

# HIGHWAY 55 COMMERCE CENTER

1620 80TH ST E

Inver Grove Heights, MN

**BTS FOR SALE OR LEASE**

**12,000 - 48,000 SF**



# A PREMIER OPPORTUNITY IN INVER GROVE HEIGHTS

## BUILDING SPECS

BUILDING AREA:  
**48,000 SF**

DIVISIBLE:  
**21,000 SF**

SITE AREA:  
**4.86 acres**

BUILDING DEPTH:  
**120'**

AUTO PARKING:  
**88 stalls**

DOCK DOORS:  
**5+ doors**

DRIVE-IN DOORS:  
**2+ doors**

CLEAR HEIGHT:  
**24'**

COLUMN SPACING:  
**50 x 50**

SPEED BAY:  
**60'**

FIRE PROTECTION:  
**ESFR**

## RATES

NEGOTIABLE

## TAX & CAM

2025 \$1.50 PSF

## RATES

- EXCELLENT LOCATION
- UNMATCHED ACCESS AND VISIBILITY TO HWY 55
- AMPLE LOCAL AMENITIES





# HIGHWAY 55 COMMERCE CENTER

## SHELL DESCRIPTION

BUILDING AREA:	48,000 GSF
DIVISIBLE:	12,000 SF
SITE ACREAGE:	4.86 Acres
BUILDING DIMENSIONS:	400 x 120
SPEED BAY:	60'
COLUMN SPACING:	50 x 50
CLEAR HEIGHT:	24'
AUTO PARKING:	88 stalls
FOUNDATIONS:	Concrete reinforced strip footings
SLAB ON GRADE:	7" thick unreinforced concrete
EXTERIOR WALLS:	Precast concrete wall panels
STRUCTURAL STEEL:	30" & 32" K-series steel bar joists on WF beams
STRUCTURAL ROOF:	1 1/2" x 20 Ga. metal roof deck
ROOFING:	Ballasted Roof R30 - 45 mil EPDM membrane
DOCK DOORS:	5+ doors
DRIVE-IN DOORS:	2 drive-in doors

WAREHOUSE LIGHTING:	LED with 30-foot candle
ACCESS:	Highway 55
FIRE PROTECTION:	ESFR
PLUMBING:	Sewer and water running full length of building 30' back from front wall
HVAC:	Gas-fired unit heaters to maintain 50 degrees Fahrenheit
WAREHOUSE LIGHTING:	Motion sensed, high bay LED lights
MARKET / SUBMARKET	Minneapolis / South East

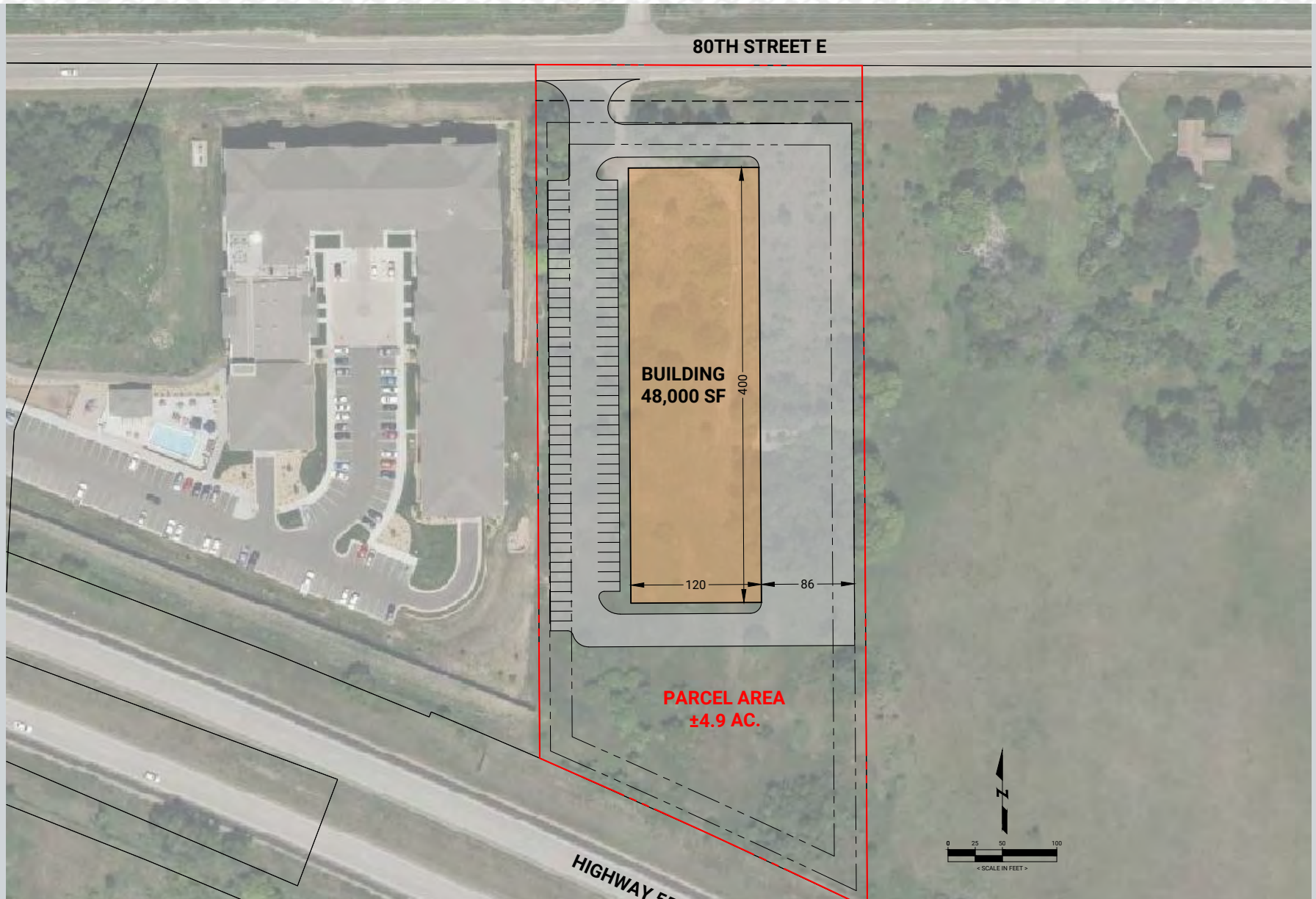


# CLOSE UP AERIAL





# PROPOSED BUILDING CONCEPT PLAN



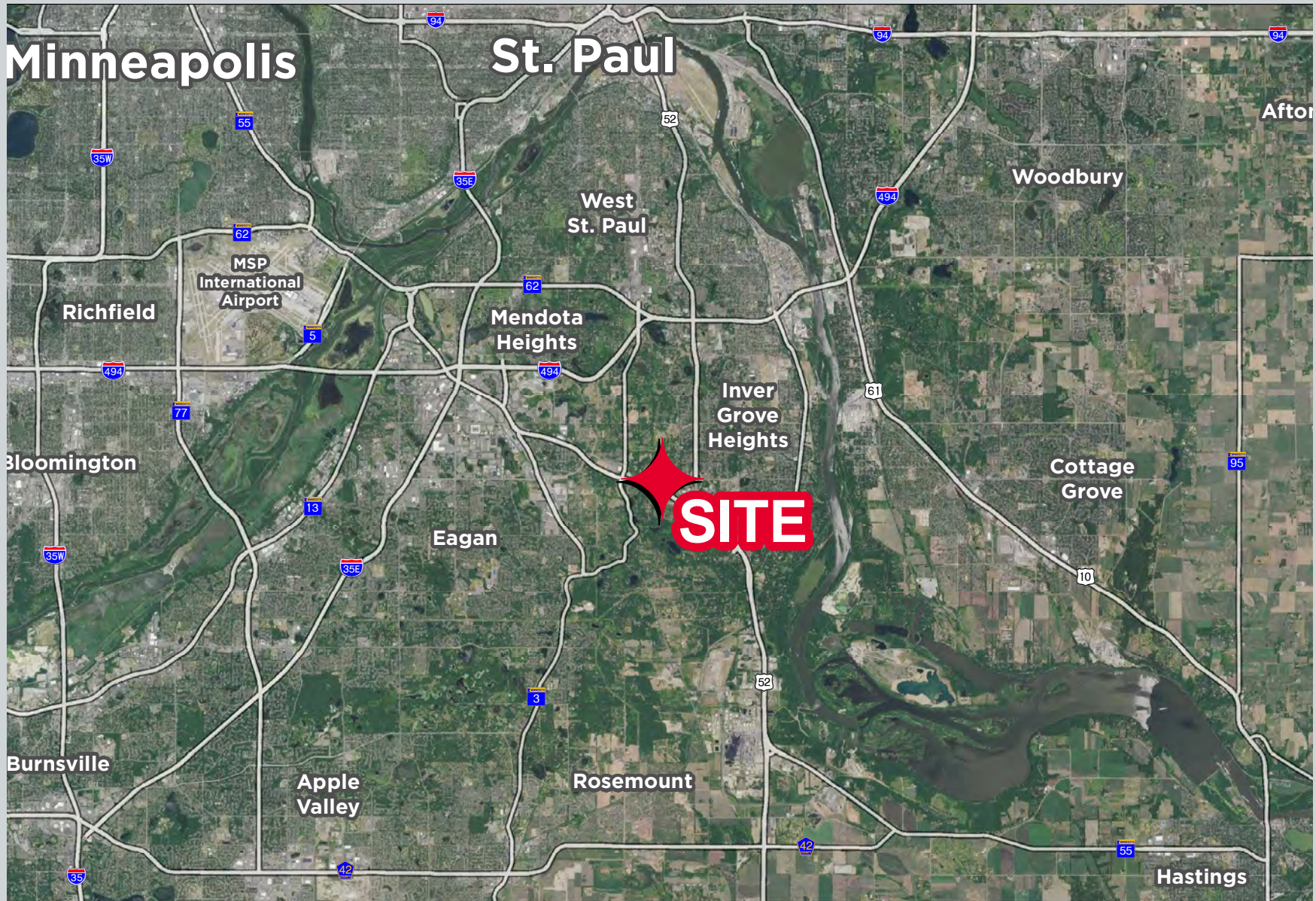


# LOCAL AMENITIES



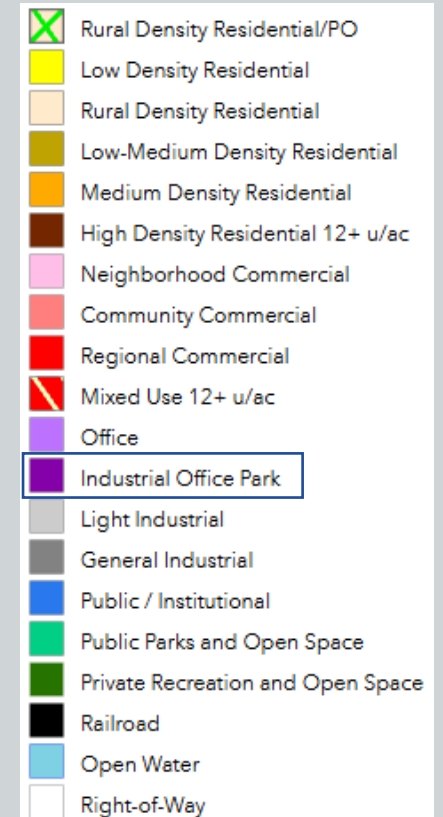


# AERIAL





# ZONING





# FOR MORE INFORMATION,

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