

HEMPEL Development Presents

Brockton Business Park

10585 CR 101, CORCORAN, MN

INDUSTRIAL SPEC BUILDING



**286,000 SF FOR LEASE
SPECULATIVE WAREHOUSE
WITH TRAILER PARKING**



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AREA FEATURES

- **286,000 SF Industrial Spec Building in Phase 1**
- City Entitlements are Underway
- Dayton Parkway Interchange is now open
- 610 Extension to be completed in early 2025
- Build-to-Suit or Build-to-Own 100,000-600,000 SF
- Bulk Distribution
- I-1 Light Industrial Zoning
- Direct access to I-94 and Hwy 610
- 25 miles to Minneapolis
- 36 miles to MSP Airport
- First class industrial park including Fed Ex, Graco, King Solutions, Medline, Verativ, and more
- Local amenities including: Wendy's, Taco Bell, Denny's, Arby's, Walgreens, Culvers, Target, Cabela's, and Starbucks

BROCKTON BUSINESS PARK

offers 286,000 SF of warehouse space just off the new Dayton Parkway Interchange. The warehouse is available for lease or sale to users that need bulk warehouse space with possible trailer parking. The buildings will be rear loaded with the ability to build office space for corporate headquarters.

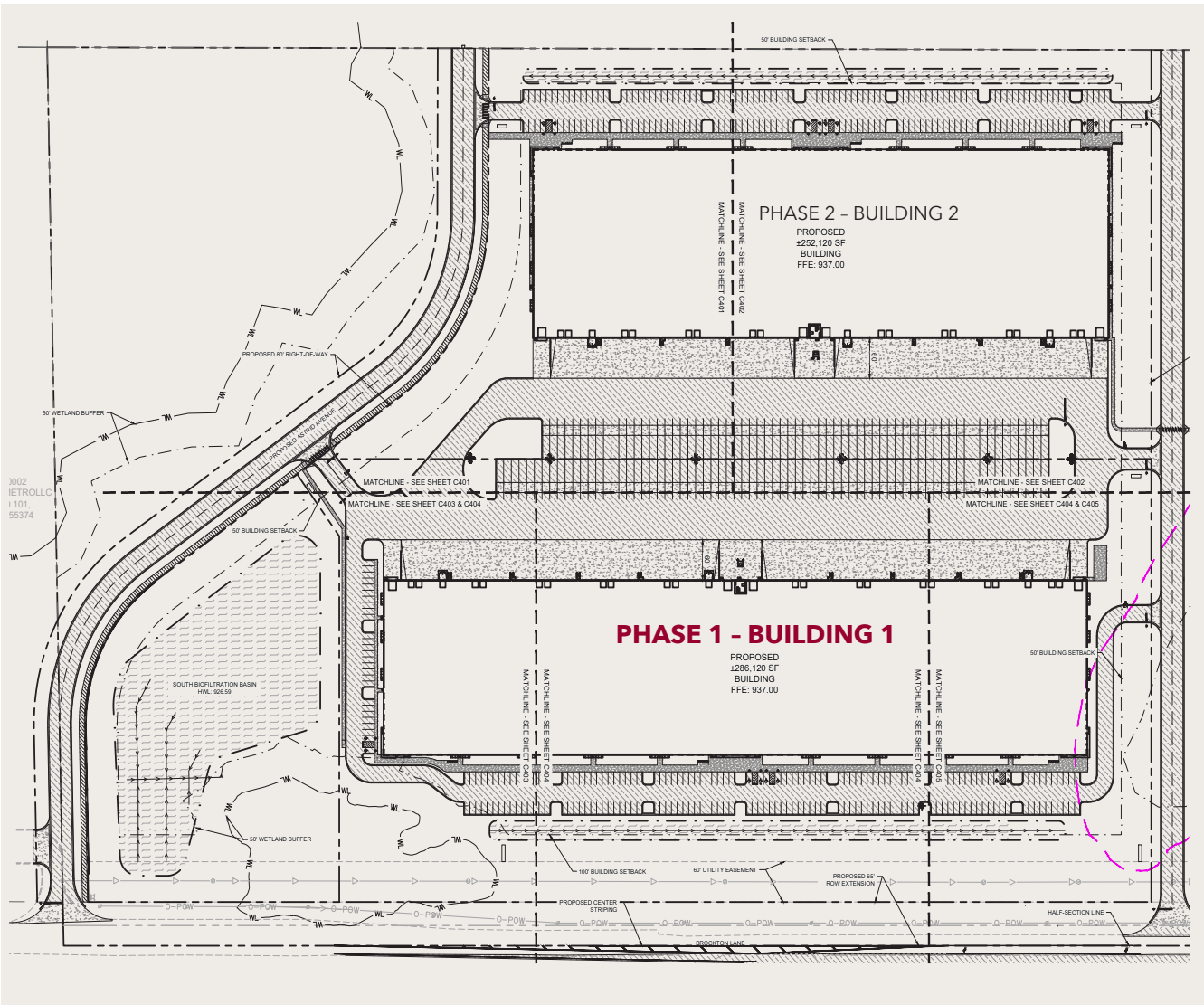
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BUILDING 1



BUILDING 1 SPECS

Site Area - 19.33 acres

Building Area - 286,120 square feet

Building Dimensions - 1100' x 260'

Column Spacing - 50' x 50' with 60' speed bay

Building Entries - 3 primary and 2 secondary entrances

Clear Height - 32'

Roof - 60 mil ballasted EPDM roof

Floor Slab - 7" unreinforced

Fire Protection - ESFR

HVAC - Gas-fired unit heaters for 55 degrees

Electrical Service - 3,000 amps, 480V/208

Warehouse Lighting - Motion activated LEDs

Loading

Dock Doors - 20 docks (9' x 10') with mechanical dock levelers and seals

Drive-In Doors - 4 (12' x 14') drive-in doors with vision windows

Truck Court - 180' deep including 60' concrete apron at loading dock and parking for 75 trailer stalls or general outdoor storage

Car Parking - 214

STAGES OF CONSTRUCTION COMPLETED



EAW



CITY APPLICATION



CITY APPROVALS



BUILDING PERMIT



GROUNDBREAKING



**BROCKTON
BUSINESS PARK**

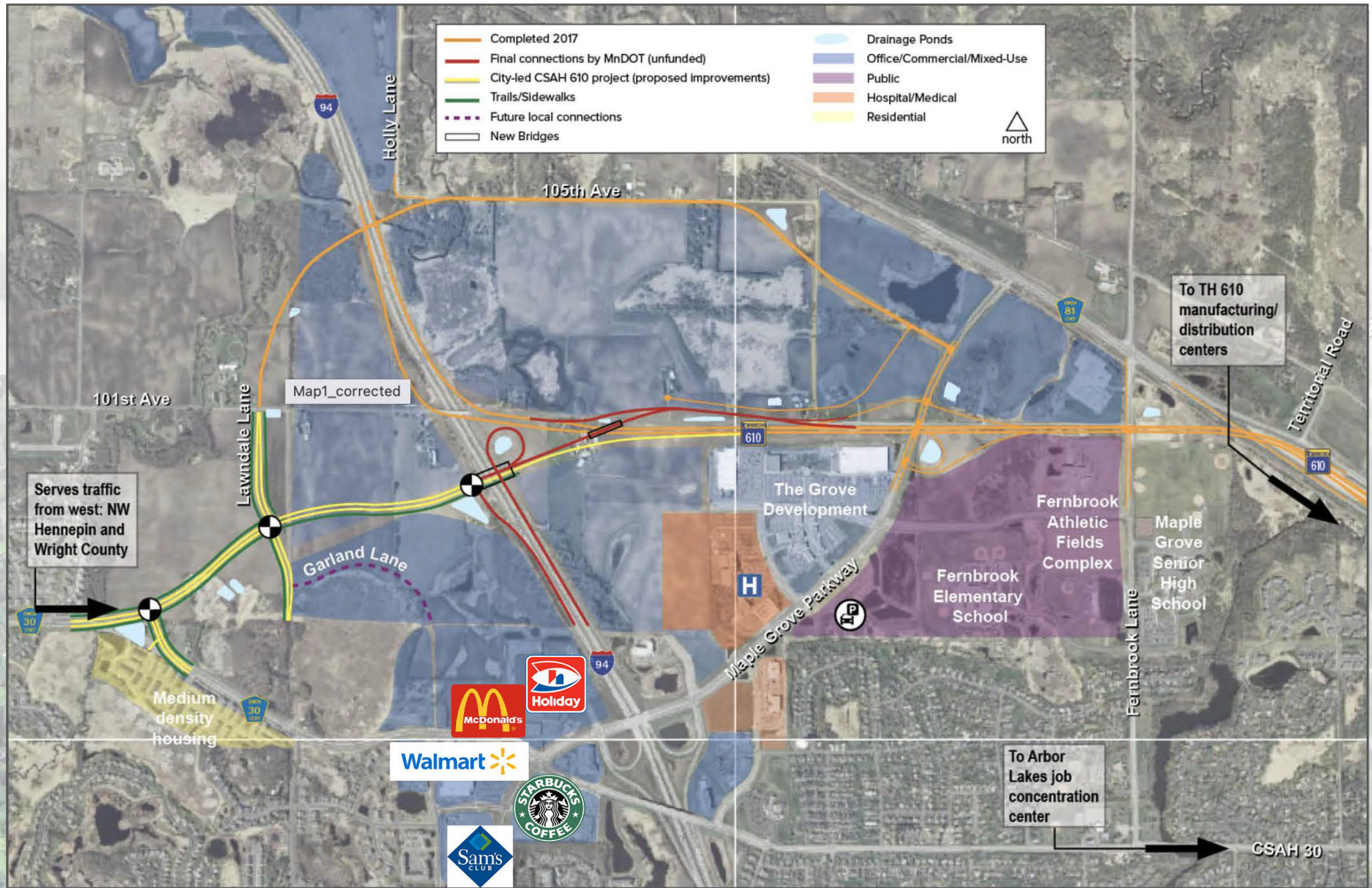


**Hwy 610 Extension to
be completed in 2026**

HIGHWAY 610 EXTENSION PROJECT

The 610 Extension Project will provide the final connections between Trunk Highway 610 to County Road 30 to complete the roadway system envisioned as part of the overall TH 610 project. It provides improved regional and local connections to I-94, TH 610, and County Road 30. The County Road 30 corridor, as it extends to the west, serves a larger area between Highway 55 and I-94 that currently goes unserved.

The project consists of a 4-lane roadway connection between County Road 30 and I-94, a connection across I-94 to Highway 610, and ramps to I-94 Eastbound and from I-94 Westbound to the 610 extension, as shown here.



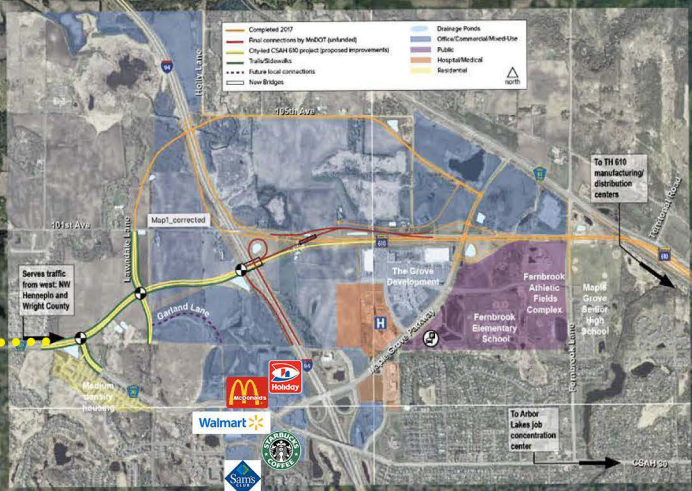
ROGERS INDUSTRIAL SUBMARKET

DAYTON INDUSTRIAL SUBMARKET

Dayton Parkway Interchange
1 minute drive to site

BROCKTON BUSINESS PARK

Hwy 610 Extension Completes in 2026



New Highway 610 Interchange
2 minute drive to site

Maple Grove Parkway Retail
6 minute drive to site

BROOKLYN PARK INDUSTRIAL SUBMARKET

STRENGTHS

- Proximity to Rogers/Dayton industrial districts
- Immediate access to I-94 via Dayton Pkwy interchange
- Secondary access to I-94 via new Hwy 610 extension
- 6 minute drive to I-94/Maple Grove Parkway retail



**Dayton Parkway Interchange
1 minute drive to site**



**2 minute drive to
Highway 610 Interchange**



MINNESOTA ONE OF THE FASTEST GROWING STATES

Minnesota Stats

#1

FRIENDLIEST STATE

– Big 7 Travel

#2

STATE FOR FAMILIES

– Wallethub

#5

BEST STATE OVERALL

– U.S. News

#9

STATE FOR BUSINESS

– CNBC

Twin Cities Economic Breakdown

4,085,415

Twin Cities
Population

2.7%

Unemployment
Rate

\$87,397

Median Household
Income

9.8%

Corporate Income
Tax Rate

2.8%

Job Market
Increase
(over previous Year)



FOR MORE INFORMATION:

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