

[CLICK HERE FOR AERIAL TOUR](#)



I-94

EAST LOGISTICS CENTER

11435 Hudson Rd | Woodbury, MN 55129



SITE PLAN




 **SITE AREA:** 33.7 Acres

 **TOTAL BUILDING SIZE:**


476,928 SF TOTAL:


- 3,293 SF OFFICE
- 473,635 SF WAREHOUSE


 **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

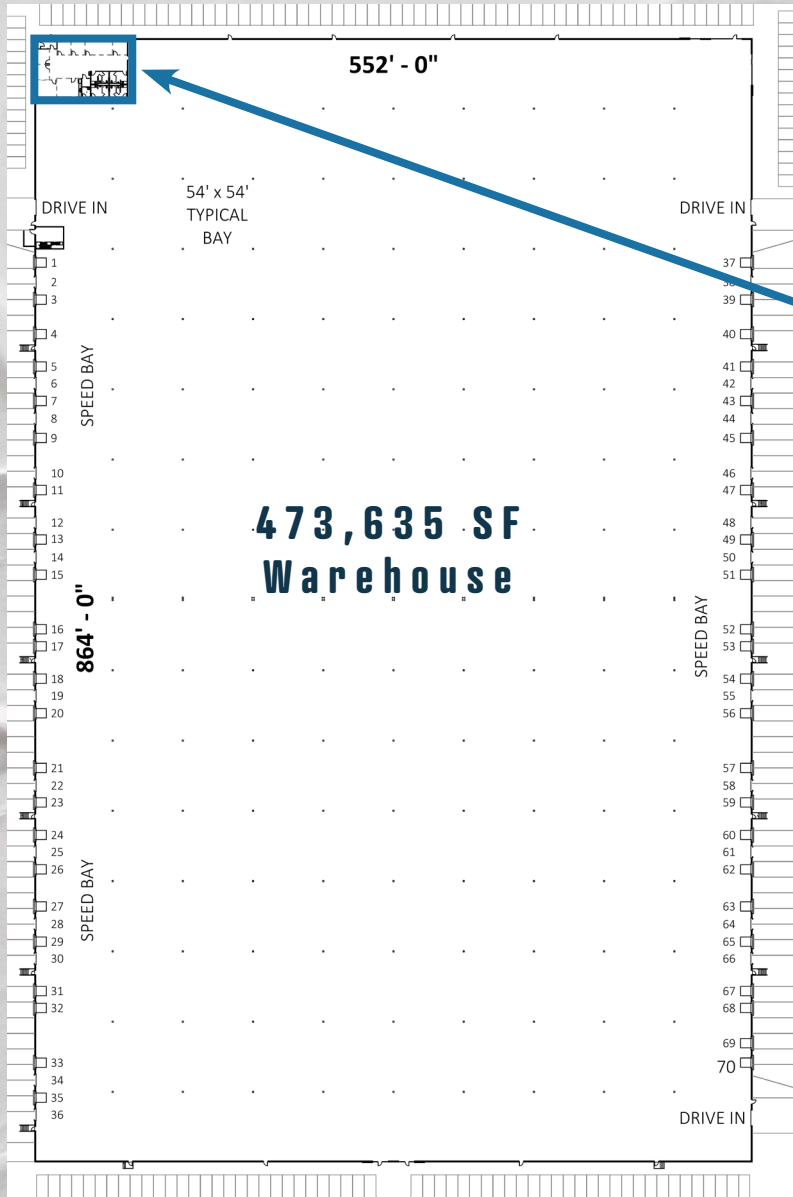
 **LIGHTING:**
30,000 Lumen LED Fixtures (30 FC @30" AFF) on motion
sensors throughout warehouse

 **LEASE RATE:** Negotiable

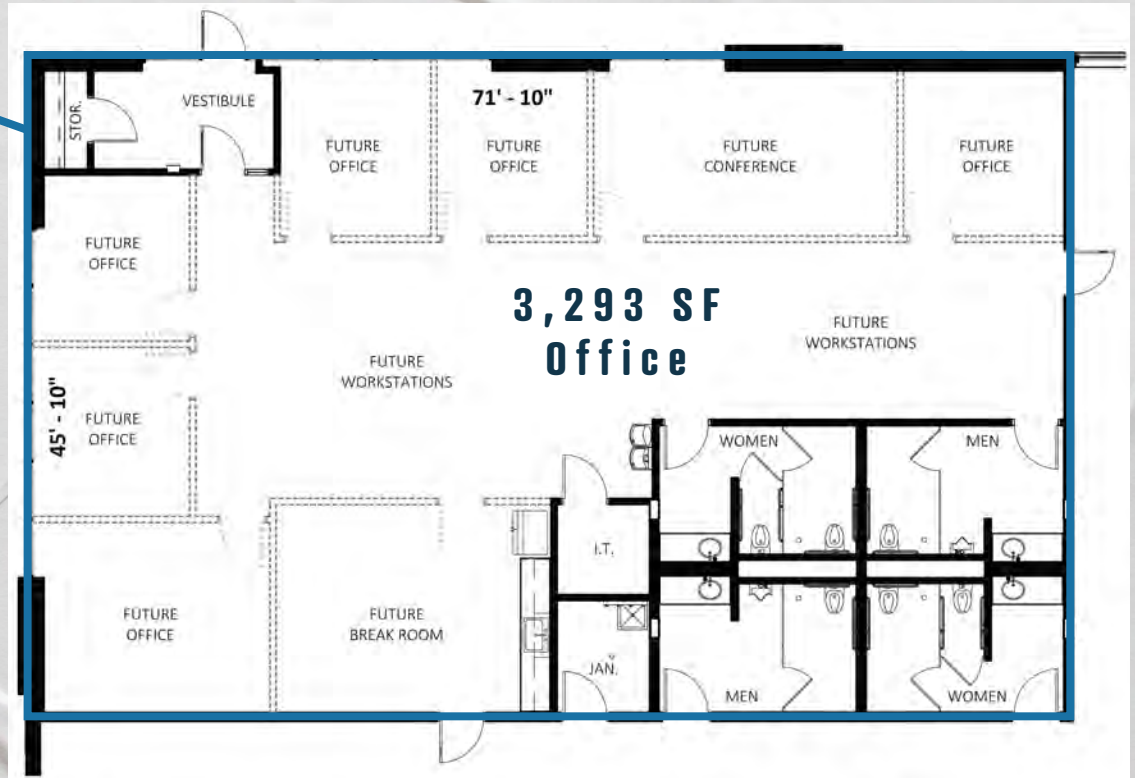
 **ESTIMATED 2025 TAX/CAM:**
Tax: \$1.67 PSF (*not fully assessed)
CAM: \$0.67 PSF
Total: \$2.31 PSF



SITE PLAN



OFFICE FLOOR PLAN



Photos



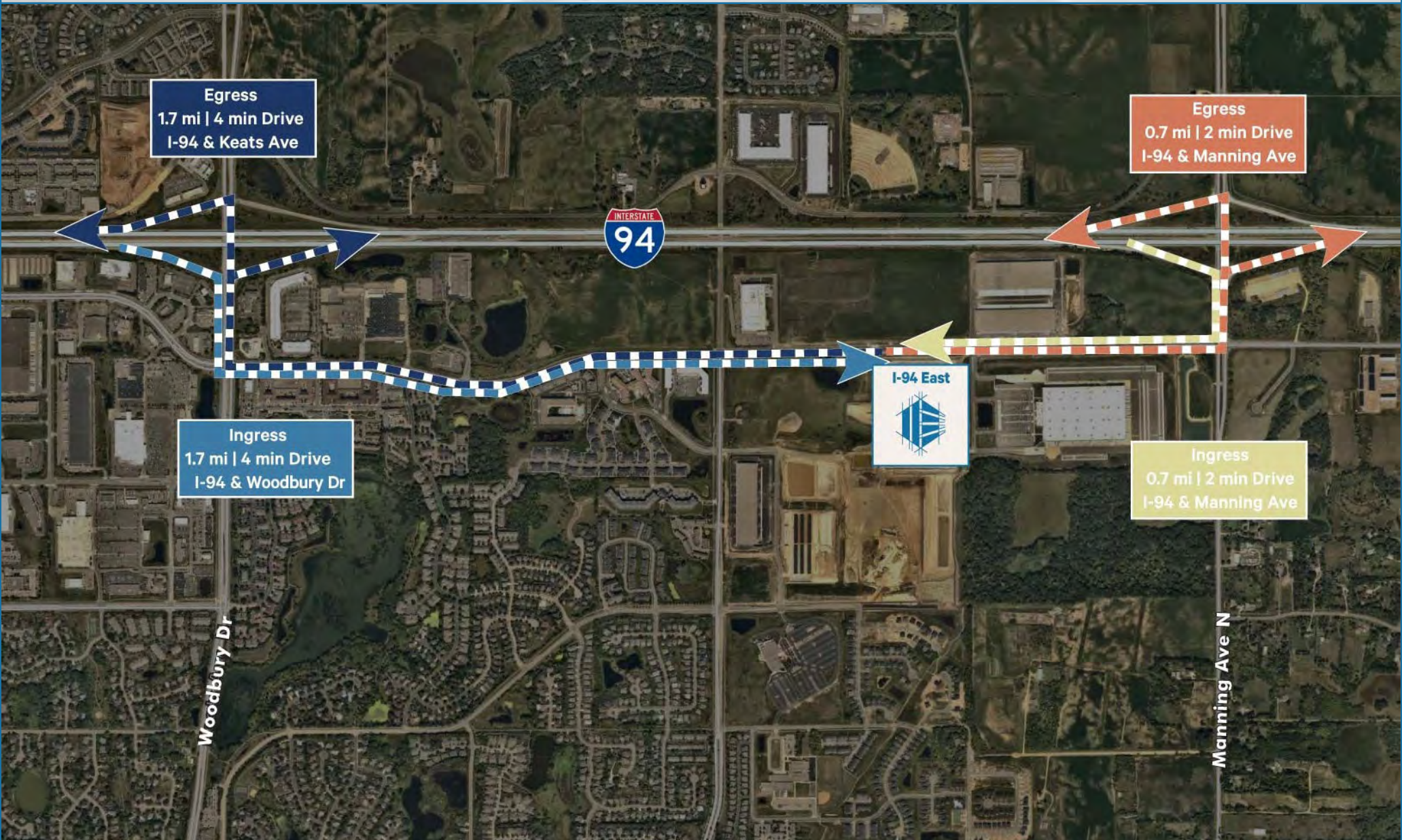
Photos



Site



ACCESSIBILITY MAP



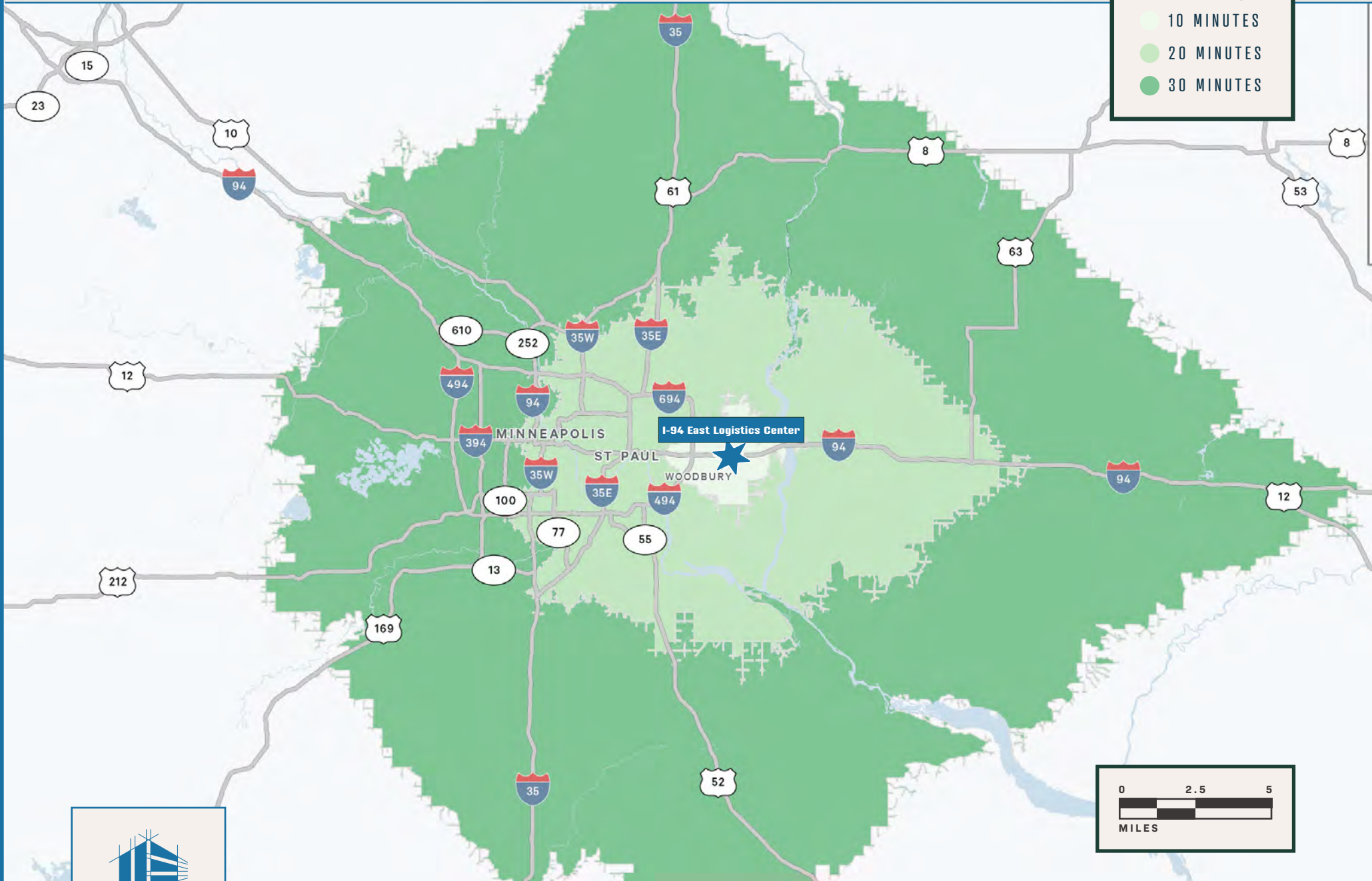
DRIVE TIME MAP

DRIVE TIMES

10 MINUTES

20 MINUTES

30 MINUTES



I-94 East Logistics Center

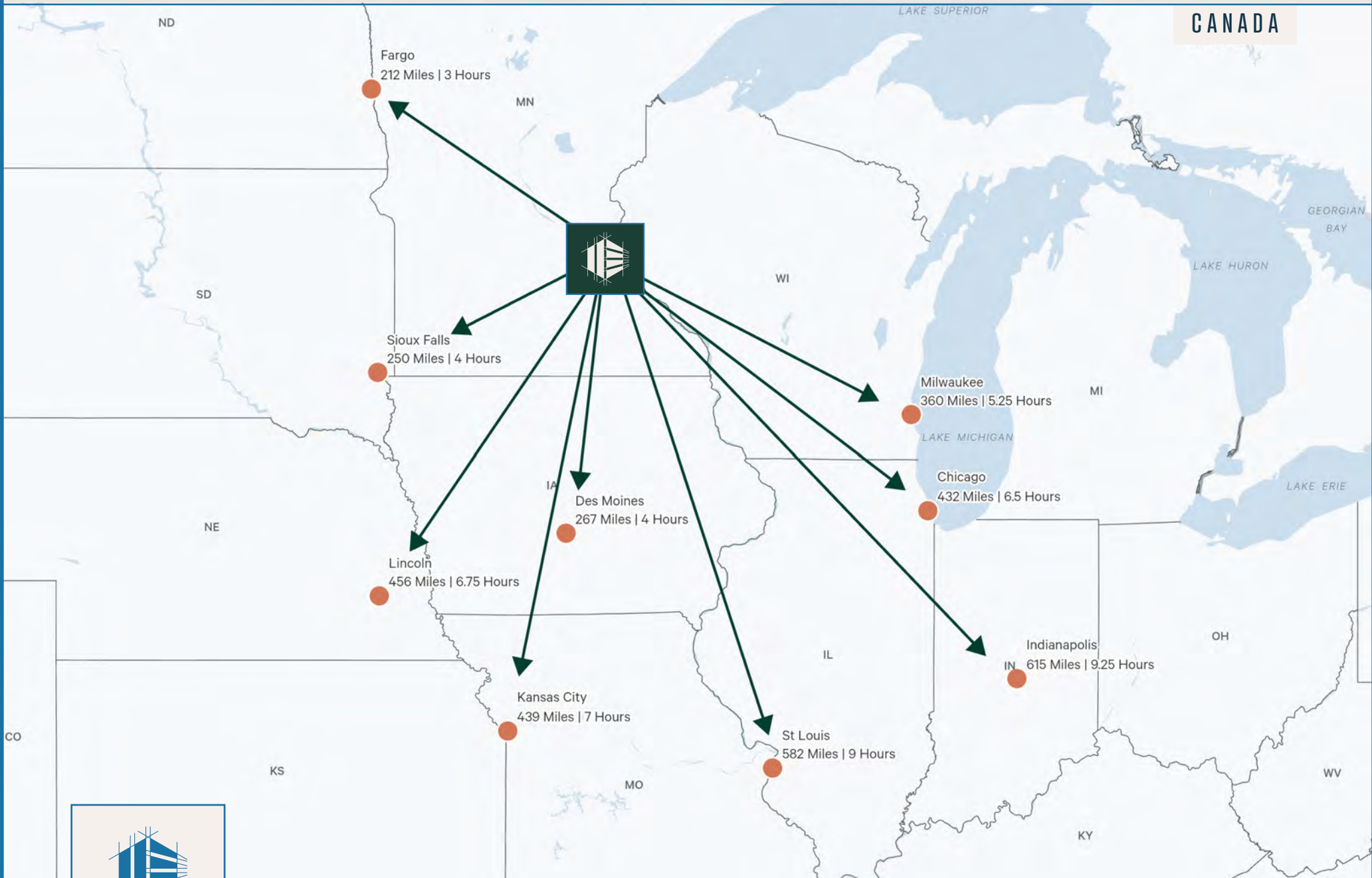
MINNEAPOLIS

ST. PAUL

WOODBURY



I-94 MAP



CANADA



AMENITIES MAP



Olive Garden
Hampton
SERVINO'S
BUFFALO WILD WINGS

Hilton Garden Inn

Holiday Inn
AN IHG HOTEL

Holiday Inn Express

extended STAY AMERICA

Residence INN BY MARriott

Portillo's
HOT DOGS - BURGERS - SALADS

ALDI

BURGER KING

QUIZOS

DINO'S
MEDITERRANEAN FRESH

Cub FOODS
jamba
FIREHOUSE SUBS
PEI WEI
Little Caesars

SHERATON
Akita Sushi and Hibachi
CRAVINGS WINE BAR - GRILLE
The Tavern Grill RESTAURANT
Machete Cocina Mexicana

TRADER JOE'S
CRAVE HAZELWOOD

CHIPOTLE MEXICAN BOWL

Arby's

Target

McDonald's

Fresh India
Healthy & Fresh

noodles & COMPANY

SUBWAY

CHUCK E. CHEESE'S

Tono

Domino's

WUPPING BUNDT CAKES

LEEANN CHIN
Panera BREAD

WHOLE FOODS

QDOBA MEXICAN EATS

PIADA ITALIAN STREET FOOD

Aloha POKE CO.

TEXAS

POTBELLY

noodles & COMPANY
Jersey MIBBS
Target
POTBELLY
CHIPOTLE

WAYBACK BURGERS
SUBWAY

DAVANNI'S

Woodbury Dr

Thanh Truc - Green bamboo

CARMINE'S RESTAURANT & BAR WOODBURY, MN

PAPA JOHN'S
Ramen Station

3 Miles



PROPERTY DEMOGRAPHICS

POPULATION

	3 MINUTES	5 MINUTES	10 MINUTES
2023 POPULATION - CURRENT YEAR ESTIMATE	4,679	20,753	94,993
2028 POPULATION - FIVE YEAR PROJECTION	5,484	22,364	98,802
2010 POPULATION - CENSUS	2,655	13,660	78,634
2020 POPULATION - CENSUS	3,915	18,371	90,986
2023-2028 ANNUAL POPULATION GROWTH RATE	3.23%	1.51%	0.79%

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

HOUSING UNITS

	3 MINUTES	5 MINUTES	10 MINUTES
2023 HOUSING UNITS	2,225	8,316	37,603
2023 VACANT HOUSING UNITS	274 (12.3%)	594 (7.1%)	1,645 (4.4%)
2023 OCCUPIED HOUSING UNITS	1,951 (87.7%)	7,722 (92.9%)	35,958 (95.6%)
2023 OWNER OCCUPIED HOUSING UNITS	1,356 (60.9%)	6,135 (73.8%)	28,220 (75.0%)
2023 RENTER OCCUPIED HOUSING UNITS	595 (26.7%)	1,587 (19.1%)	7,738 (20.6%)

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





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