

FOR LEASE

4850

CONSTELLATION DRIVE  
WHITE BEAR TOWNSHIP, MN

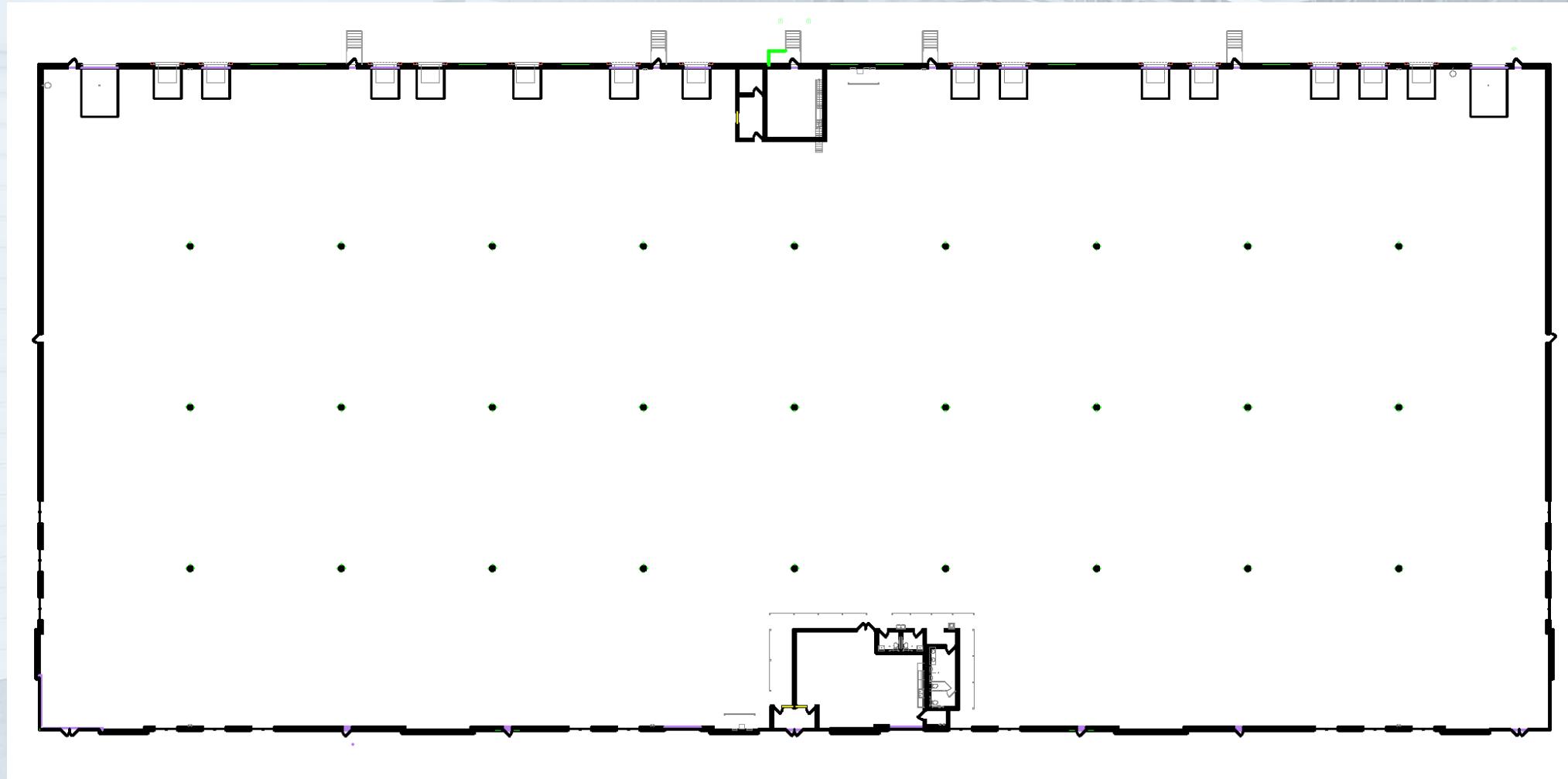


# Property Information



<b>ADDRESS</b>	4850 Constellation Drive White Bear Township, MN
<b>SIZE</b>	Office 1,772 SF approx. <u>Warehouse</u> 108,380 SF approx. Total 110,152 SF approx.
<b>DIVISIBLE</b>	Divisible down to 50,000 SF
<b>PID</b>	16-30-22-13-0010
<b>LOT</b>	14.04 Acres
<b>LOADING</b>	14 Dock Doors   2 Drive-Ins
<b>COLUMN SPACING</b>	50' x 53.5' w/ 60' speed bay
<b>CLEAR HEIGHT</b>	24'
<b>YEAR BUILT</b>	2022
<b>SPRINKLER</b>	Yes- ESFR
<b>POWER</b>	2,400 Amps
<b>PARKING</b>	150 Stalls
<b>ZONING</b>	I-1 Light Industrial
<b>2026 TAXES &amp; CAM</b>	\$4.84 PSF
<b>LEASE RATE</b>	Negotiable

# Floor Plan



# Property Highlights



Good access to 35 E



24' clear height



Newly constructed (2022)



Great loading  
(14 Docks & 2 Drive-ins)

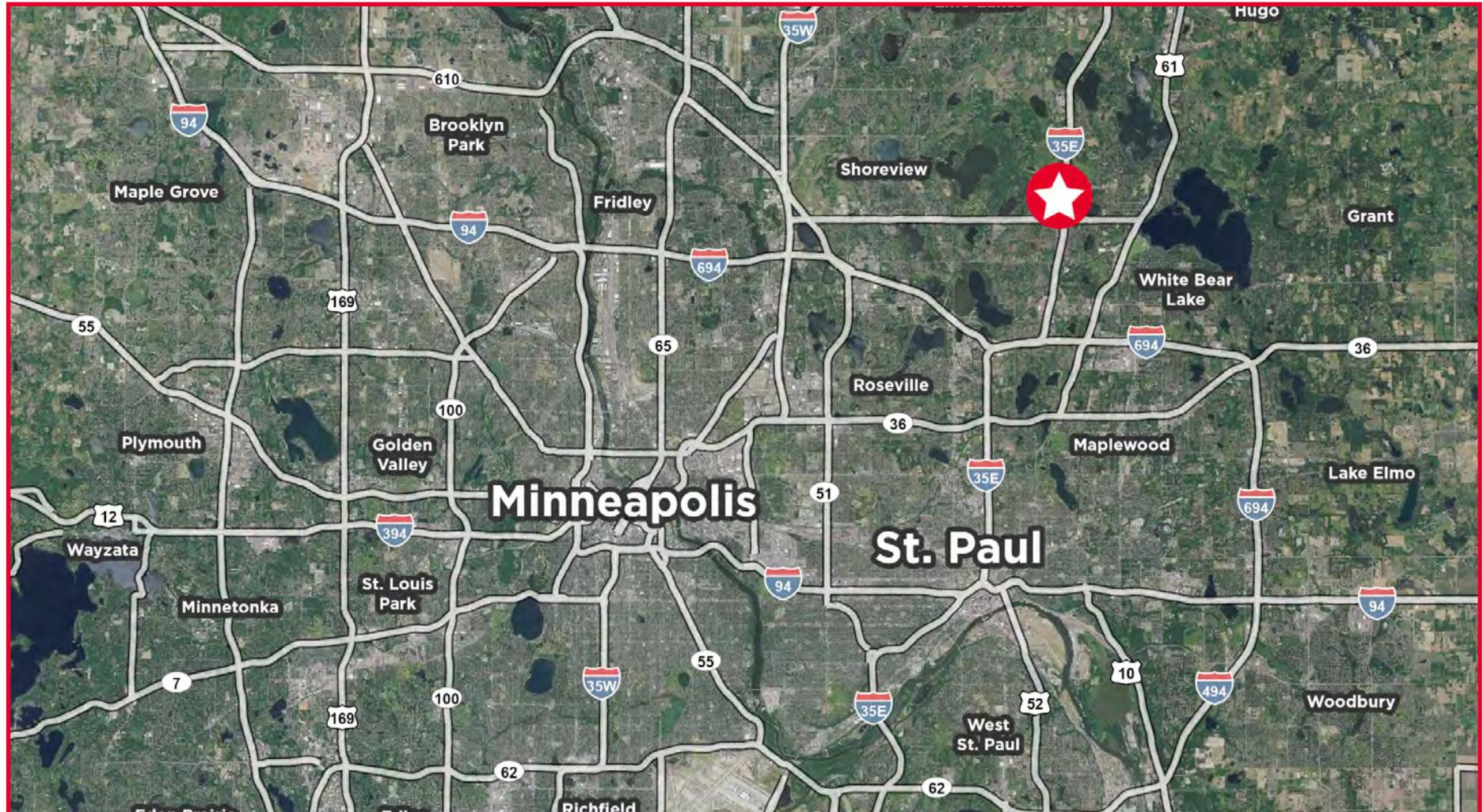


Efficient, open warehouse  
layout

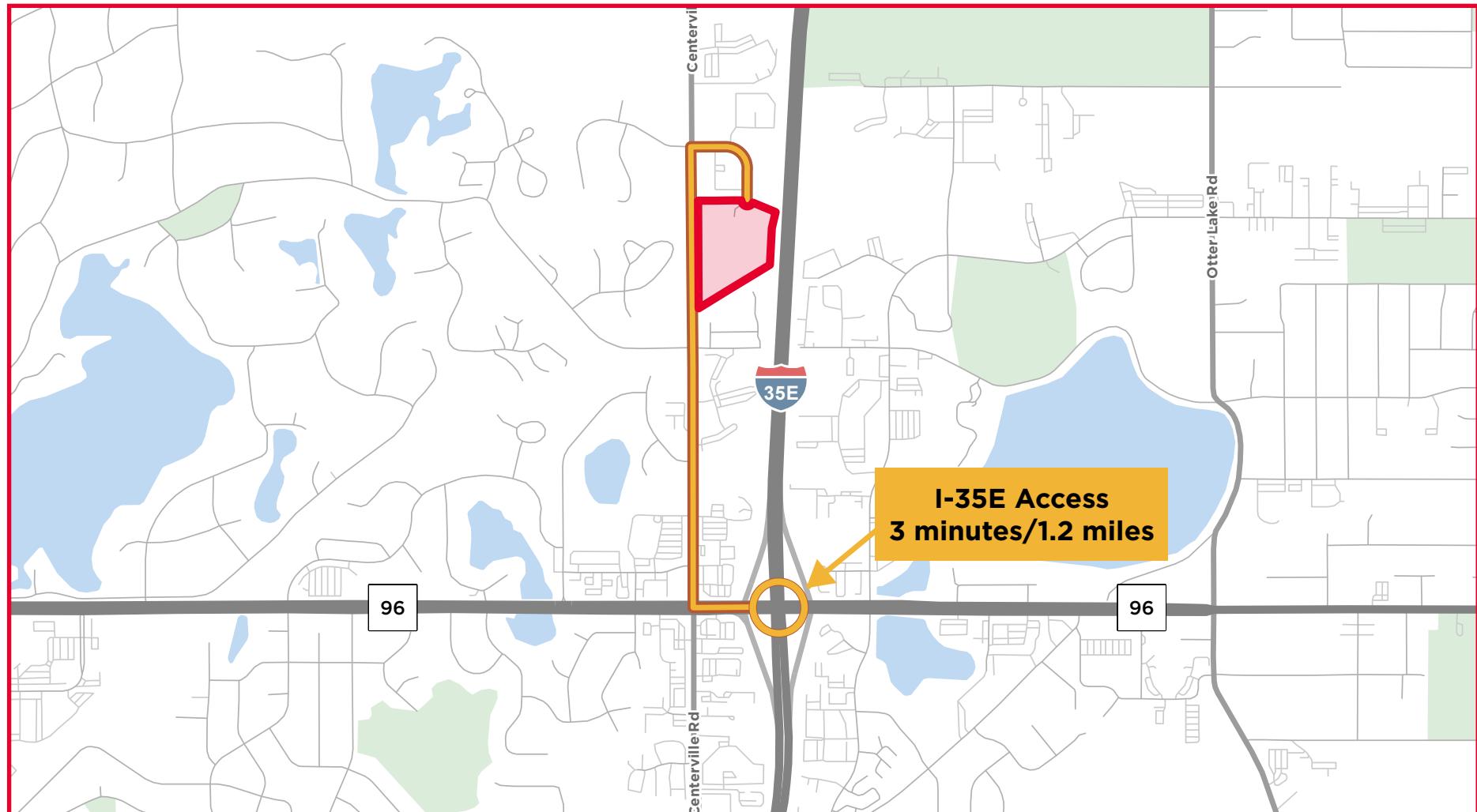


Unique large block  
availability on 35E corridor

# Property Aerial

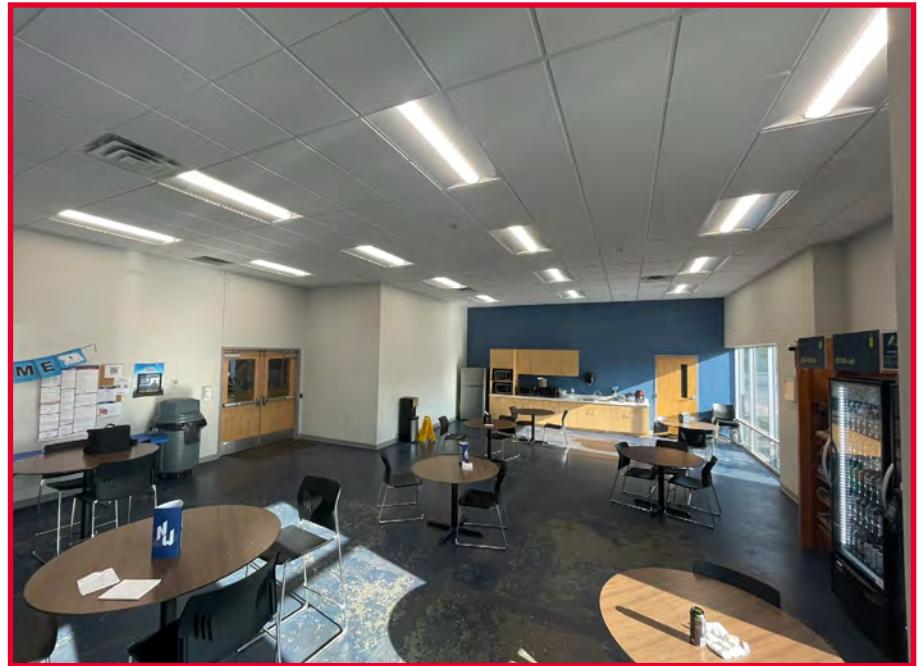
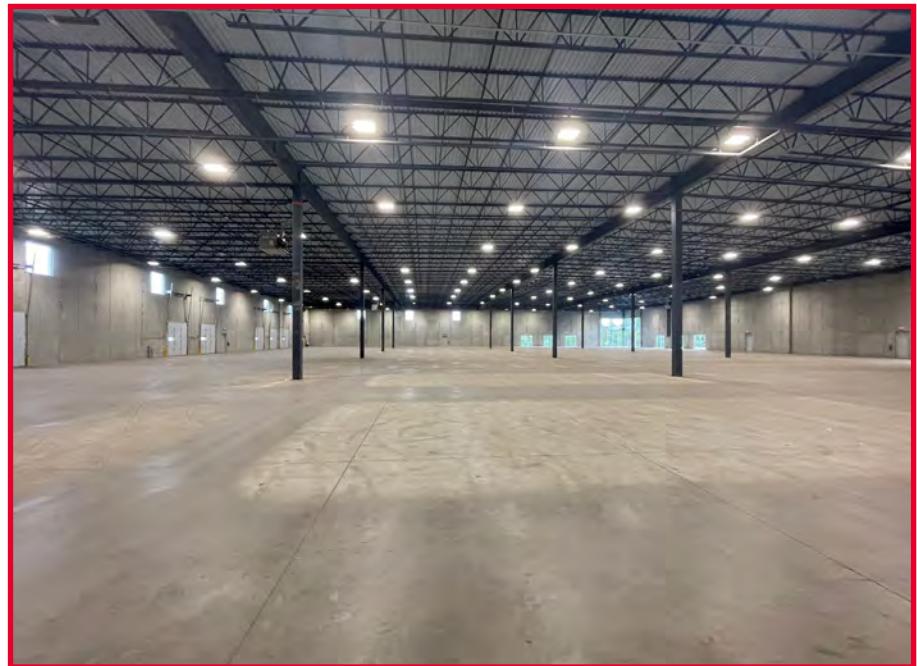


# Property Aerial



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# Contact

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