

OFFICE & WAREHOUSE

FOR SUBLEASE



Inverpoint Business Center Building
8300 Courthouse Blvd
Inver Grove Heights, MN 55077

TERM REMAINING: 5/31/2032

108,000 SF

AVAILABLE NOW















JOE BECKER, CCIM
Associate Director
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jbecker@carlsonpartnersllc.com

CARLSON PARTNERS

STRATEGIC
REAL ESTATE
ADVISORS

PROPERTY SPECIFICATIONS

	Term Through	5/31/2032
	Rate	Negotiable
	Operating Expenses & Real Estate Taxes	Approx. \$4.74 PSF
	Size	Office: 3,000 SF Warehouse: 105,000 SF <hr/> Total: 108,000 SF
	Parking	132 Stalls
	Sprinklered	ESFR
	Year Built	2022
	Clear Height	24'
	Power	2,000 Amp, 120 / 280 Volt
	Zoning	I-2
	Drive-Ins	4
	Dock Doors	13

LOCATION

InverPoint Business Park is a 5-building business park with visibility and immediate access to Highway 55, the site is positioned as a great location for a wide range of users.

- **Excellent access**
- **Prominent highway visibility**
- **Close proximity to major highways**



CONTACT

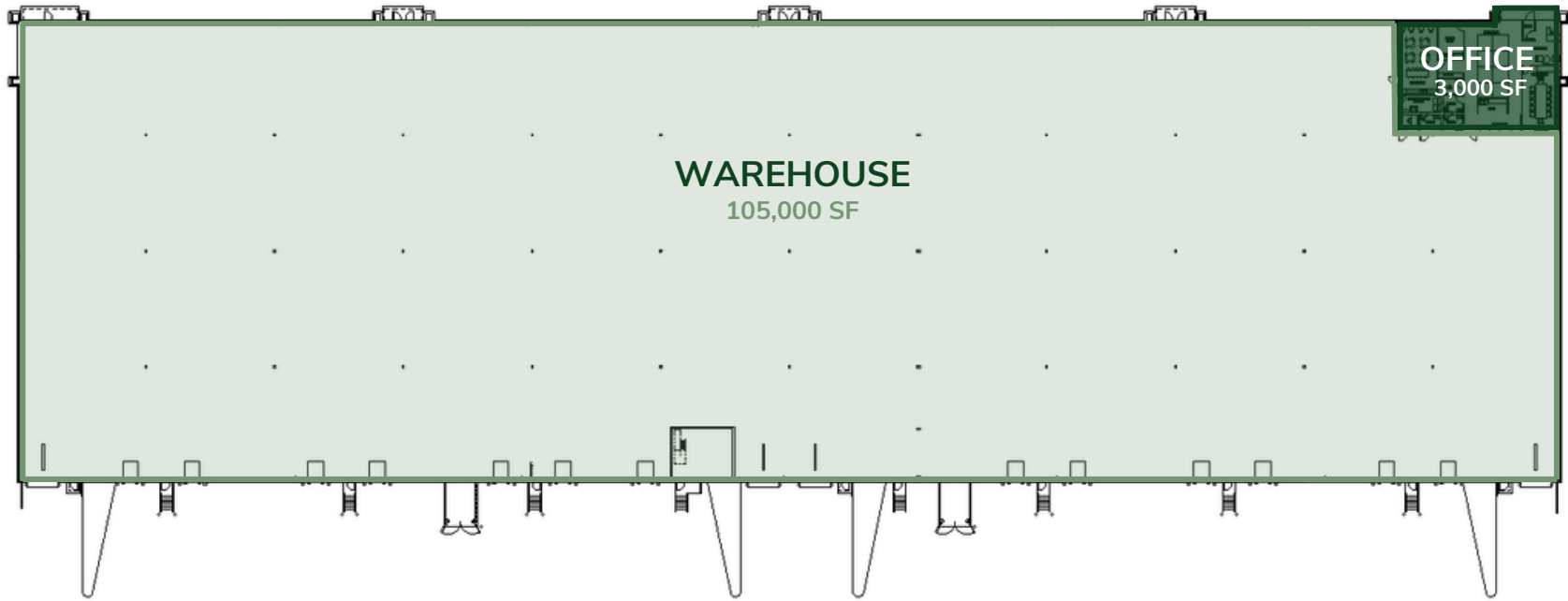
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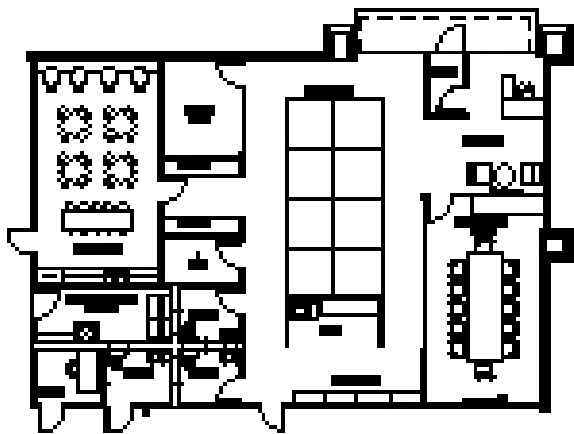
FLOOR PLAN

108,000 SF Office & Warehouse



OFFICE FLOOR PLAN

3,000 SF



AERIAL

8300 Courthouse Blvd, Inver Grove Heights, MN



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FOR LEASE

PROPERTY PHOTOS



8300 Courthouse Blvd
Inver Grove Heights, MN

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