

CARMEN DISTRIBUTION CENTER

MINNEAPOLIS - ST. PAUL
SOUTHEAST

6250 Carmen Avenue
Inver Grove Heights, MN



FOR LEASE

Suite 6250

±72,738 SF



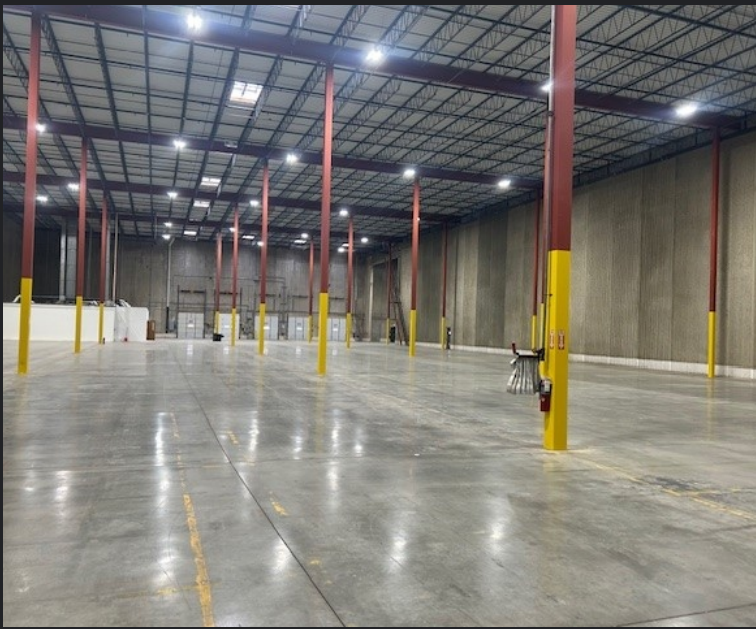
LEASED BY

CBRE



AVAILABLE SPACE

Suite:	6,250
Total SF	72,738
Office SF	3,039
Warehouse SF	69,699
Loading	12 Docks
Power	200 Amp / 3 Phase



Carmen Distribution Center is located in Inver Grove Heights, MN: Southeast suburb of Minneapolis - St. Paul.

It offers great access for commuters, sitting on the intersection of I-494 and HWY 52.

Owned by Link Logistics and leased by CBRE.



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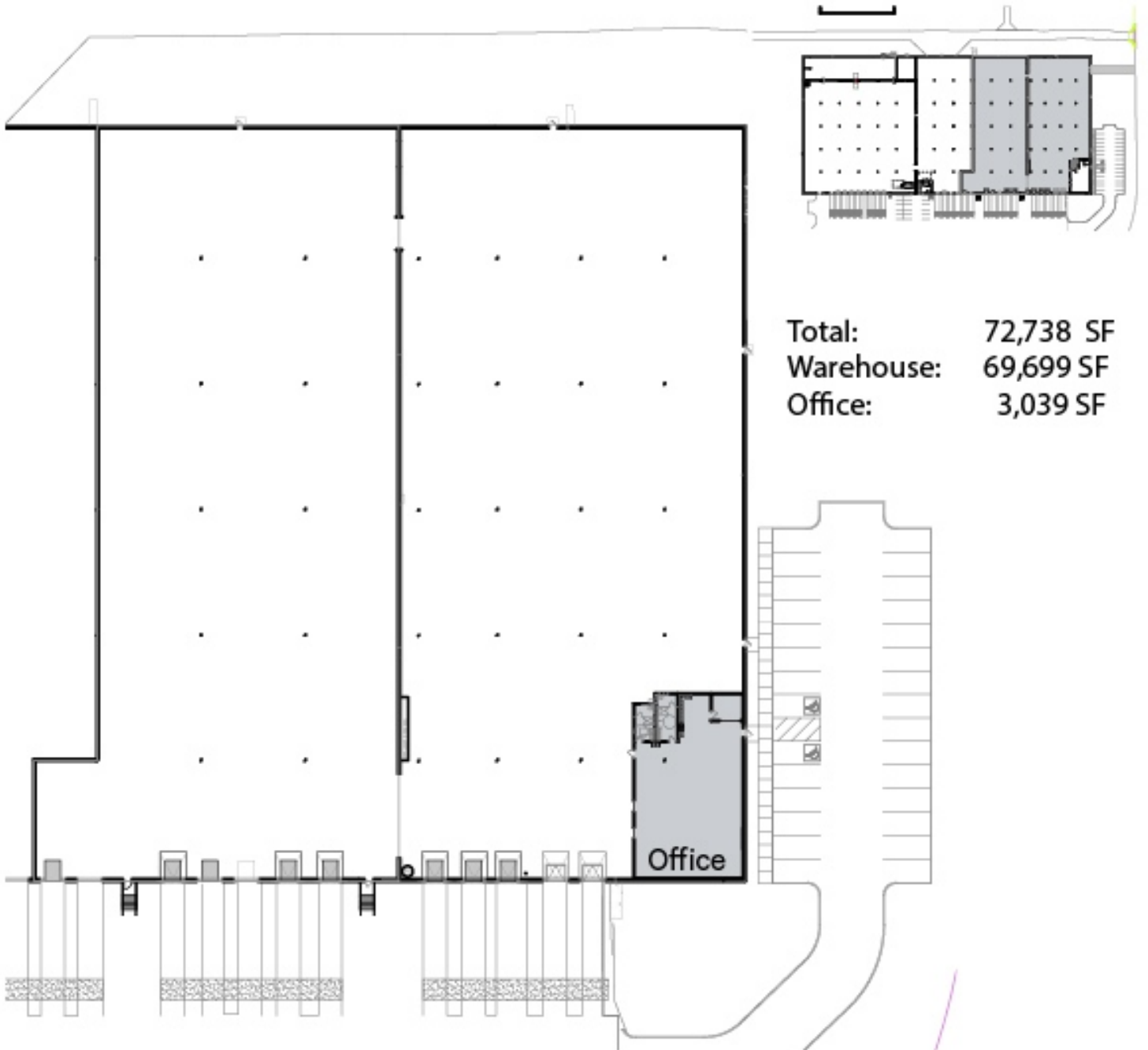
±72,738 SF

- 1 suite available in a multi-tenant building.
- Offers ample loading space and built out office.
- Includes kitchen space and bathrooms for employees.

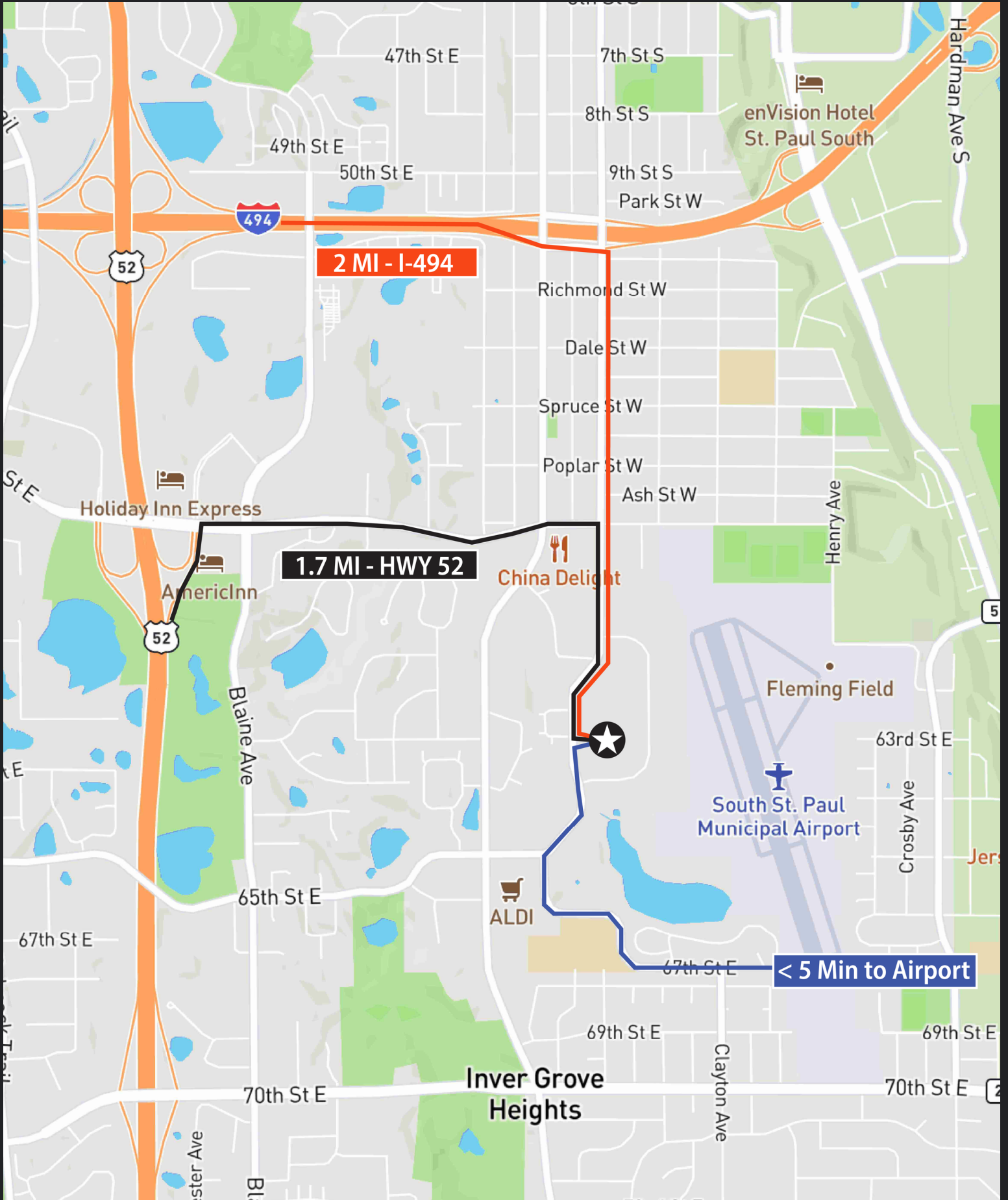


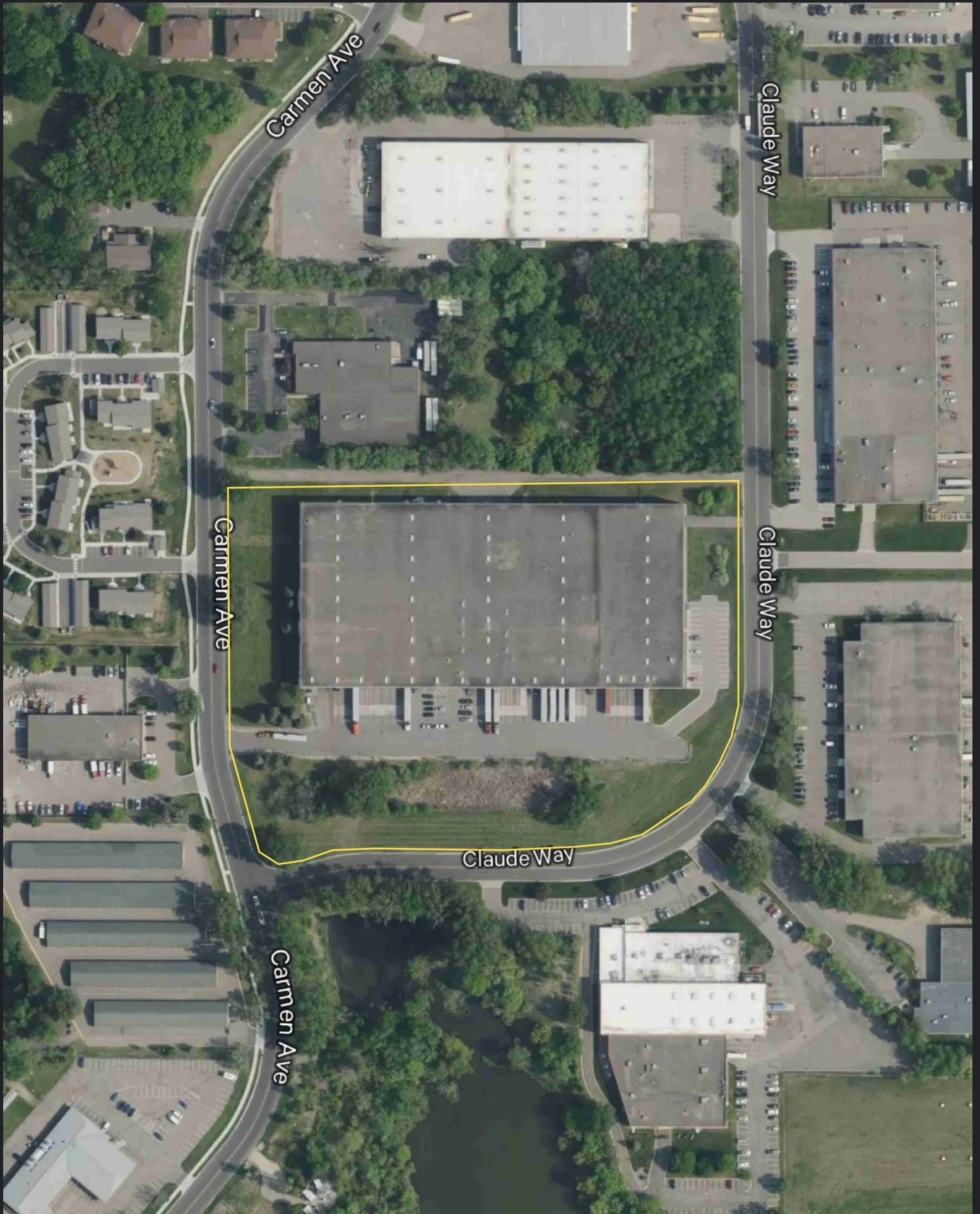
BUILDING SPECIFICATIONS

Total Building SF:	174,180	Site:	13.4 Acres
Year Built:	1988	Est. 2026 Tax & CAM:	\$2.78
Clear Height:	36'	Rates:	Negotiable
Sprinkler:	ESFR		



Total: 72,738 SF
Warehouse: 69,699 SF
Office: 3,039 SF

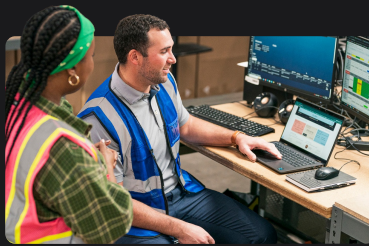




Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

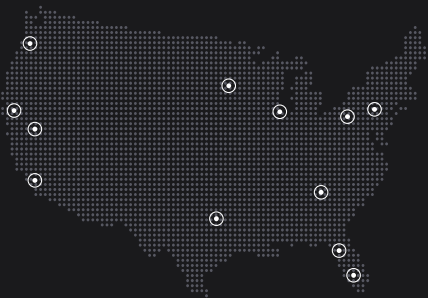
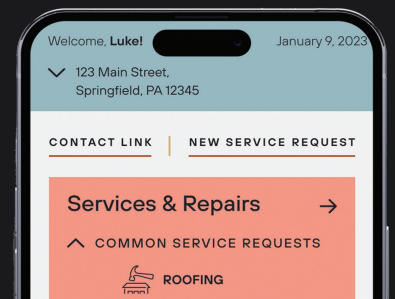


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million Square Foot Portfolio

Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



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