

FOR LEASE

4850

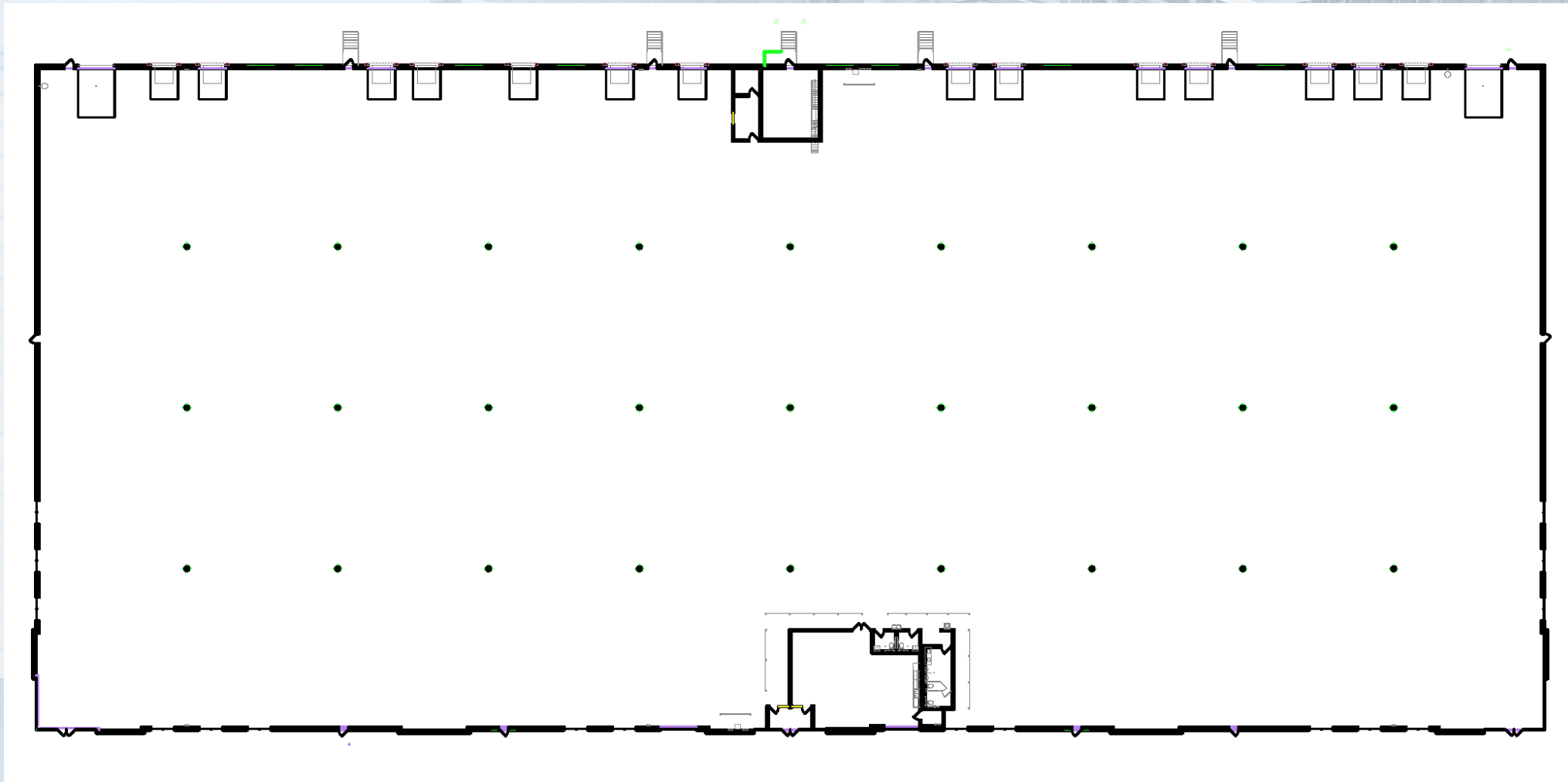
CONSTELLATION DRIVE
WHITE BEAR TOWNSHIP, MN

Property Information



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

Floor Plan



Property Highlights



Good access to 35 E



24' clear height



Newly constructed (2022)



**Great loading
(14 Docks & 2 Drive-ins)**

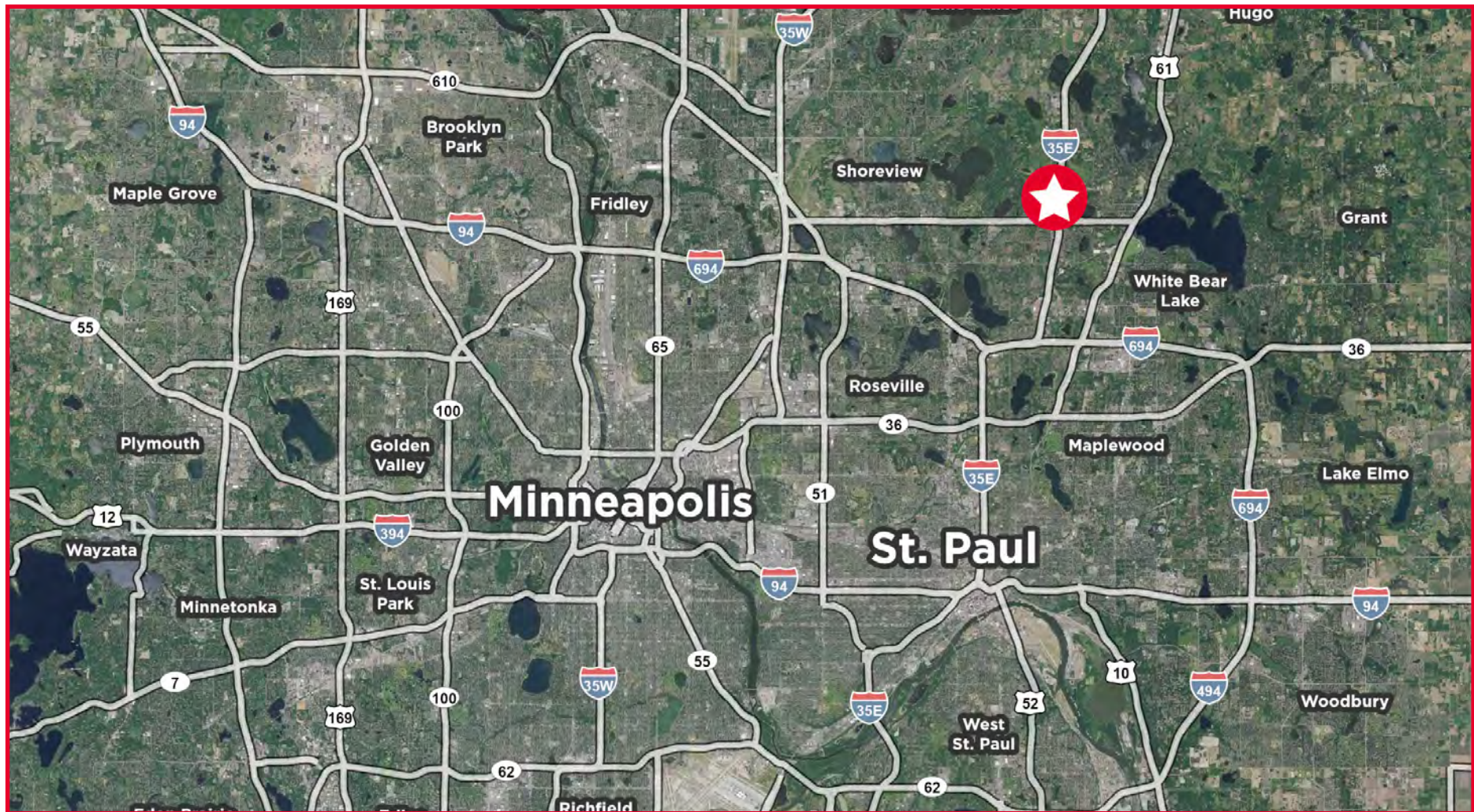


**Efficient, open warehouse
layout**

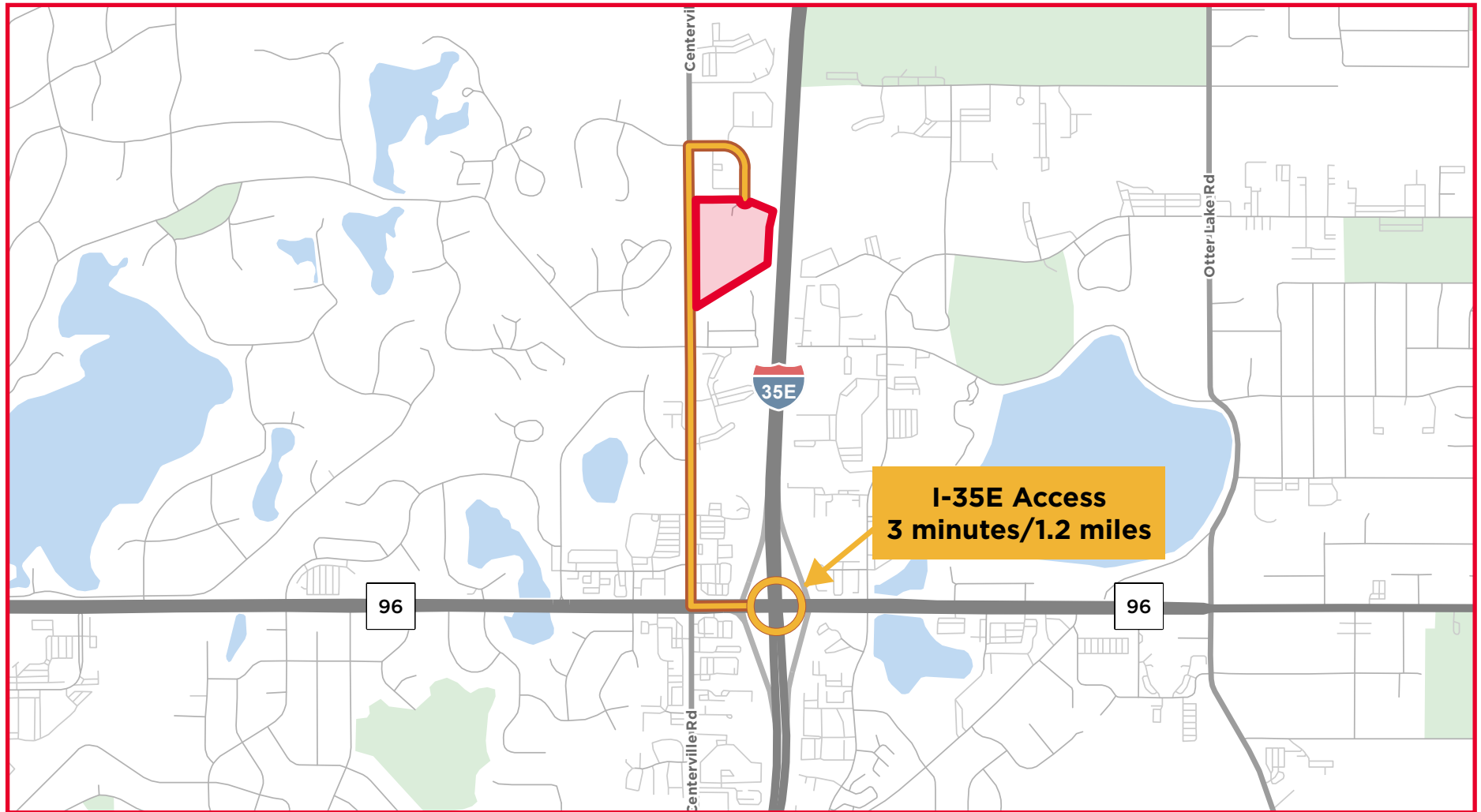


**Unique large block
availability on 35E corridor**

Property Aerial

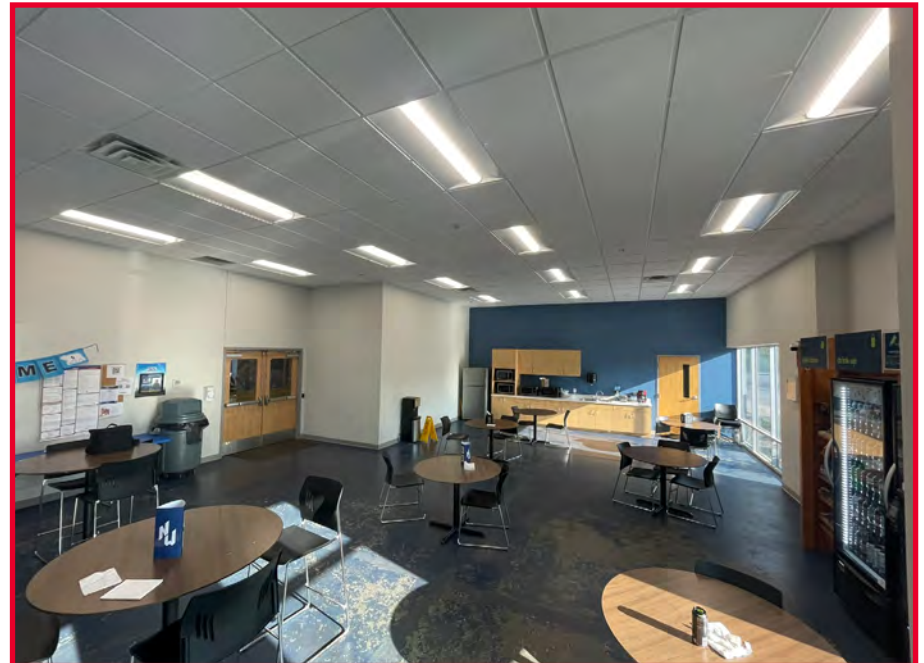


Property Aerial



Property Aerial









Contact

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**CUSHMAN &
WAKEFIELD**