



**Crow  
River**  
Commerce Center

**244,800 SF FOR LEASE**

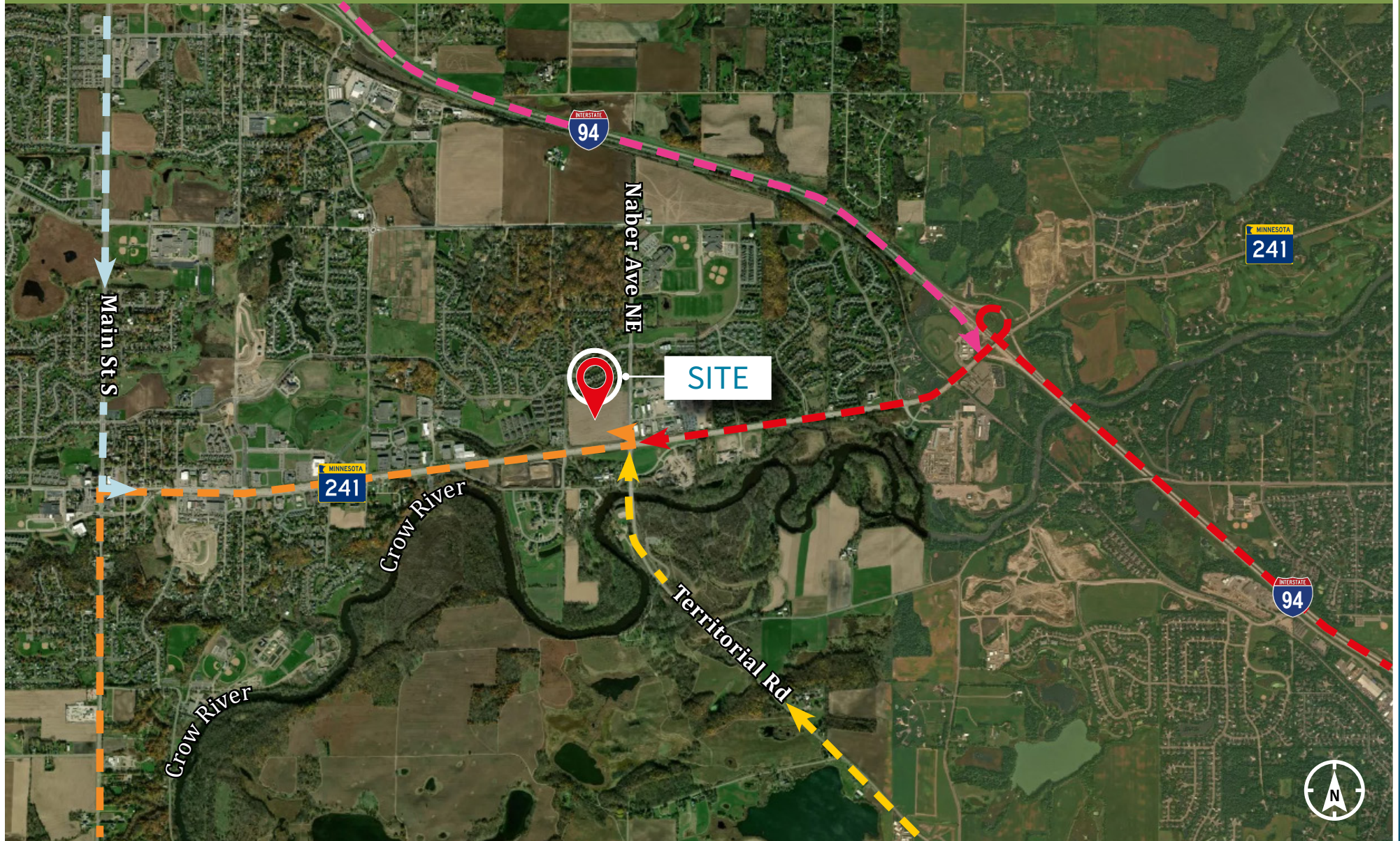
12900 44th Court NE,  
St. Michael, MN 55376

 **IDP** *Inland Development Partners*



## BE A PART OF WHAT'S NEXT

Located less than two miles from I-94, Crow River Commerce Center offers a Class A industrial facility in a growing St. Michael community poised for development. The property is located less than 25 minutes from Minneapolis and 35 minutes from St. Cloud providing an ideal location for corporate occupiers pursuing a larger employee base.



# PROPOSED BUILDING FEATURES



Space available from  
60,000 - 244,800 SF



BTS Dock and Drive-in  
Loading



BTS Office SF



32' Clear Height



Trailer Parking  
Available



# BUILDING SPECIFICATIONS

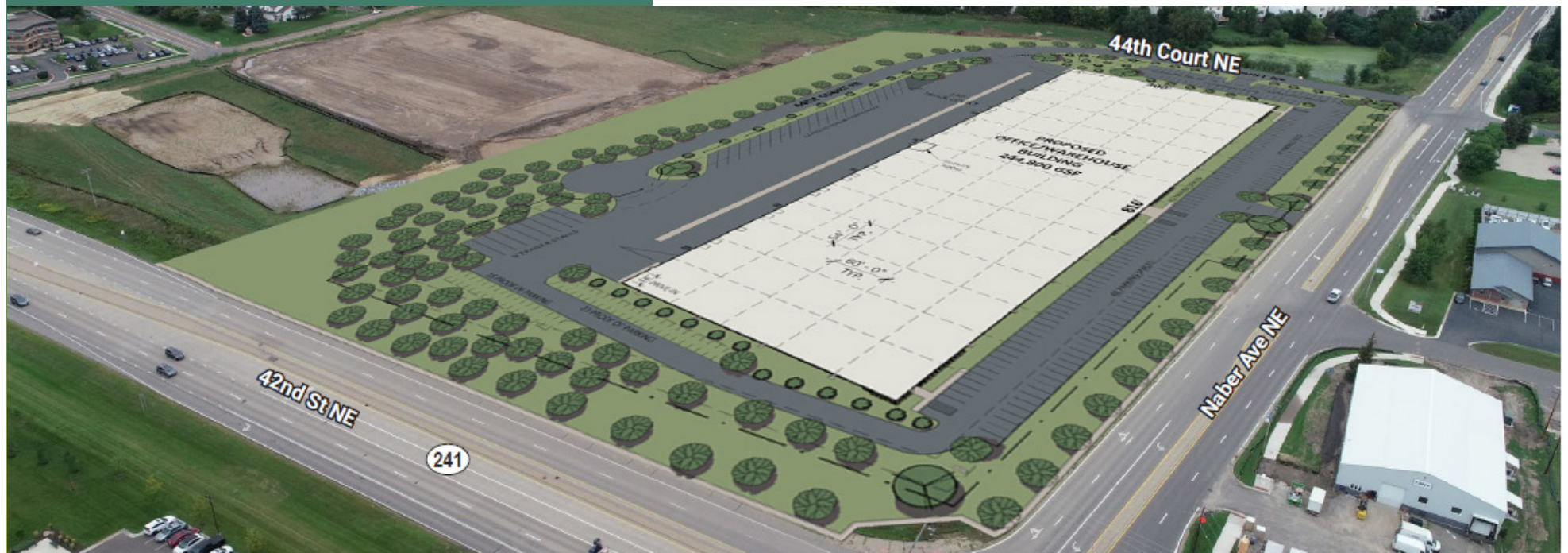
BUILDING SPECIFICATIONS	
Total Building SF	244,800 SF
Site Area (acres)	13.44 Acres
Clear Height	32'
Column Spacing	54' x 60'
Loading Configuration	Rear Loaded
Dock Doors	20
Drive-in Doors	Two (2) : One (18'x20') & One (12'x14')
Building Dimensions	816' x 300'
Truck Court Depth	170'
Car Parking	277
Trailer Parking	31
Power	3000 amps, 480/277 volt, 3-phase, 4-wire

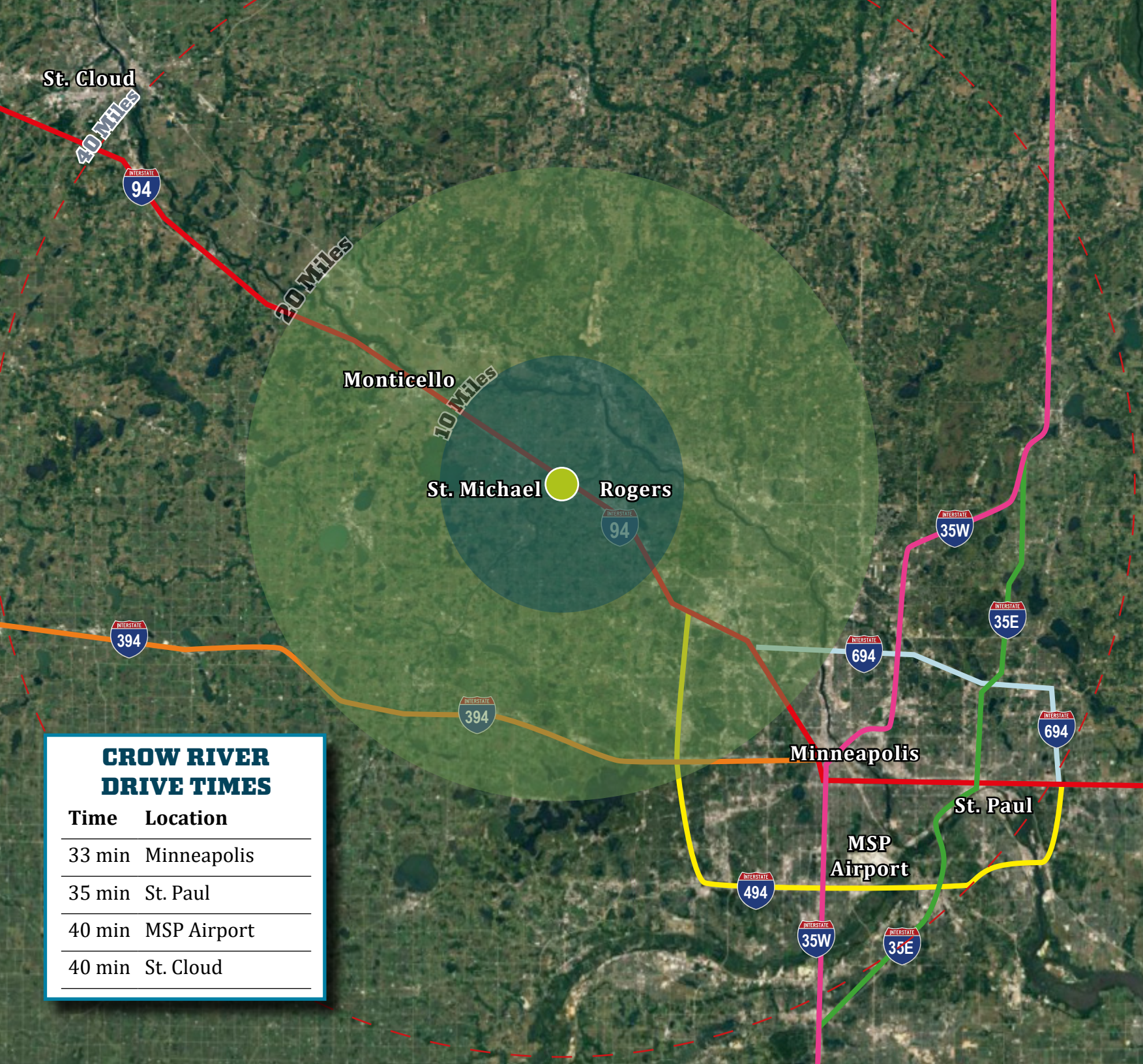
CONSTRUCTION OVERVIEW	
Roof Type	60 mil Ballasted EPDM over R-30 Insulation
R-Value	R-30
Fire Protection System	ESFR
Interior Lighting	High-Bay LED Fixtures with Motion Sensors

# ENHANCED SHELL AND TAX SAVINGS

The Property will be delivered in an enhanced shell condition including a full LED lighting package, painted warehouse walls and full dock packages (bumpers, levelers and seals). In addition, 3,000 SF of office space and an oversized 18' x 20' drive-in door are included the base building delivery.

Tenants of Crow River Commerce Center will benefit from lower property taxes being located in Wright County – the estimated savings is \$0.50 - \$0.60 PSF per year.





## DEMOGRAPHICS

Within 20 mile radius



Total Population  
**850,184**



Average Household  
Income  
**\$146,028**



Total Labor Force  
**524,391**

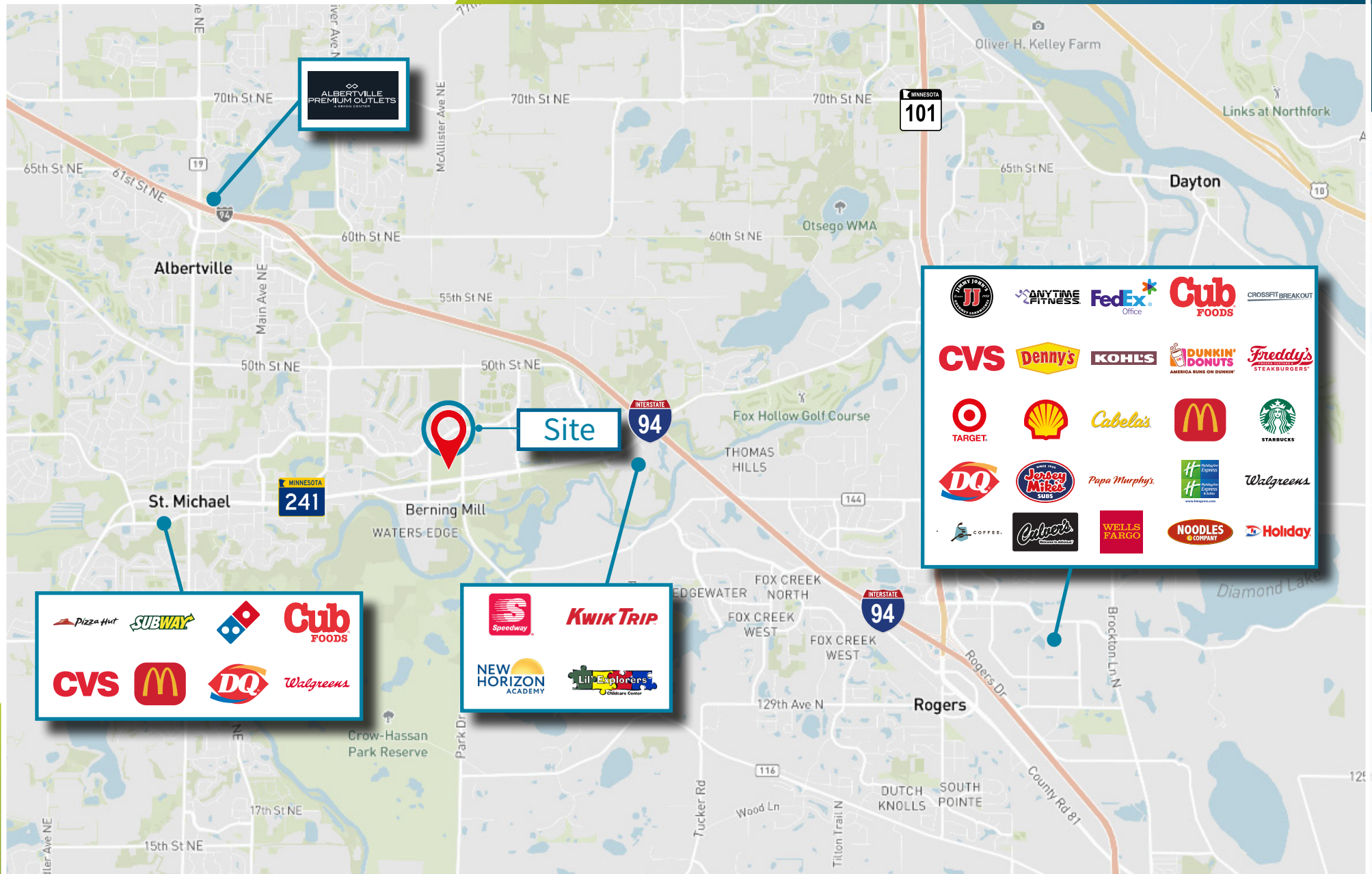


Median Age  
**38.5**

### CROW RIVER DRIVE TIMES

Time	Location
33 min	Minneapolis
35 min	St. Paul
40 min	MSP Airport
40 min	St. Cloud

# AREA AMENITIES



# CONSTRUCTION STATUS







# Crow River

## Commerce Center

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# 244,800 SF

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