

For lease

8880 Evergreen Blvd NW
Coon Rapids, MN

81,473 SF Available
Warehouse and
Distribution Space with
50+ Trailer Stalls Available

 **JLL** SEE A BRIGHTER WAY



Building specifications

Building size	273,129 SF
Available SF	81,473 SF
Office SF	BTS
Loading (expandable)	4 dock doors 1 trash door
Clear height	18'
Year built	1986
Fire suppression	Fully sprinklered
Power	400 amps 280v* *Can be increased
Car parking	.5/1,000 SF
Trailer parking	50+ available as accesory to principal warehouse use
Asking rate	Negotiable
2024 Tax & CAM	\$3.83 SF
Highway access	Immediate access to I-694, Hwy 610, Hwy 252 and University Ave



Access map



Hwy 694

5 minutes

Minneapolis CBD

24 minutes

St. Paul CBD

26 minutes

MSP Airport

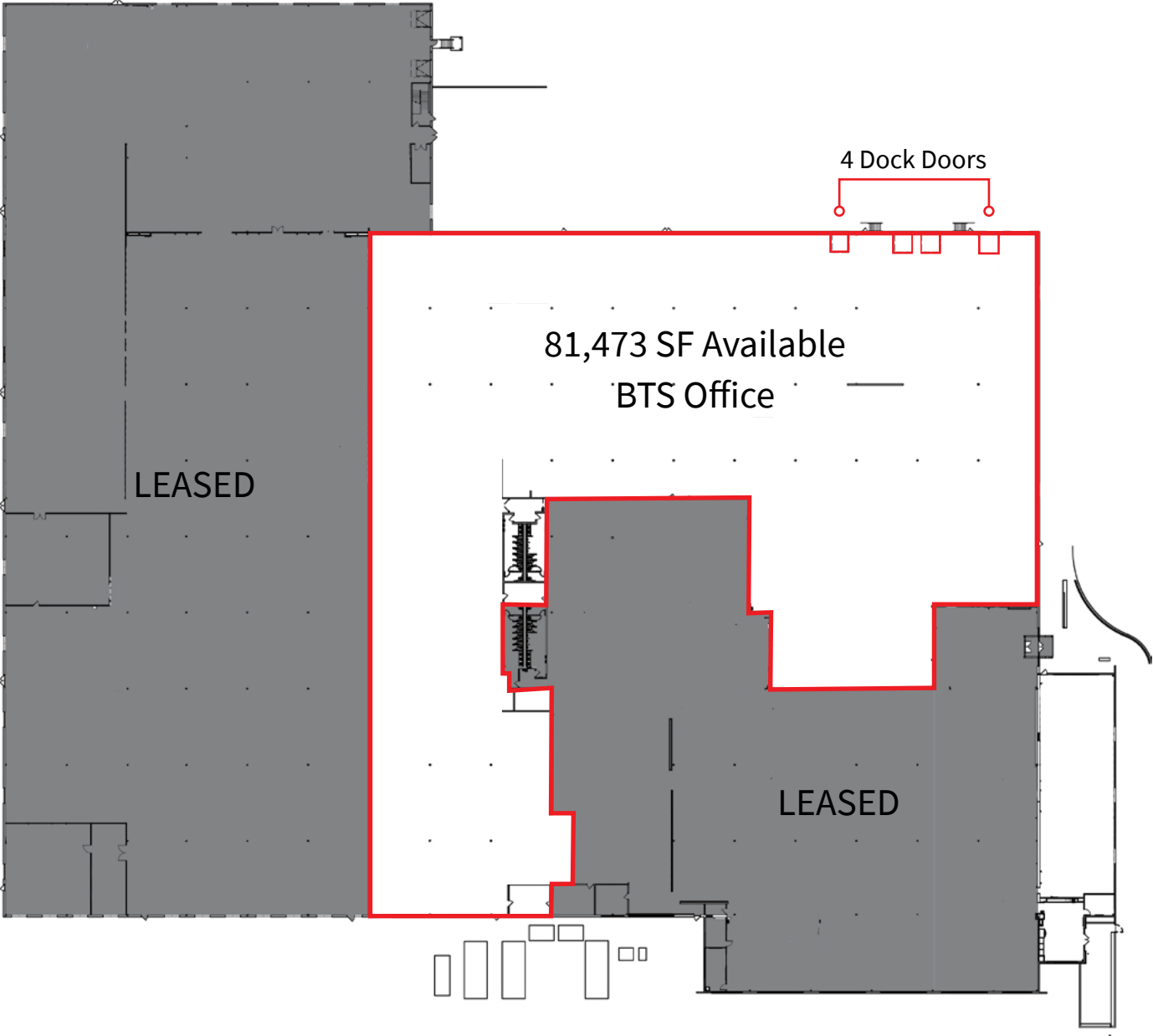
34 minutes



3.25 Acre Land Parcel

- 32,500 SF Industrial BTS
- 13,800 SF IOS Property
- 50+ Trailer stalls (accessory to principal use)

Floor plan



Building photos



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