



JACQUARD DISTRIBUTION CENTER

NEW CONSTRUCTION

IN LAKEVILLE

AVAILABLE NOW

CBRE

BUILDING FEATURES

**Ability to add 96 parking stalls*



BUILDING SIZE
168,000 SF



BUILDING DIMENSIONS
600' x 280'



SITE SIZE
14.31 acres



RENTAL RATES
Negotiable



ESTIMATED CAM/TAX
2024 - \$2.25/ SF CAM/Tax
2025 - \$3.00/ SF CAM/Tax



FLOOR THICKNESS
8" unreinforced



FIRE PROTECTION
K-22.4 ESFR System



COLUMNS
50'x55' with 60' speed bay



CLEAR HEIGHT
36'



DRIVE-INS
2 drive-in doors; 12' Wide x 14' Tall



POWER
2,000A 480V 3Ph



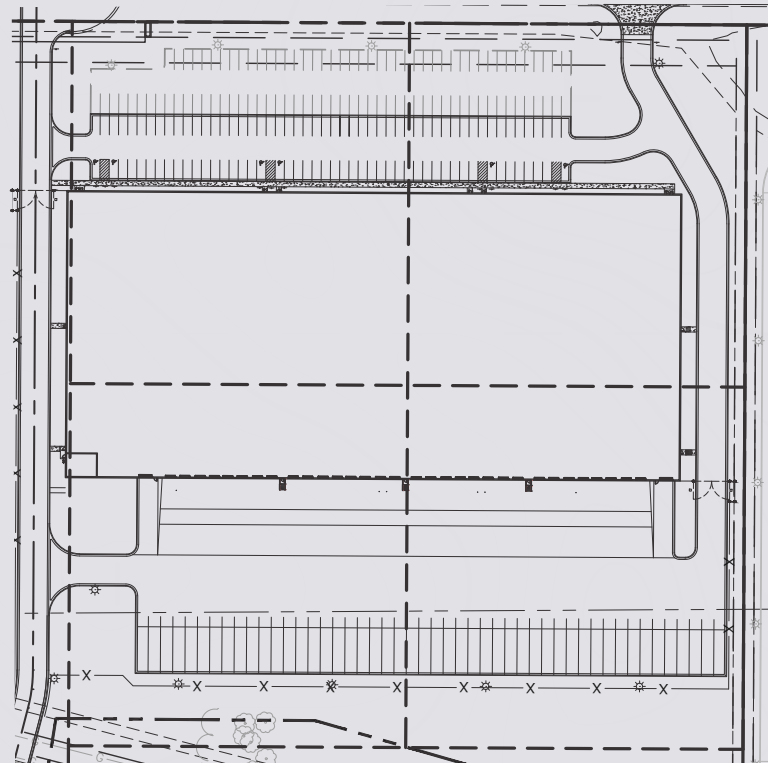
PARKING
101 parking stalls, 48 trailer parking stalls.



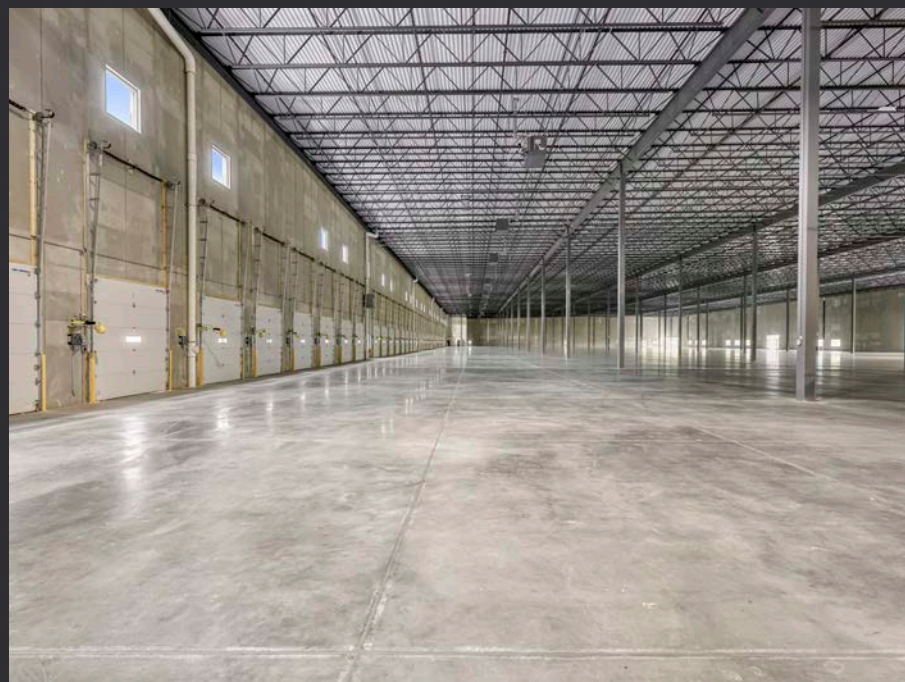
TRUCK COURT
135'-0" (75' Concrete Apron + 60' HD Asphalt)



DOCK DOORS
32 docks total and 31 equipped w/ 35,000# powered levelers, Auto Dok Locks, Dock Seal w/ curtain, Dock Light w/ Arm, and Door Track Protectors



PHOTOS





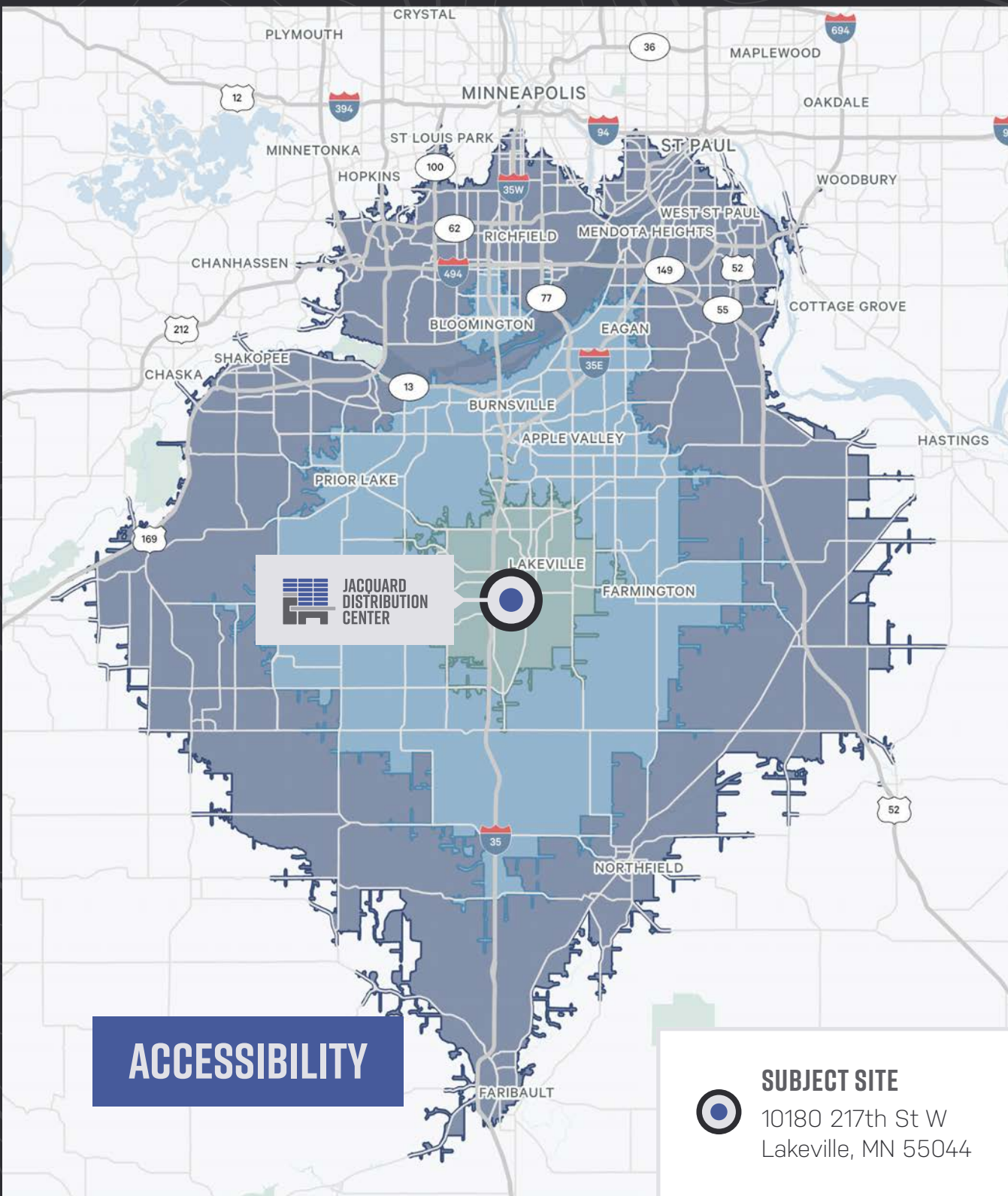
THE SITE

 **JACQUARD
DISTRIBUTION
CENTER**



MAGNUM

amazon
QA1
uponor
GLOBUS
FedEx
Schneiderman's FURNITURE
DALSIN INDUSTRIES
OutdoorGreatRoom



ACCESSIBILITY

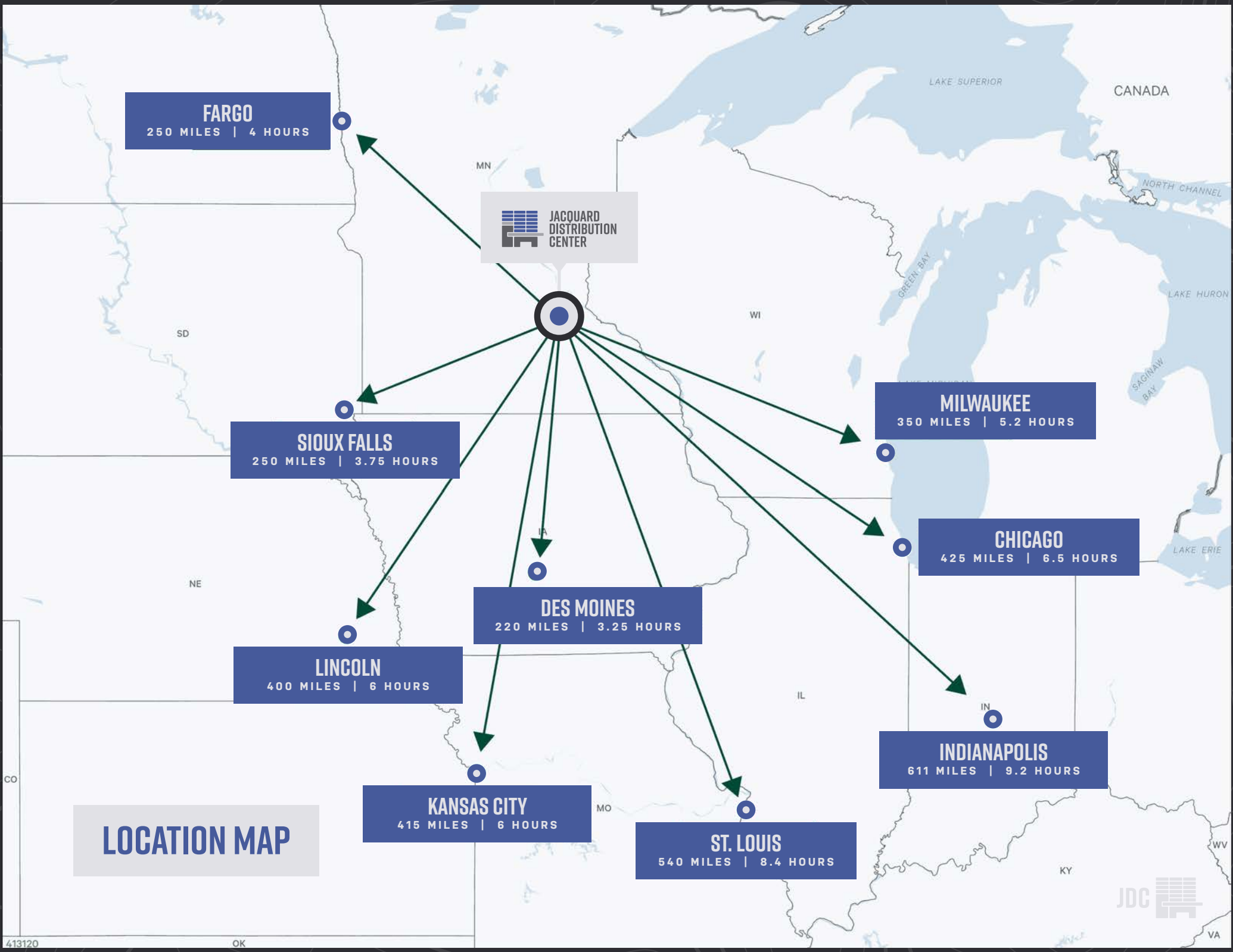
 **JACQUARD
DISTRIBUTION
CENTER**

 **SUBJECT SITE**
10180 217th St W
Lakeville, MN 55044

AREA DEMOGRAPHICS

3 MI 5 MI 10 MI

2023 POPULATION	24,350	57,954	280,800
2023 HOUSEHOLDS	7,961	19,792	101,575
2023-2028 ANNUAL HH GROWTH RATE	.85%	0.85%	0.58%
2023 AVERAGE HH INCOME	\$152,591	\$157,323	\$134,827
2023 BUSINESSES	709	1,253	6,475
2023 EMPLOYEES	12,365	20,077	88,834

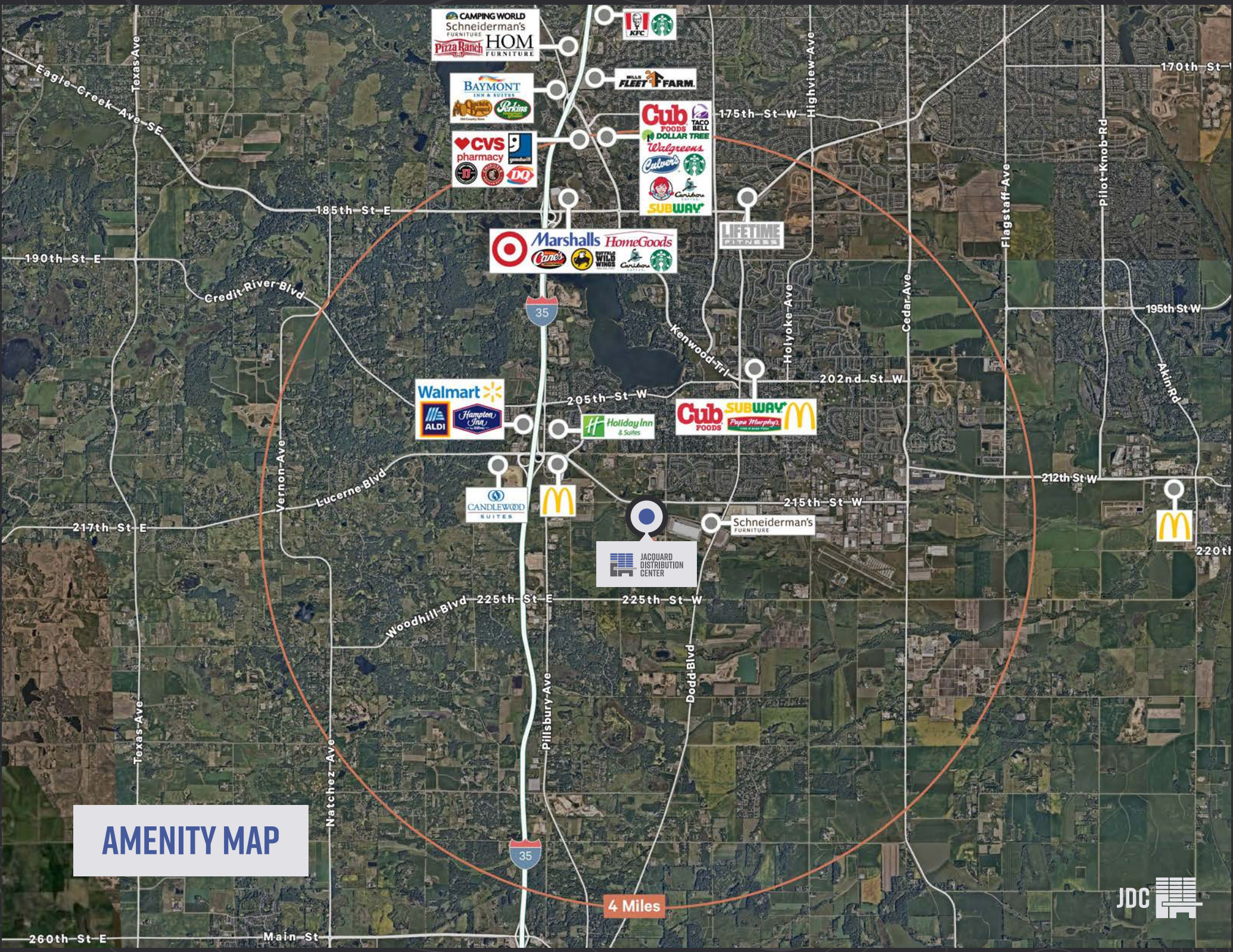


LOCATION MAP



AMENITY MAP

4 Miles





JACQUARD DISTRIBUTION CENTER

BRYAN VAN HOOF
SENIOR VICE PRESIDENT

+1 952 924 4624
bryan.vanhoof@cbre.com

JEFF PRZYTARSKI
SENIOR VICE PRESIDENT

+1 952 924 4895
jeff.przytarski@cbre.com

SAM MANKE
VICE PRESIDENT

+1 763 398 9047
sam.manke@cbre.com

MAGNUM
CBRE

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_April2023