

InverPoint

BUSINESS PARK

FOR LEASE

NEW
CONSTRUCTION
AVAILABLE NOW

BUILDING 2
8360 COURTHOUSE BLVD
INVER GROVE HEIGHTS, MN

24,055 SF



AVAILABILITIES



Building #2

24,055 SF Available Now

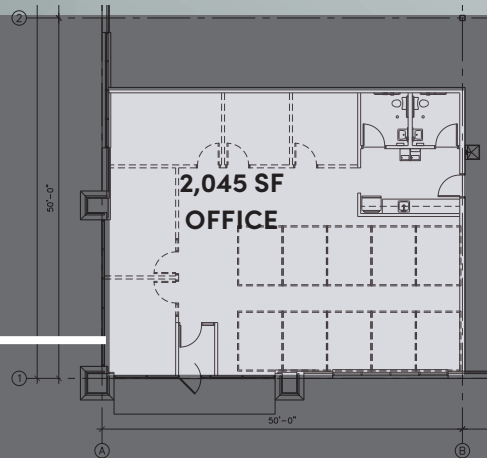
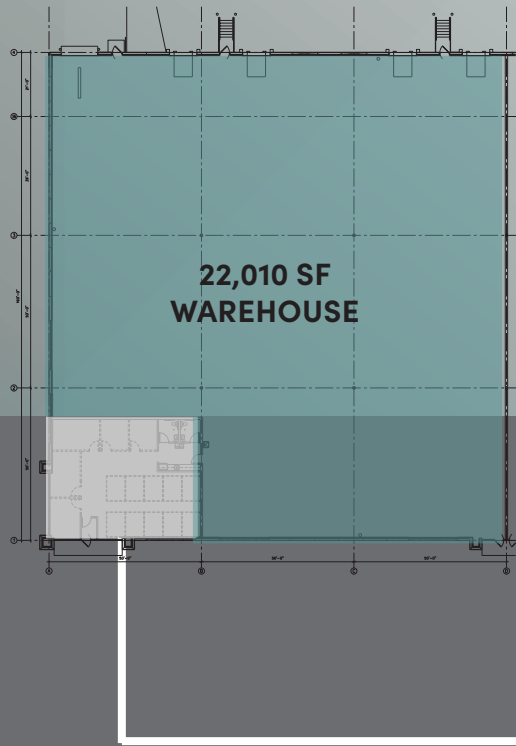
28' Clear

Loading

(1) Drive-In

(4) Docks

AVAILABLE: BUILDING #2



TOTAL SF: 96,000 SF

TOTAL AVAILABLE SF: 24,055 SF

- Office: 2,045 SF

- Warehouse: 22,010 SF

LOADING:

- 12' x 14' Drive-In Door

- (4) Docks (9' x 10') Mechanical levelers with bumpers and seals

CLEAR HEIGHT: 28'

BUILDING DIMENSIONS: 600' x 160'

ROOFING: 5 Mill Ballasted EPDM Roofing System

FLOOR SLAB: 6" Reinforced

ELECTRICAL: 1,200 AMPS at 480V

CONSTRUCTION TYPE: Insulated Fabcon; tilt-up

SPRINKLER: ESFR

HEATING:

- Office: Rooftop units

- Warehouse: Gas fired unit heaters

CAR PARKING: 1.29/1,000 SF

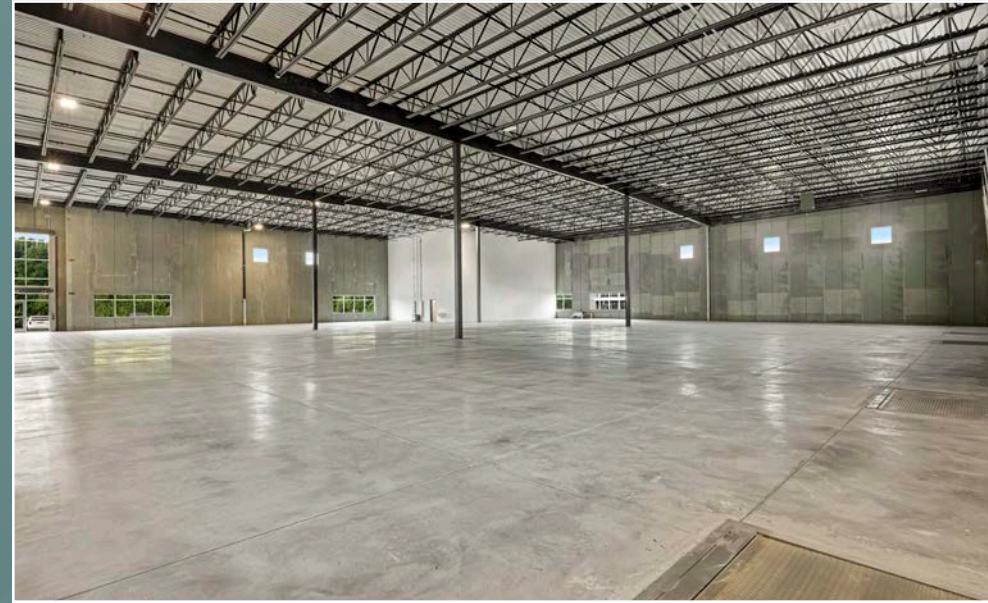
SIGNAGE: Building and Monument Signage

COLUMN SPACING: 50' x 50' with a 60' speed bay

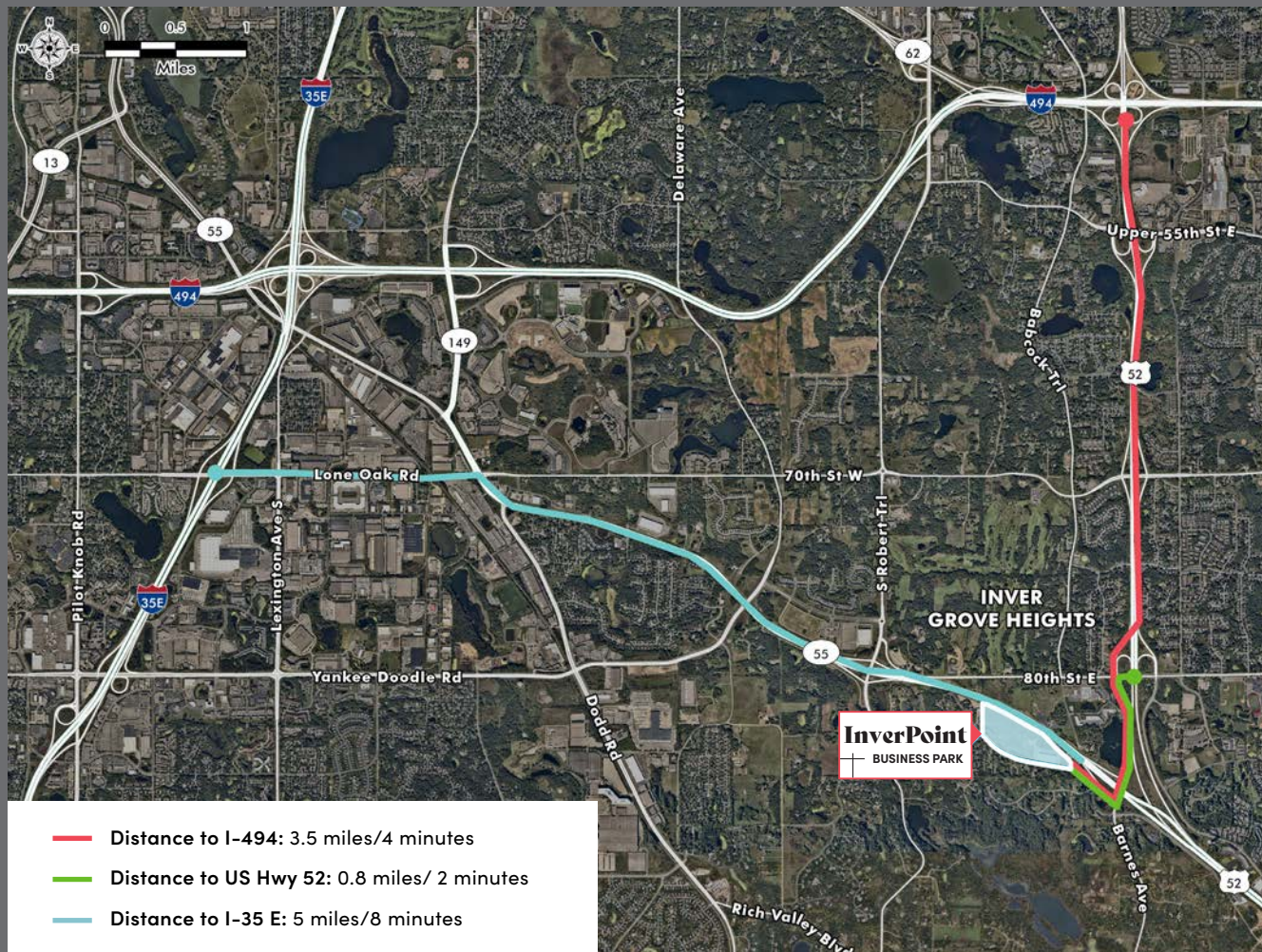
RATES: Negotiable

Est. 2024 TAX/CAM: \$4.03 PSF

PHOTOS



PROPERTY FEATURES



InverPoint Business Park is a 5-building master planned business park that when complete, will include up to 475,000 square feet. With visibility and immediate access to Highway 55, the site is positioned as a great location for a wide range of users.

Excellent access

Prominent highway visibility

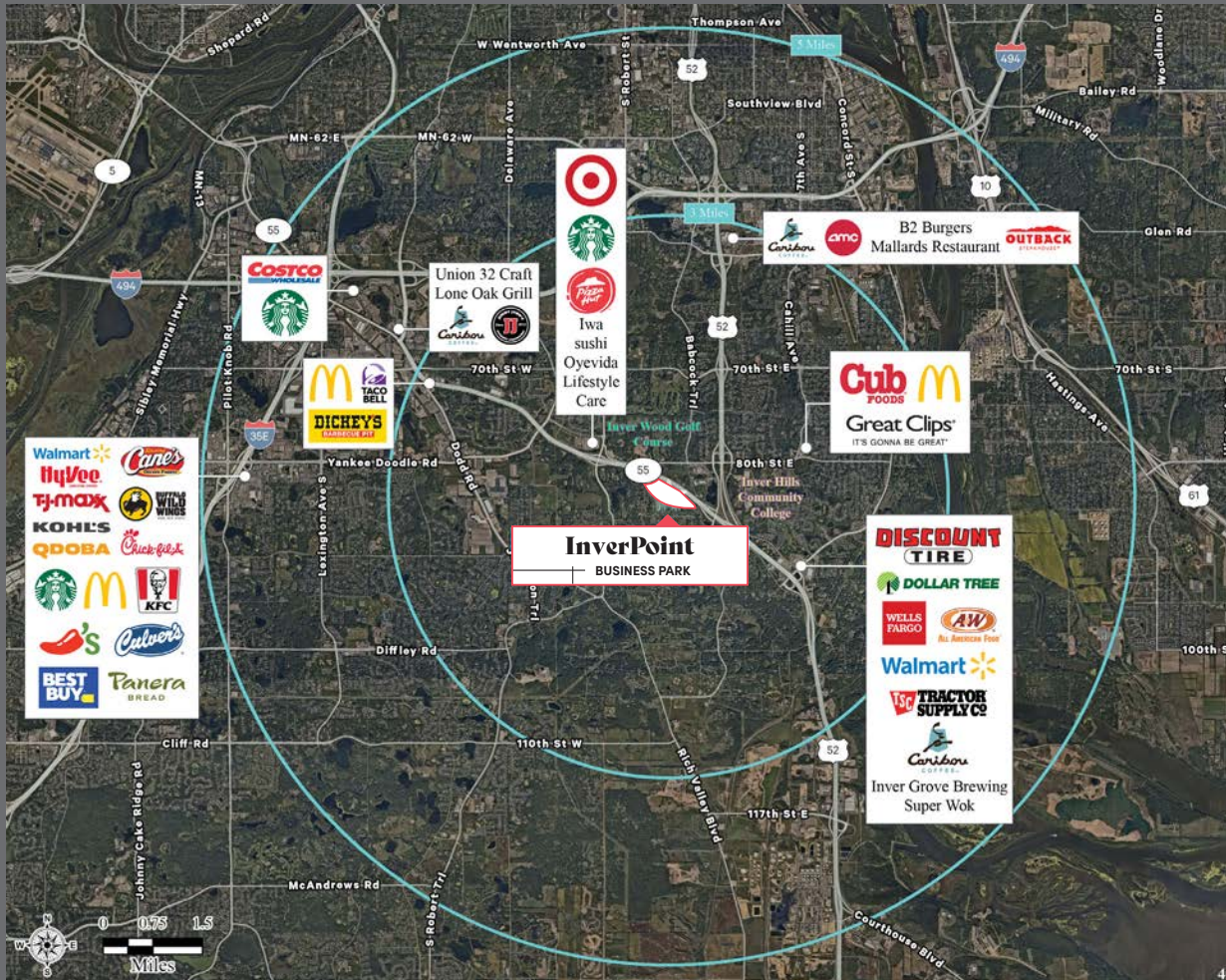
Close proximity to major highways

Highway 52: 43,545 VPD (2023)

I-494: 99,706 VPD (2023)

I-35E: 104,334 VPD (2023)

NEARBY AMENITIES & DEMOGRAPHICS



2024	3 MILES
POPULATION	
CURRENT YEAR ESTIMATE	28,064
ANNUAL POPULATION GROWTH RATE	0.82%
HOUSEHOLDS	
COMPOUND ANNUAL HOUSEHOLD GROWTH RATE	0.83%
ANNUAL HOUSEHOLD GROWTH RATE	0.31%
AVERAGE HOUSEHOLD SIZE	2.57
HOUSEHOLD INCOME	
AVERAGE HOUSEHOLD INCOME	\$145,848
MEDIAN HOUSEHOLD INCOME	\$109,678
PER CAPITA INCOME	\$56,170
HOUSING UNITS	
HOUSING UNITS	15,033
VACANT HOUSING UNITS	410 - 2.7%
OCCUPIED HOUSING UNITS	14,623 - 97.3%
OWNER OCCUPIED HOUSING UNITS	10,963 - 72.9%
RENTER OCCUPIED HOUSING UNIT	3,660 - 24.3%
EDUCATION	
POPULATION 25 AND OVER	26,675
HS AND ASSOCIATES DEGREES	12,889 - 48.3%
BACHELOR'S DEGREE OR HIGHER	12,839 - 48.1%
PLACE OF WORK	
BUSINESSES	857
EMPLOYEES	16,628



UNITED PROPERTIES
CREATING DEEP ROOTS

**#1 ON THE LARGEST
REAL ESTATE
DEVELOPERS LIST FOR
SEVEN CONSECUTIVE
YEARS**

MINNEAPOLIS | DENVER | AUSTIN



For more information, please contact:

BRYAN VAN HOOF

+1 952 924 4624

bryan.vanhoof@cbre.com

JEFF PRZYTARSKI

+1 952 924 4895

Jeff.przytarski@cbre.com

SAM MANKE

+1 763 398 9047

sam.manke@cbre.com



UNITED
PROPERTIES
CREATING DEEP ROOTS

CBRE

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