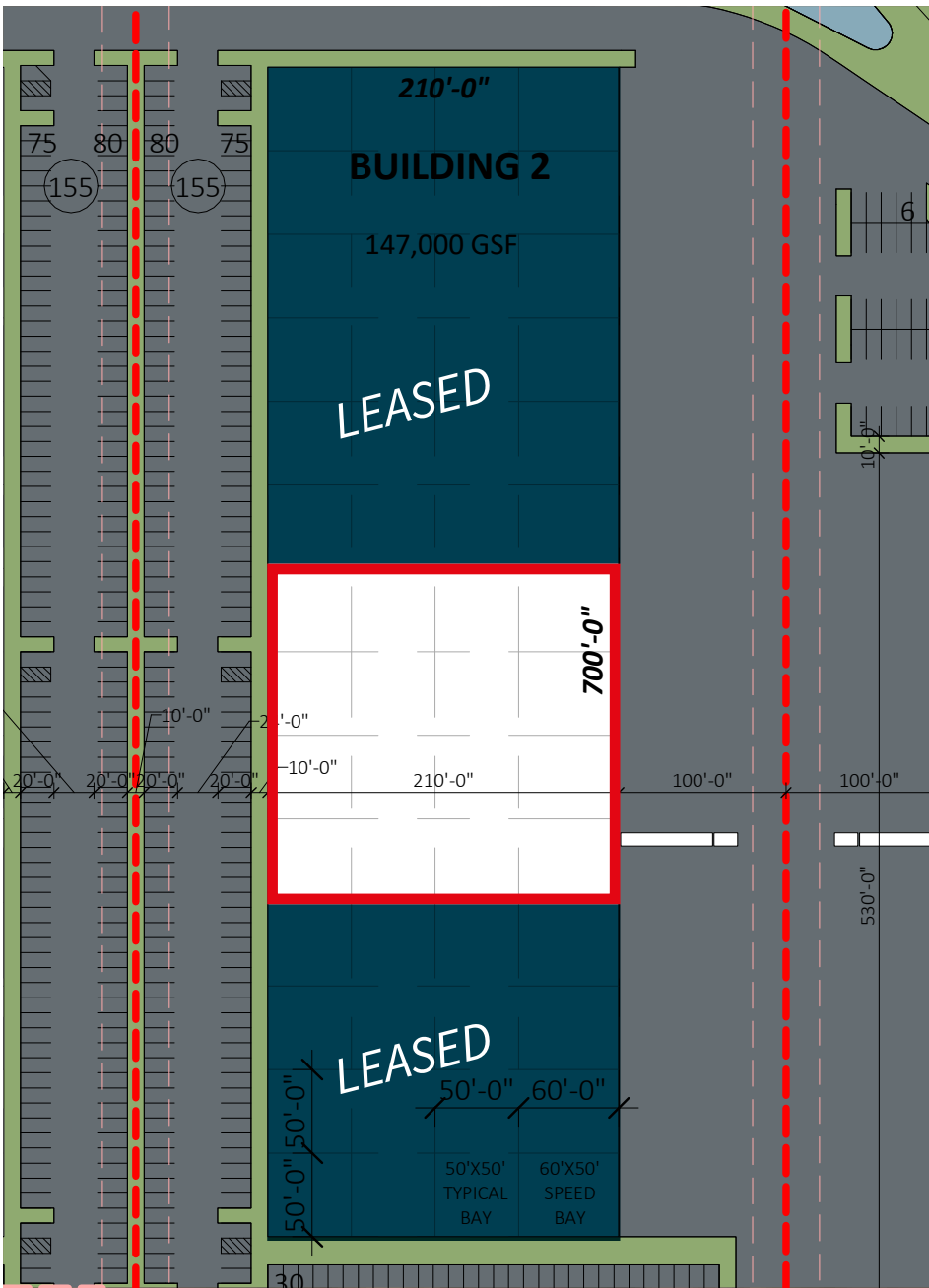


Building I photos



8297 Bunker Lake Blvd, Ramsey, MN

Building SF	147,000 SF (10,500 SF bays)
SF Available	20,540 - 42,000 SF Warehouse (BTS Office)
Clear Height	28'
Dock Doors	Six (6) dock doors 9' x 10' with vision glass and concrete dolly pad
Columns	50' x 50' with 60' staging bay (210' depth)
Sprinklers	ESFR
Power	1,500 amps 277/480 volt 3-phase
Zoning	E-3 Industrial District
Parking	191 (1.30/1,000 SF)
Rental Rate	Negotiable
Est. 2025 Tax/ CAM	\$1.32 PSF CAM \$0.17 PSF Ins <u>\$3.01 PSF Tax</u> \$4.50 PSF Total

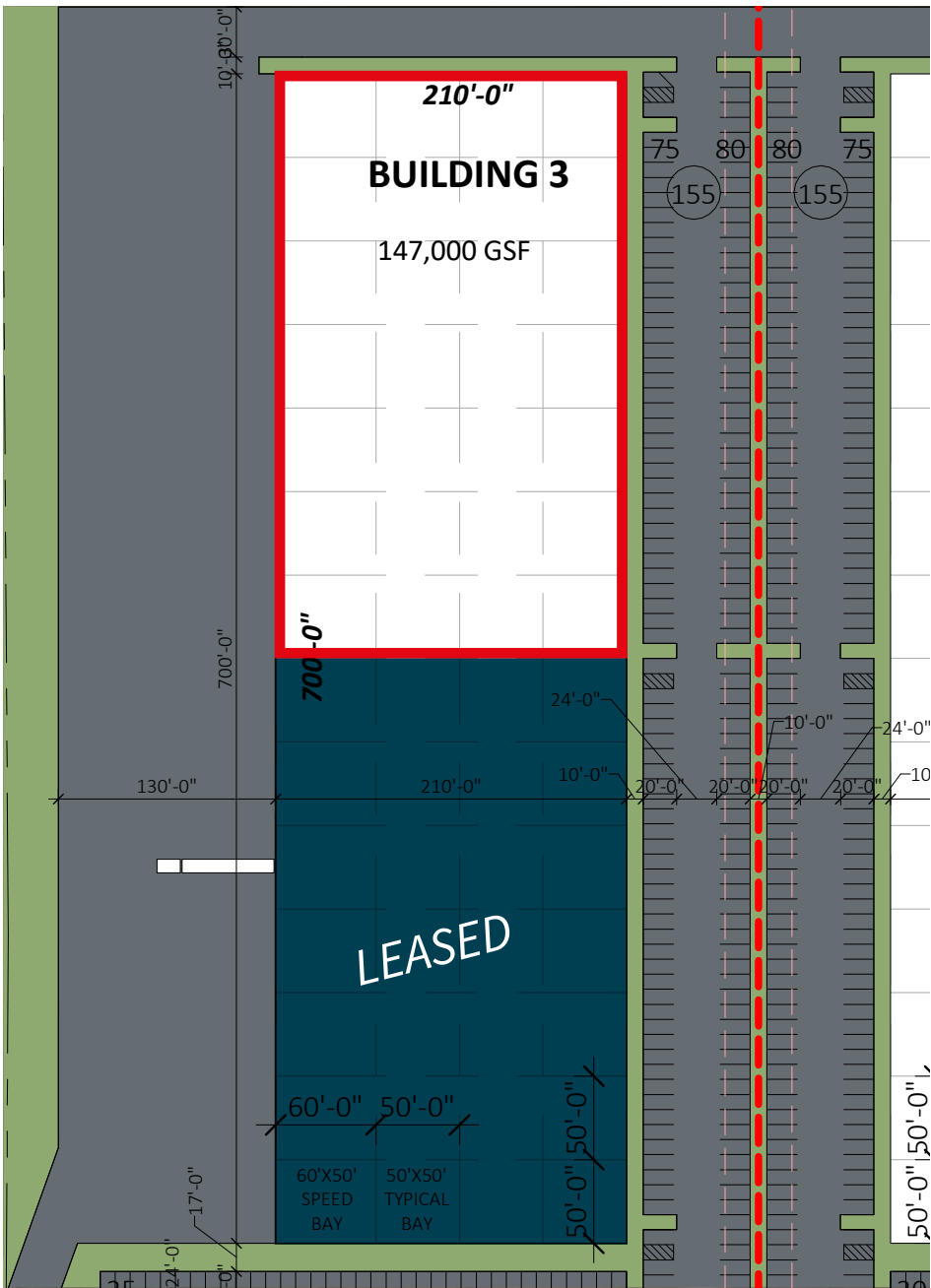


Building 2 photos



8367 Bunker Lake Blvd, Ramsey, MN

Building SF	71,247 SF (10,500 SF bays)
SF Available	BTS SF Office <u>71,247 SF Warehouse</u> 71,247 SF Total
Clear Height	28'
Dock Doors	Eight (8) dock doors 9' x 10' with vision glass and concrete dolly pad
Drive-in Doors	One (1) drive-in door 12' x 14'
Columns	50' x 50' with 60' staging bay (210' depth)
Sprinklers	ESFR
Power	3,000 amps 277/480 volt 3-phase
Zoning	E-3 Industrial District
Parking	203 (1.82/1,000 SF)
Rental Rate	Negotiable
Purchase Price	Negotiable
Est. 2025 Tax/ CAM	\$1.03 PSF CAM \$0.17 PSF Ins <u>\$3.01 PSF Tax</u> \$4.21 PSF Total



Building 3 photos



Property Aerials



Area amenities





Eric Batiza, SIOR
Managing Director
+1 612 217 5123
eric.batiza@jll.com

Dan Larew, CCIM SIOR
Managing Director
+1 612 217 6726
dan.larew@jll.com

Will McArdle
Senior Associate
+1 203 945 9696
william.mcardle@jll.com

JLL
250 Nicollet Mall
Suite 1000
Minneapolis, MN 55401

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.

Jones Lang LaSalle Americas, Inc. License #: CO508577000