

**For Sale/Lease**

Owned and Operated by  **LINK**

# Woodbury Business Center

390 Commerce Drive | Woodbury, MN 55125

**±65,419 SF**



**LEASING INFO  
& CONTACT**

Bruce Carland (612) 336 4207 / [bruce.carland@cbre.com](mailto:bruce.carland@cbre.com)  
Bryan Van Hoof (952) 924-4624 / [bryan.vanhoof@cbre.com](mailto:bryan.vanhoof@cbre.com)  
Jeff Przytarski (952) 924-4895 / [jeff.przytarski@cbre.com](mailto:jeff.przytarski@cbre.com)  
Sam Manke (763) 398 9047 / [sam.manke@cbre.com](mailto:sam.manke@cbre.com)

**CBRE**

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



## Property Features

---

Single Tenant Opportunity

---

Building is expandable up to 34,000 SF

---

Adjacent to Woodbury retail trade area

---

Total Building SF    65,419 SF

---

Available SF            65,419 SF

---

Office SF                16,103 SF

---

Warehouse SF         49,316 SF

---

Loading                 4 Docks and 2 Drive-ins

---

Outdoor Storage possibly with CUP

---

Expandable up to 39,000 SF

---

Clear Height            18' - 20'

---

Land Area                7.34 acres

---

Fire Protection        Office: .10 GPM / 1,500 SF  
    Whse: .495 GPM / 2,000 SF

---

Power                     2,000 AMPS, 480 V

---

Column Spacing       37'4" x 36'

---

Parking                 171 stalls (2.61/1,000)

---

Zoning                   1-I (Light Industrial)

---

Rental Rates            Negotiable

---

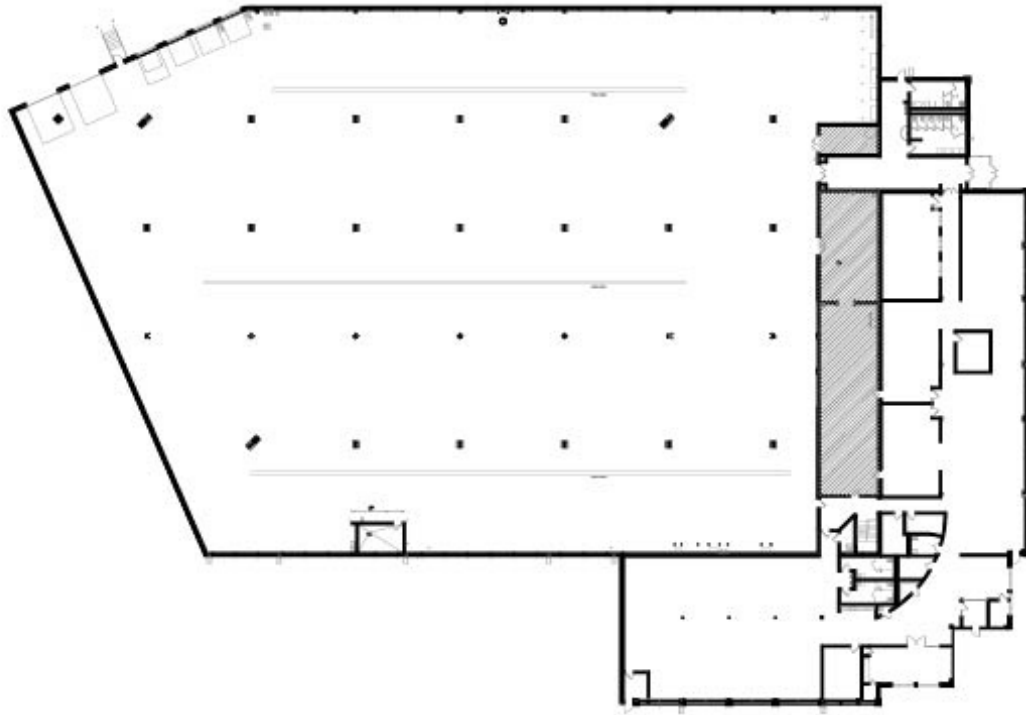
Sale Price                Negotiable

---

2025 Est. Tax/CAM    \$4.86 PSF

---

# FLOOR PLAN



# SITE PLAN

