

AVAILABLE FALL 2026

# I-94 & Manning Business Center

300 Maple Court S, Afton, MN 55001

**MANNING**  
BUSINESS CENTER

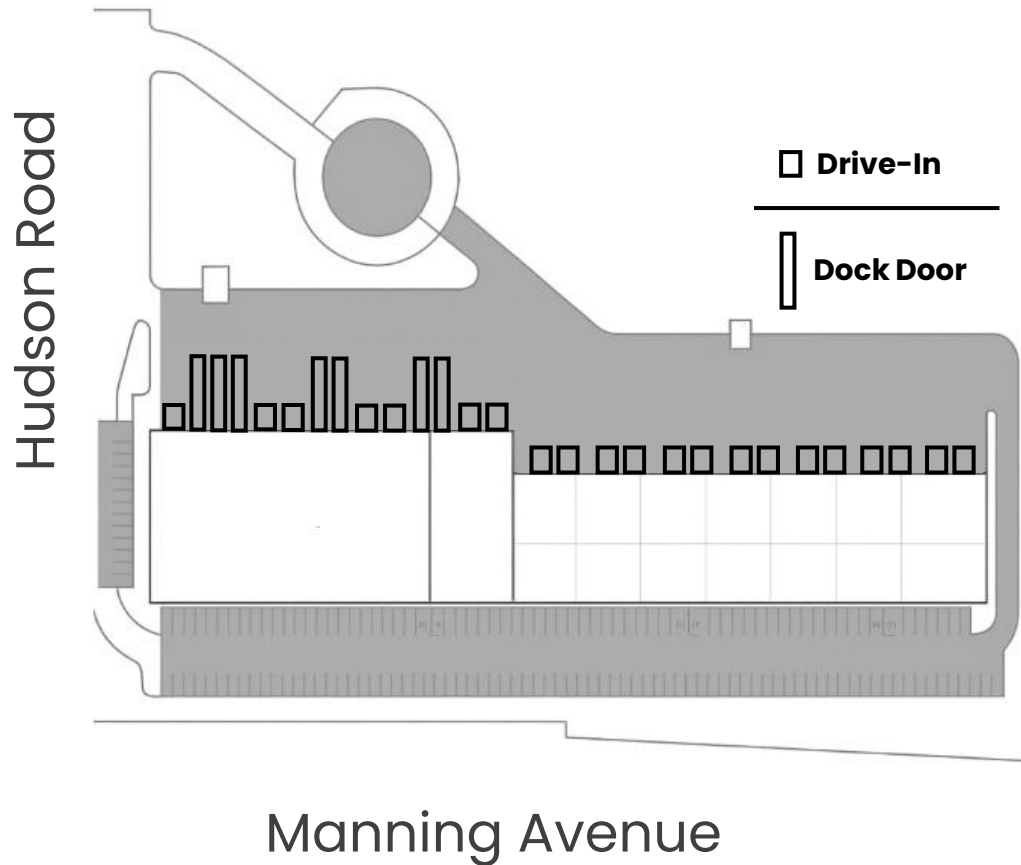
**Small Bay Industrial Warehouse**

**4,800 – 125,000 SF**

Contact Mark Young: (651) 233-2435

  
**CROSSROADS**  
PROPERTIES

# SITE PLAN



|                         |                                 |
|-------------------------|---------------------------------|
| TOTAL BUILDING SF       | 125,600 SF                      |
| LEASE RATE PSF/YR, NNN  | \$9.50 PSF                      |
| EST. TOTAL OPEX PSF/YR  | \$2.50 PSF                      |
| SF AVAILABLE FOR LEASE  | 4,800-125,600 SF                |
| AVAILABLE FOR OCCUPANCY | Fall 2026                       |
| CONSTRUCTION            | Tilt-Up concrete w/ Steel Frame |
| CLEAR HEIGHT            | 24'                             |
| DOCK DOORS W/ LEVELERS  | 7                               |
| DRIVE-INS               | 21                              |
| COLUMN SPACING          | 40', 50', 60'                   |
| BUILDING DIMENSIONS     | 40'x120', 50'x160'              |
| PARCEL NUMBER           | 06.028.20.23.0003               |
| LAND                    | 24.14 Acres                     |
| ZONING                  | Industrial, I-1C                |

FOR LEASE | I-94 & Manning Business Center  
Mark Young 651-233-2435

# LOCATION



15 Minutes  
East of  
St. Paul

10 Minutes  
West of  
Wisconsin

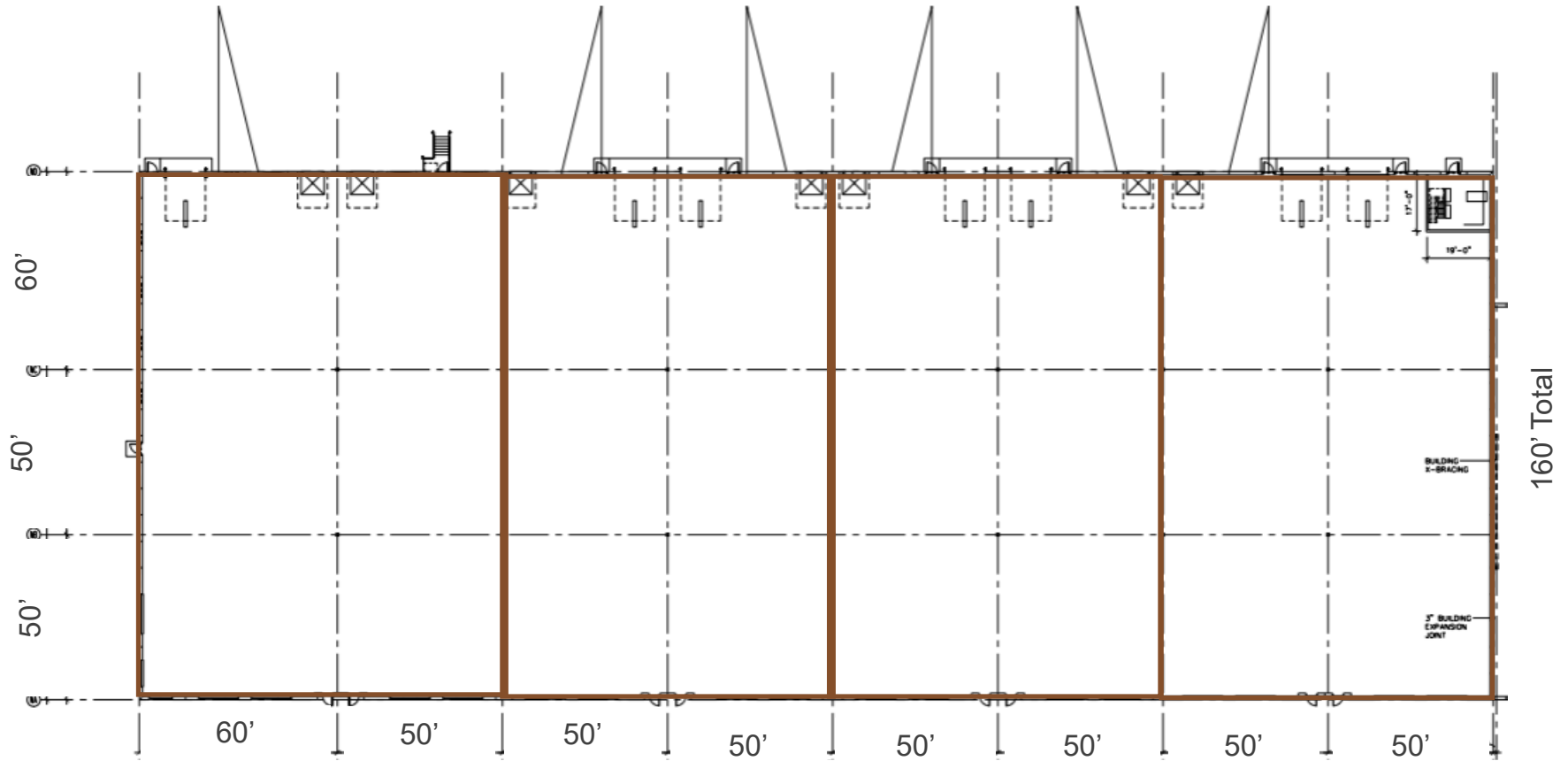
30 Minutes  
East of  
Minneapolis

Located on  
Interstate 94  
Exit

Near  
694/494  
Interchange

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# FLOOR PLAN - NORTH END



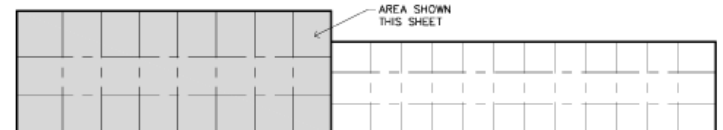
**16,000 – 65,600 SF AVAILABLE**



7 Drive-In's

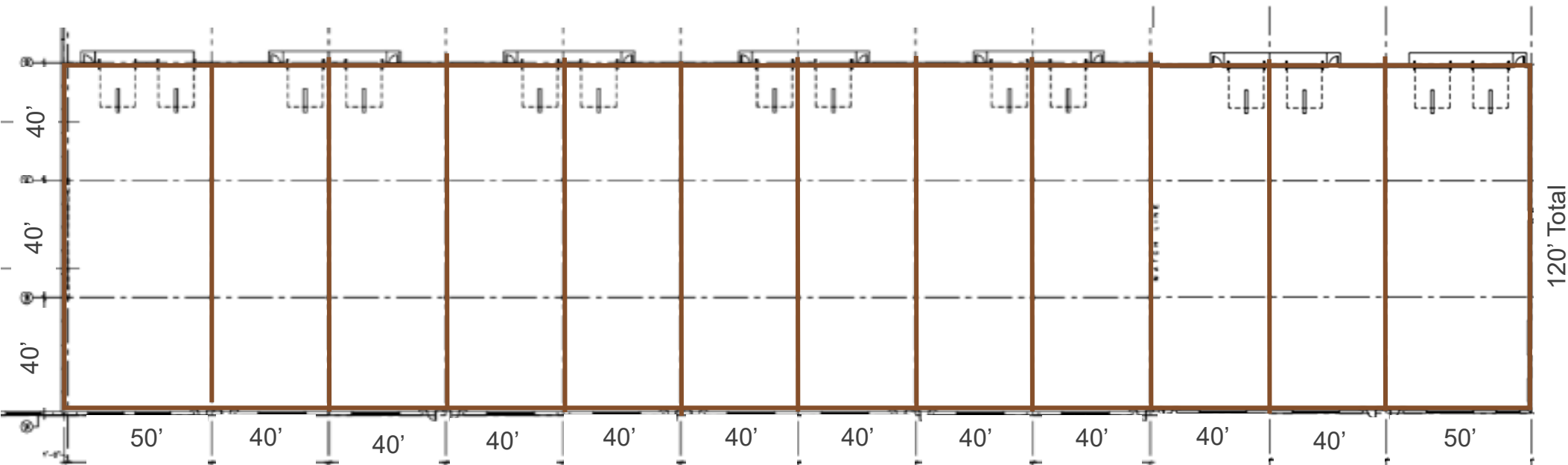


7 Dock's



FOR LEASE | I-94 & Manning Business Center  
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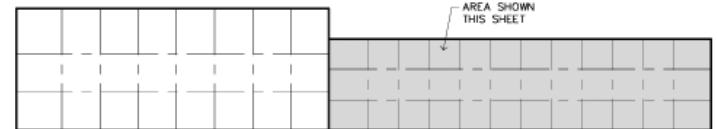
# FLOOR PLAN - SOUTH END



**4,800 - 44,400 SF AVAILABLE**



14 Drive-In's



FOR LEASE | I-94 & Manning Business Center  
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# NEARBY AMENITIES



FOR LEASE | I-94 & Manning Business Center  
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# DEMOGRAPHICS



| POPULATION<br>(2024) | MEDIAN HH<br>INCOME (2024) | UNEMPLOYMENT<br>RATE | DAILY I-94<br>TRAFFIC | DAILY<br>694/494 TRAFFIC |
|----------------------|----------------------------|----------------------|-----------------------|--------------------------|
| 80,596               | \$126,222                  | 1.27%                | 164,000 Cars          | 190,000 Cars             |

FOR LEASE | I-94 & Manning Business Center  
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# CONTACT

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## Crossroads Properties

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