

PARK



MULTI-PHASE DEVELOPMENT WITH GREAT FREEWAY VISIBILITY



STRATEGICALLY LOCATED ALONG 35E
BETWEEN HWY 96 AND CR J



Centerville Road

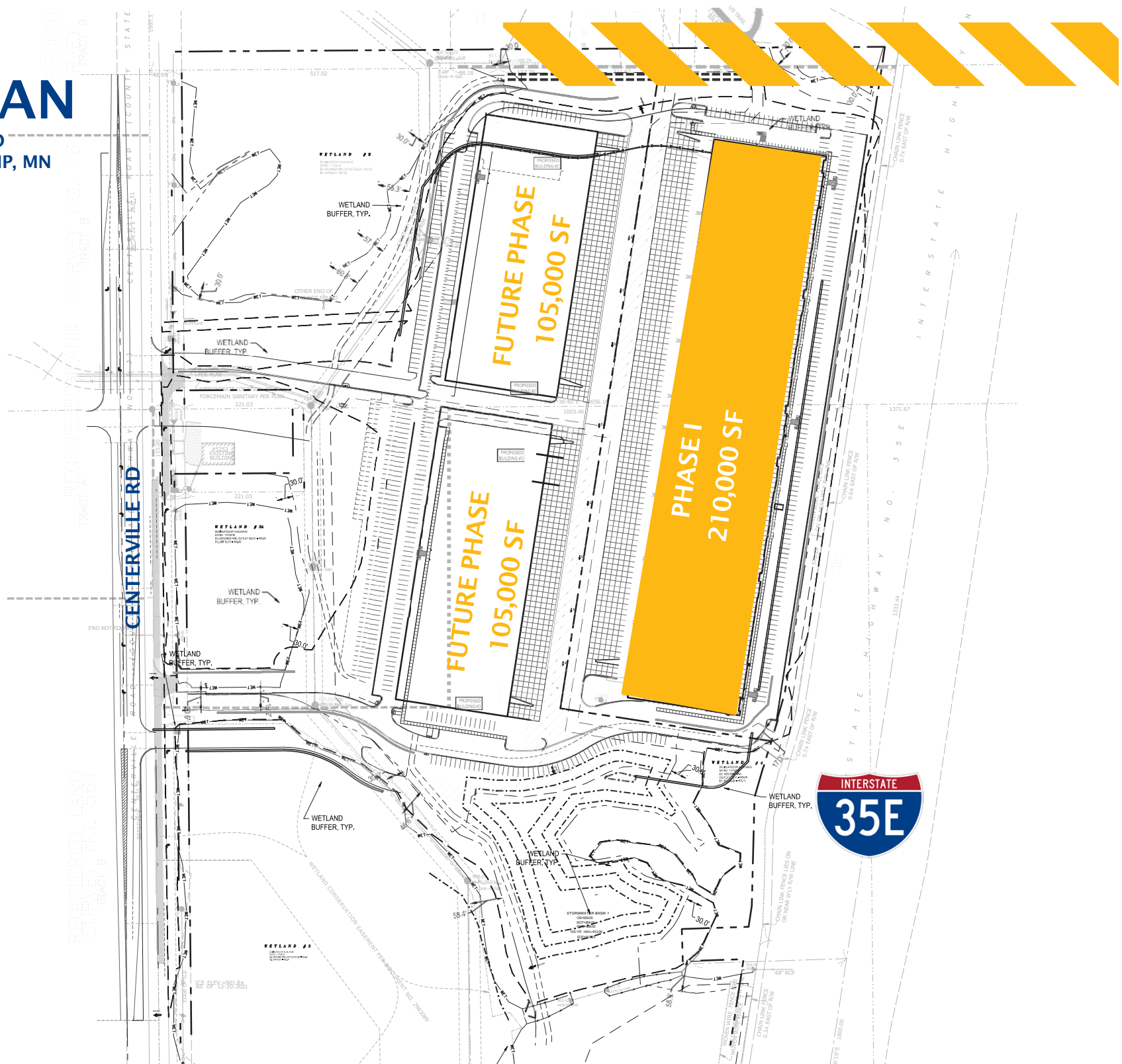
[View
Drone
Footage](#)



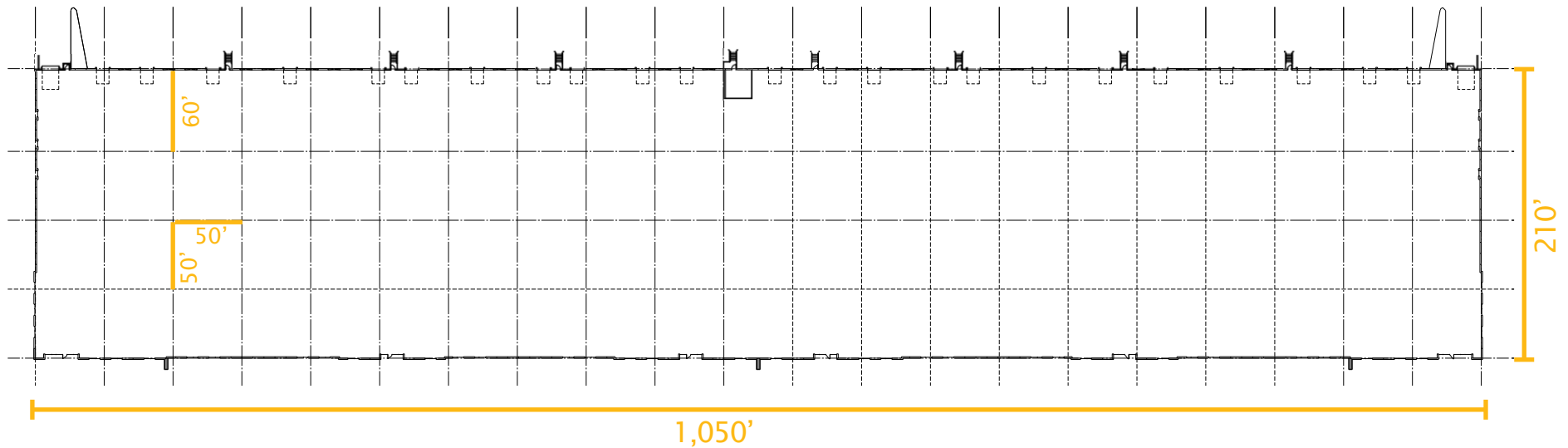
PHASE I: 210,000 SF PHASE II: UP TO 210,000 SF

SITE PLAN

51XX CENTERVILLE RD
WHITE BEAR TOWNSHIP, MN

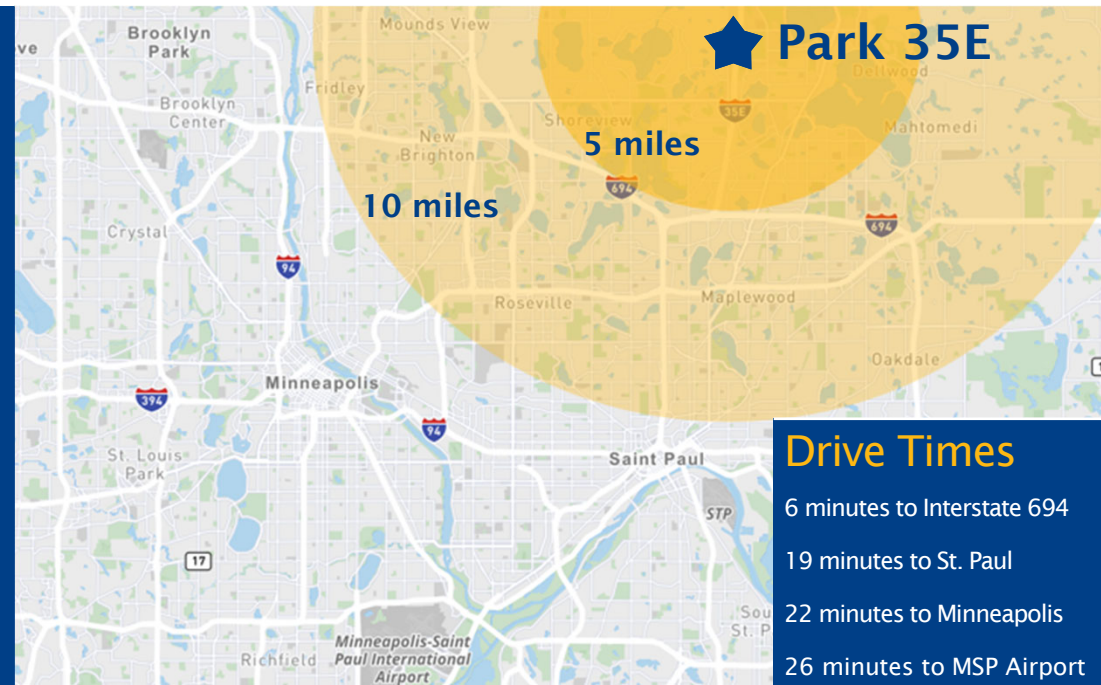


FLOOR PLAN



PHASE I 210,000 SF

- + Site Area: +/- 50 acres
- + Clear Height: 32'
- + Loading: 20 Docks/2 Drive-ins
- + Car Parking: Ample
- + Fire Protection: ESFR
- + Truck Court: 190' shared w/ dolly pad
- + Column Spacing: 50' x 50' w/ 60' speed bay
- + Est CAM/Tax: \$0.75 PSF
- + Lease Rates: Negotiable



Drive Times

- 6 minutes to Interstate 694
- 19 minutes to St. Paul
- 22 minutes to Minneapolis
- 26 minutes to MSP Airport

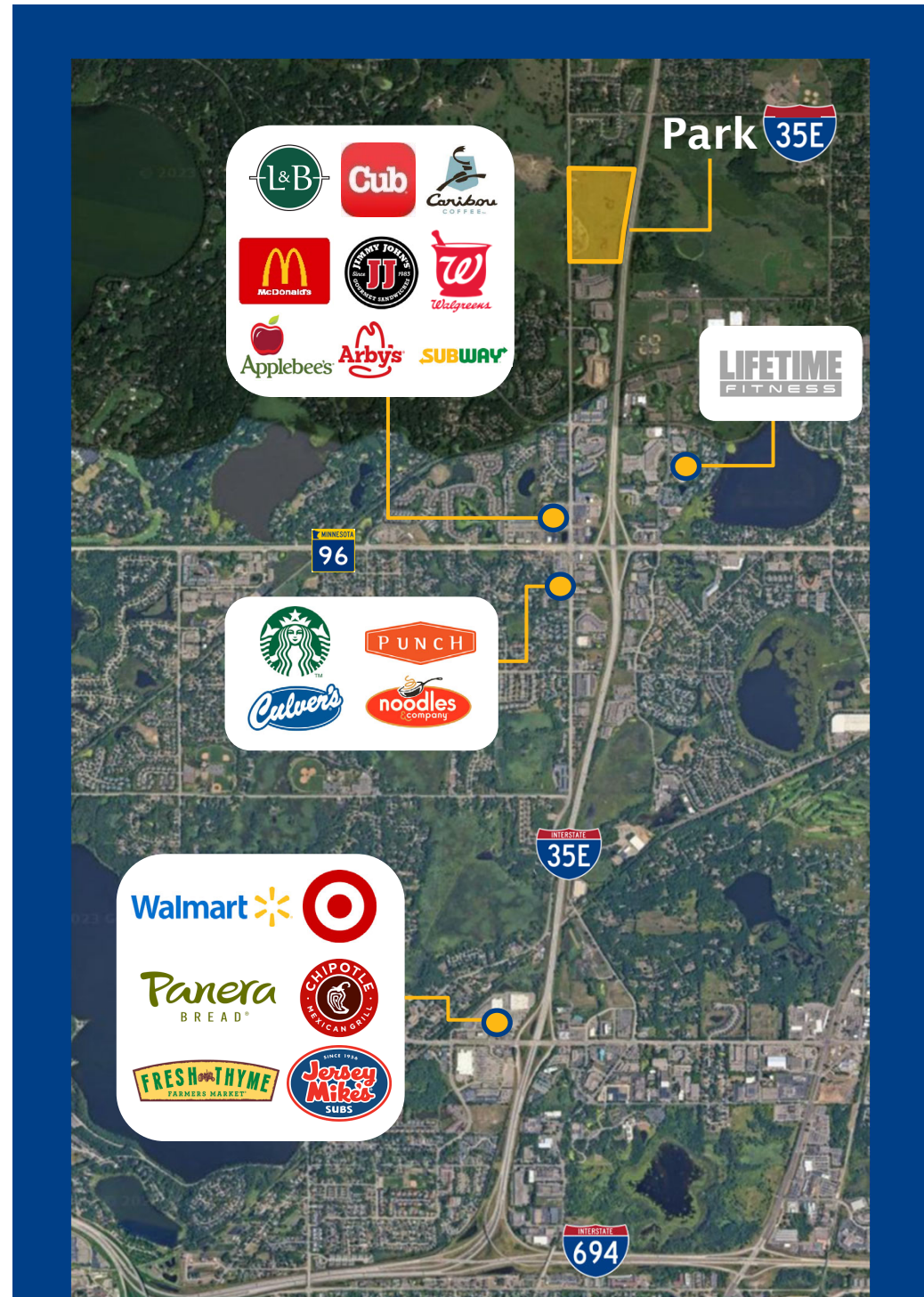
AMENITIES & DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population			
2023 Population	30,262	102,609	514,181
Household Income			
2023 Average Household Income	\$156,358	\$143,858	\$116,306
Education			
2023 Population 25+	22,798	74,618	355,887
HS and Associates Degree	10,280 (45.1%)	34,668 (46.5%)	183,044 (51.4%)
Bachelor's Degree or Higher	12,054 (52.9%)	37,948 (50.9%)	148,967 (41.9%)
Place of Work			
2023 Businesses	999	2,853	14,128
2023 Employees	15,575	44,758	225,801

Endeavor Development

The need for industrial real estate has greatly accelerated. It's a specialized market that the Endeavor Development team knows well. We develop, acquire and manage industrial real estate assets, using our thorough understanding of the current climate and landscape. Drawing on our results in the Minneapolis-St. Paul metro area, we have successfully brought our proven approach to new markets.

Endeavor is an experienced and results-orientated team of highly respected real estate professionals. Our team of industry veterans has decades of real estate experience, diverse industrial development expertise and deep-rooted market knowledge.



PARK 35E

51XX CENTERVILLE RD
WHITE BEAR TOWNSHIP, MN



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