



# WAREHOUSE SPACE FOR LEASE

Continental Business Center

5505 123rd St W, Savage, MN 55378

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5821 Cedar Lake Rd S, Suite 350,  
St. Louis Park, MN 55416



# PROPERTY FEATURES

The Continental Business Center featured in this listing has the following amenities:

- ✓ One 10-ft by 10-ft double doors
- ✓ 18.5 clear heights
- ✓ Common area bathrooms
- ✓ 100% warehouse space
- ✓ Ample outdoor parking with front door entrance
- ✓ Within 5 minutes of Hwy 169 and 35W



SPACE TYPE  
**Warehouse Spaces**

SUITE SIZE  
**652 - 5,345 SF**

LEASE RATE  
**\$800 - \$7,200/Month Gross**

AVAILABLE  
**February 1, 2026**

HVAC  
**Hanging gas heaters in the warehouse**

YEAR BUILT  
**1969**

ZONING  
**I-1**

BEST USES  
**Warehouse, storage and light industrial**



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**GREATLAND**  
REAL ESTATE SERVICES



# DEMOGRAPHICS



DEMOGRAPHICS	1 Mile	3 Mile
POPULATION	1,696	26,359
POPULATION (OVER 25)	1,083	16,222
HOUSEHOLD	1,846	14,705
MEDIAN HH INCOME	\$81,670	\$83,155

DEMOGRAPHICS	1 Mile	3 Mile
DAYTIME EMPLOYEES	798	14,104
EXPENDITURE	\$32,365,419	\$516,567,150
EDUCATION-HIGH SCHOOL	375	3,804
EDUCATION-BACHELORS	193	4,000

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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