

State-of-the-Art, Newly Constructed ±292,018 SF Freezer/Cooler (Divisible to ±87K SF)

21700 GALWAY LANE, LAKEVILLE, MN 55044
TWIN CITIES (MINNEAPOLIS – ST. PAUL MSA)



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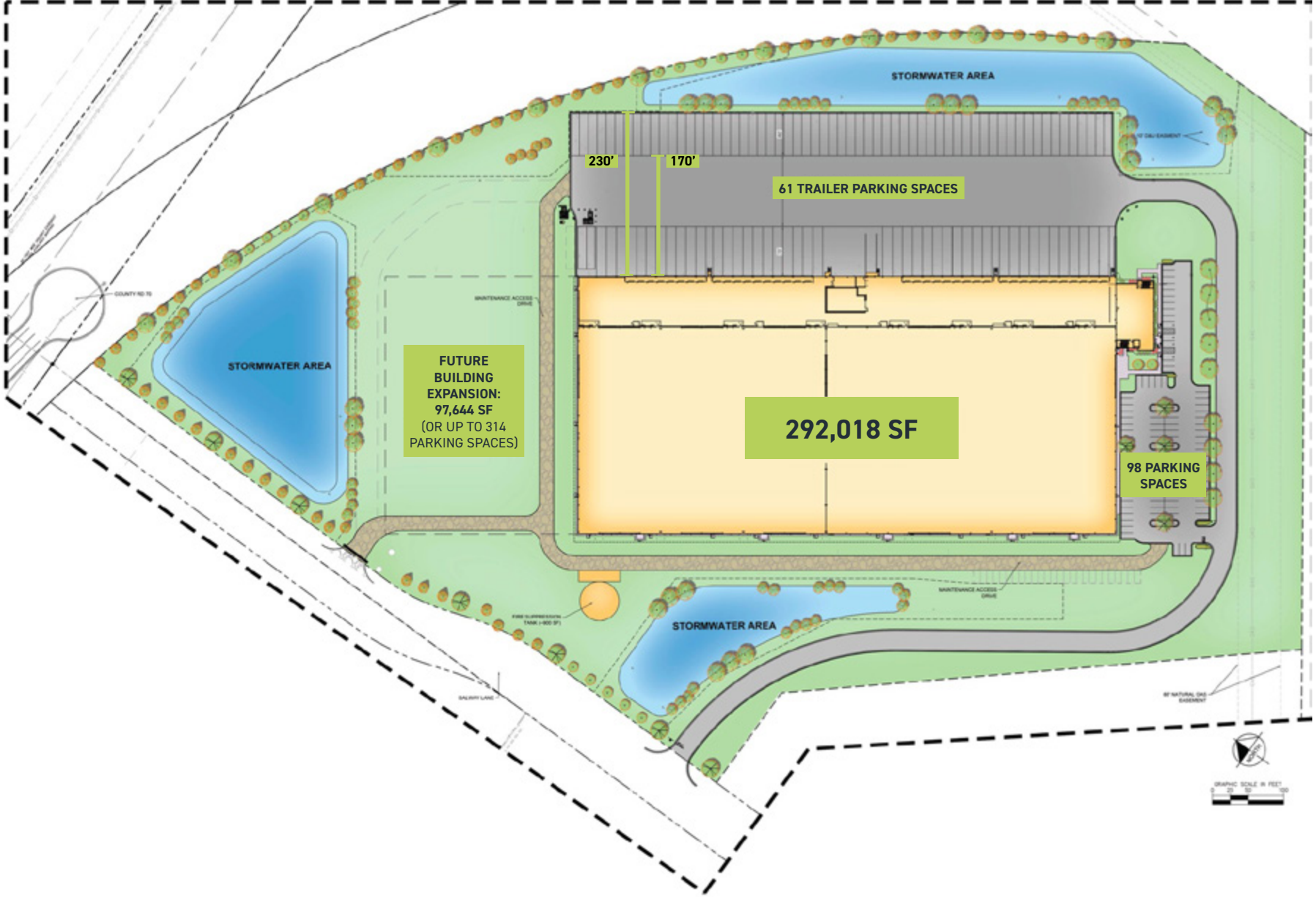
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Property Overview



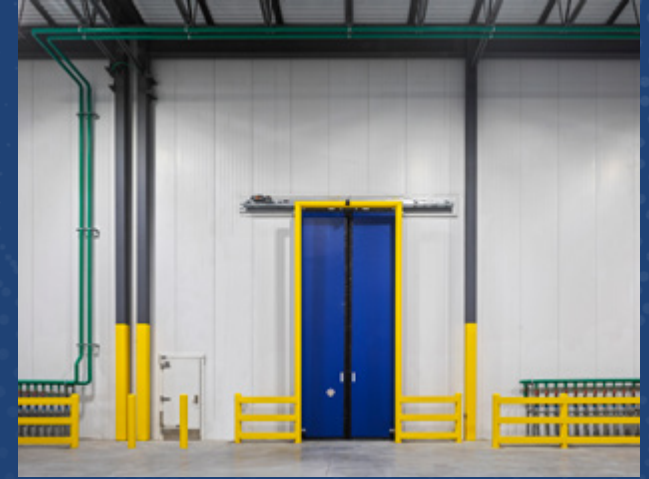
PROPERTY OVERVIEW



Address:	21700 Galway Lane, Lakeville, MN 55044
RBA:	±292,018 SF
Land:	±28.1 Acres
SF Breakdown:	Freezer/Cooler Warehouse: ±220,429 SF Cold Dock: ±50,673 SF Office: ±11,560 SF (finished office)
Divisibility:	Flexible Demising Options for 1-3 Tenants: 87K, 90K, 118K, 132K, 160K, or 292K SF
Future Expansion:	Up to ±97,644 SF
Refrigeration:	CO2 System
Temperatures:	100% Freezer/Cooler (Fully Convertible) Warehouse: -20°F to 55°F Dock: 34°F to 38°F

Clear Height:	48'10" - 50' Clear
Pallet Positions:	102' Bays with Selective Design, Double Deep, 6-High: 37,002 PP 96' Bays with Cantilever Design, Double Deep, 6-High: 39,114 PP
Column Spacing:	57'-1½" x 50'-0" (typical bay spacing); 57'-1½" x 40'-0" at first bay
Loading:	Front Load Dock High Doors: 38 (expandable to 41) with vertical hydraulic levelers, controls, LED lights, seals, brushes, bumpers, and restraints Drive-in Doors: 1

PROPERTY OVERVIEW



Dock Depth:	70'7"
Truck Court Depth:	170' (to trailer parking) 230' (including trailer parking)
Fire Protection:	ESFR Tyco Quell K34
Power:	3,608 amps
Lights:	LEDs with motion sensors
Underfloor Heat:	Glycol

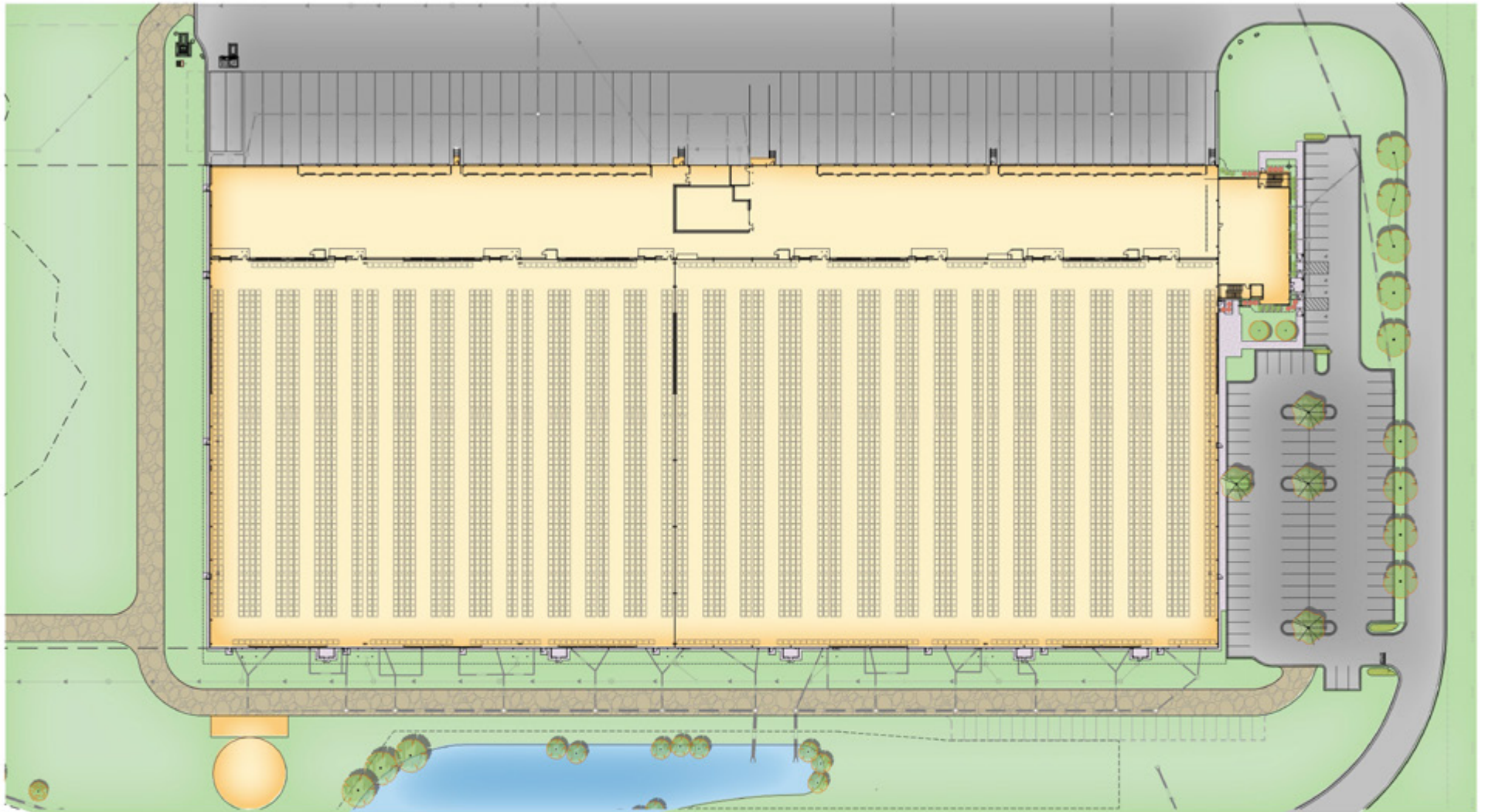
Roof:	TPO, reinforced for solar
Parking Spaces:	Existing: 98 spaces Expansion: Up to 314 spaces
Trailer Parking:	61 Spaces
Reefer Charging:	Conduit in place for approx. 50 reefer plug-ins
Zoning:	I-2, General Industrial District
Year Built:	2025

Racking Concept Plan

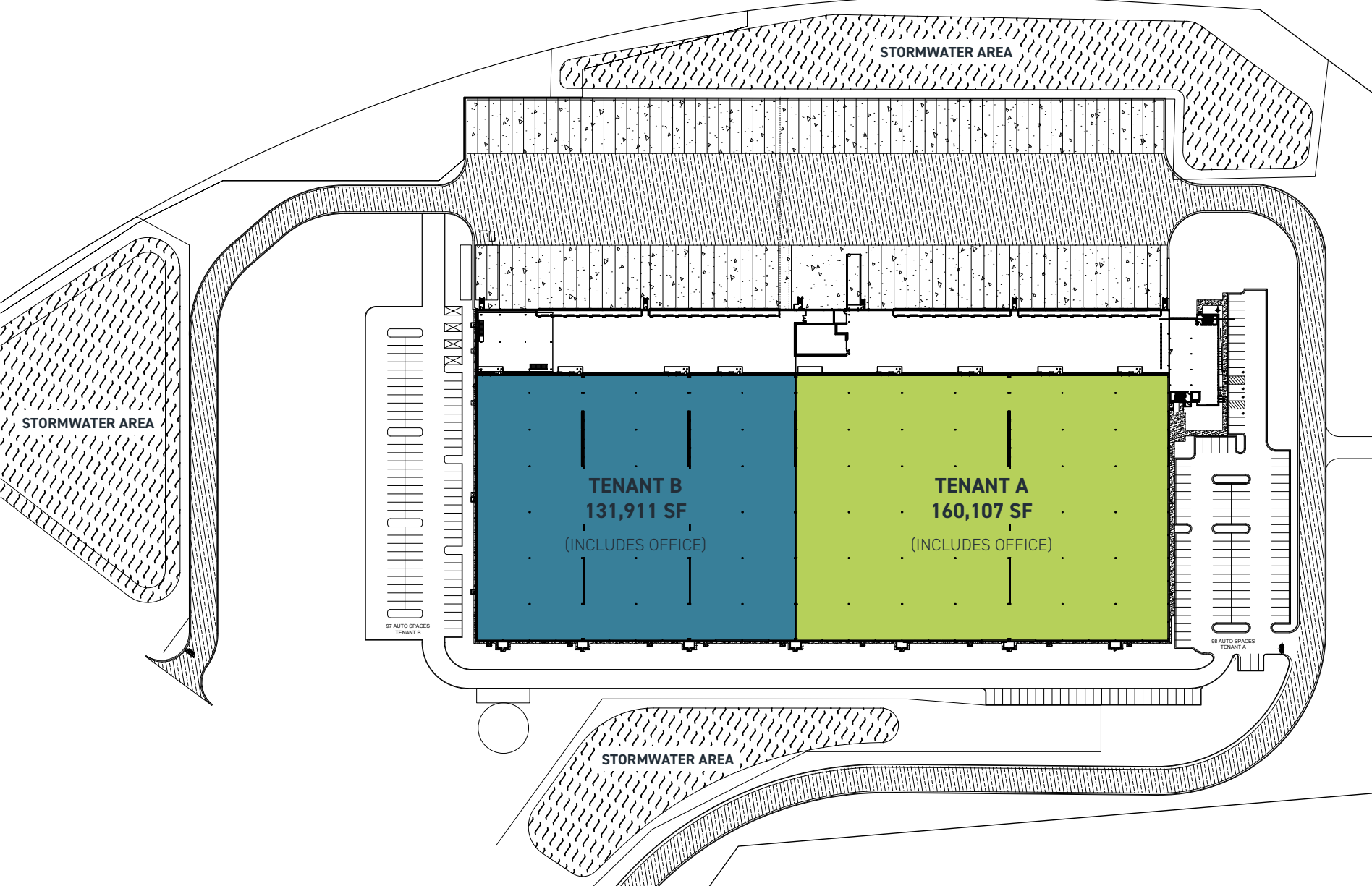
POTENTIAL PALLET POSITIONS:

102' Bays with Selective Design, Double Deep, 6-High: 37,002 PP

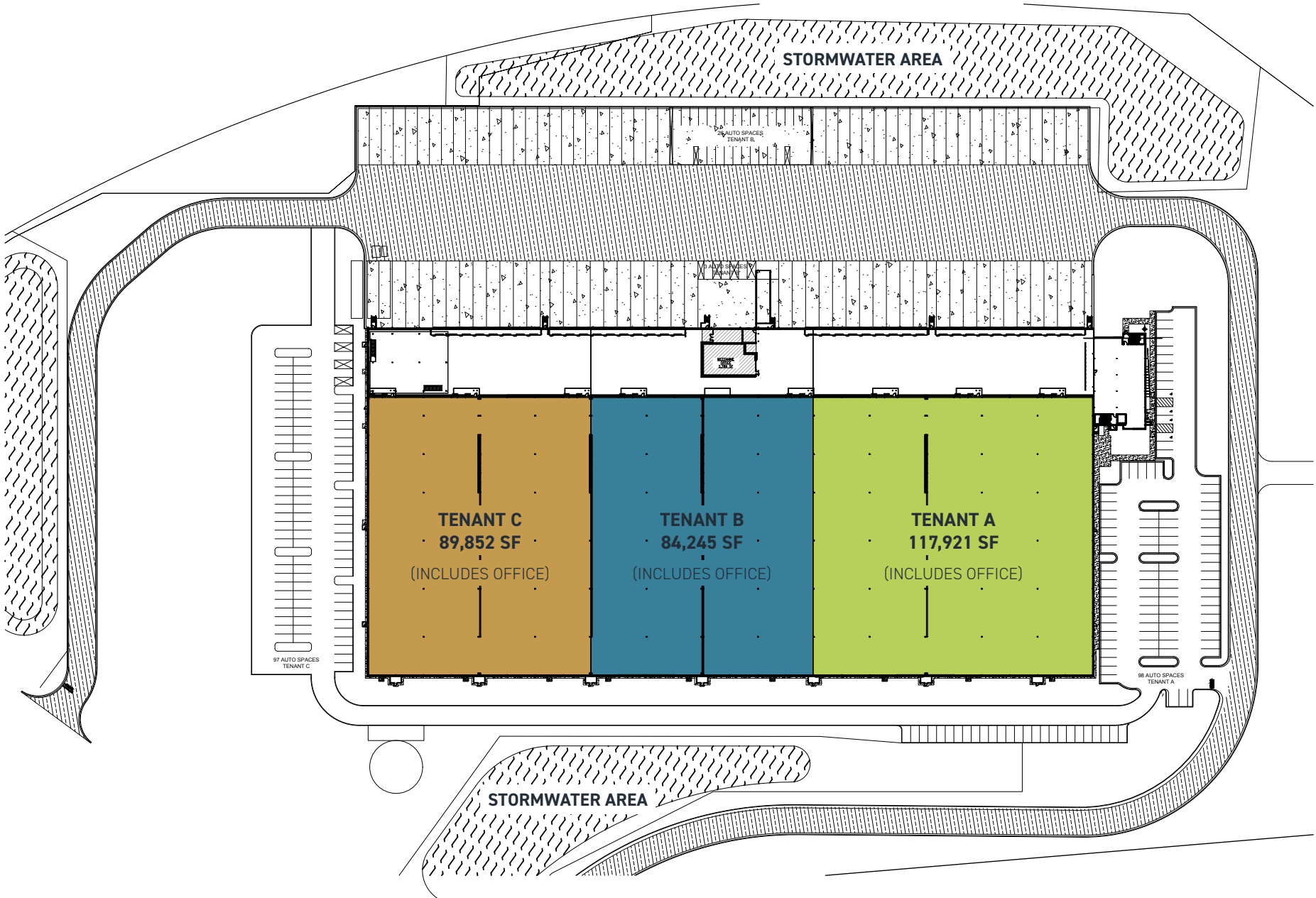
96' Bays with Cantilever Design, Double Deep, 6-High: 39,114 PP



Two-Tenant Demising Options



Three-Tenant Demising Options



INDUSTRIAL LOCATION ADVANTAGES



Significant hub for food manufacturers and food distributors



Ideal interstate connectivity (5 min from I-35) and MSP International Airport proximity (20 min)



Strong industrial business park: the Property is part of the 205-acre, master-planned AirLake Industrial Park, which is the second largest industrial park in Minnesota



Robust Minneapolis-St. Paul Industrial market with over 360M SF of industrial space and 3.8% vacancy (2025 Q4)

TWIN CITIES LOCATION ADVANTAGES



Lakeville led the MSA in population growth between 2020–2023 and is now the 7th largest city in MN.



Dakota County has the lowest county property tax rate in the MSP metropolitan area (2026).



The City of Lakeville maintains an AAA rating from Moody's Ratings (2026).



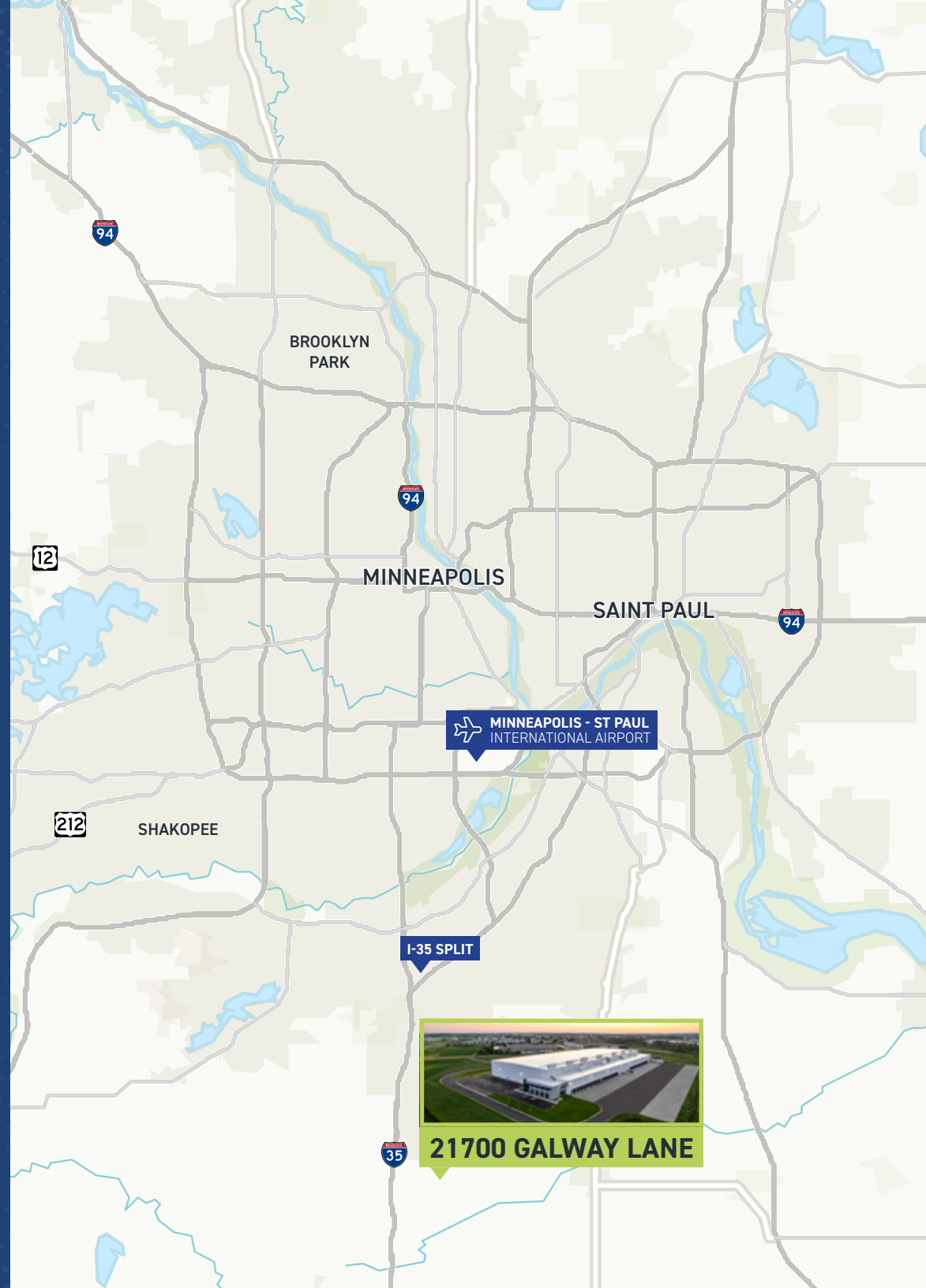
MSP International Airport ranked #1 among "Mega Airports" for the J.D. Power Airport Satisfaction Study (2025).



15 Fortune 500 Companies are headquartered in Minneapolis



Top 2 City in the U.S. in new business survivability rate





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