HIGHWAY 55 COMMERCE CENTER



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



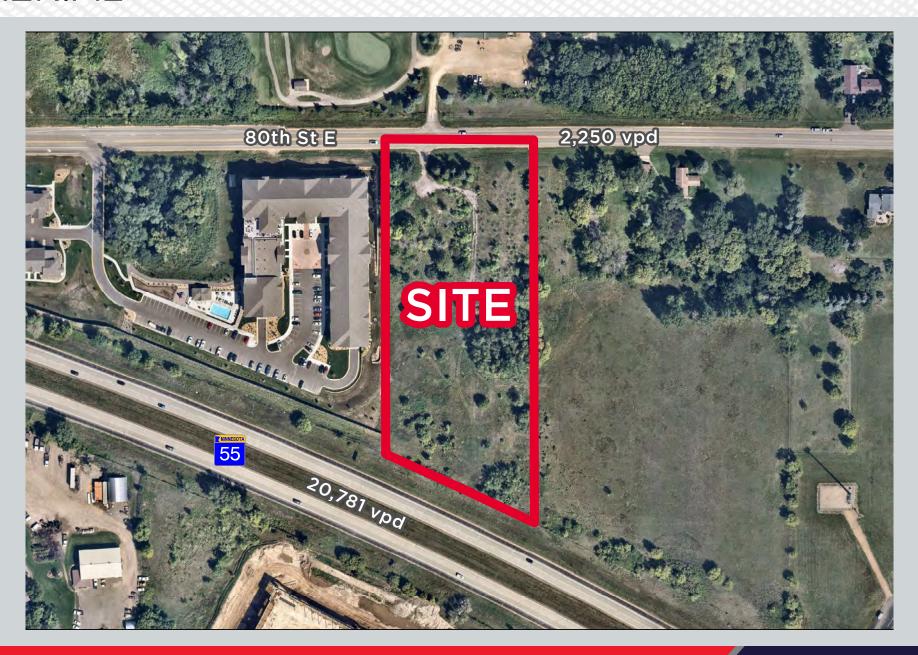
HIGHWAY 55 COMMERCE CENTER

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 sensored, high bay LED lights
MARKET / SUBMARKET	Minneapolis / South East

CLOSE UP AERIAL

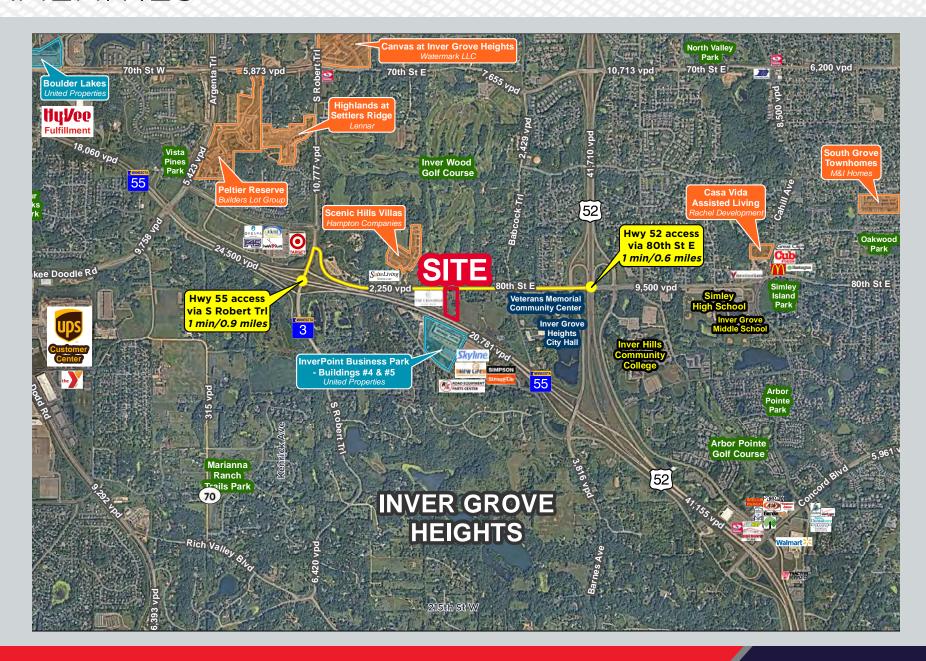


PROPOSED BUILDING

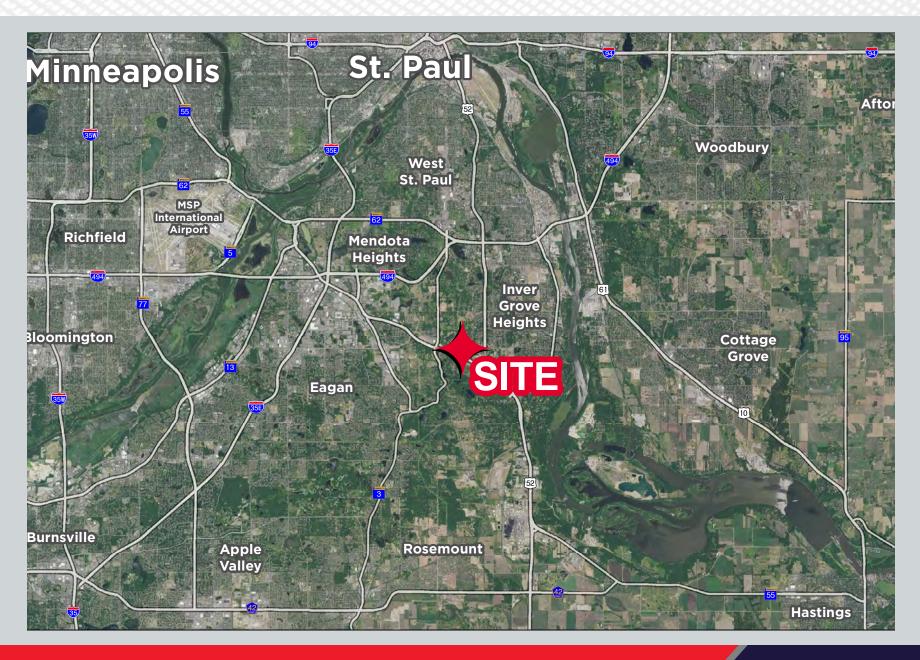
CONCEPT PLAN



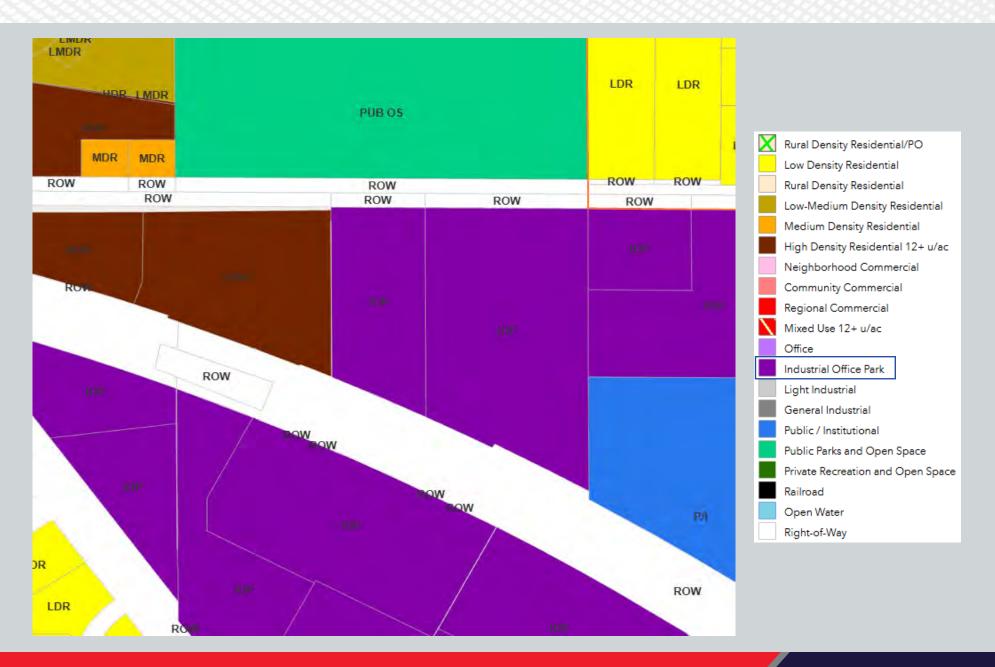
LOCAL AMENITIES



AERIAL



ZONING



FOR MORE INFORMATION,

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