



For lease or sublease

Mounds View Business Park, Bldg G
5222 Quincy St, Mounds View, MN

93,085 SF Available

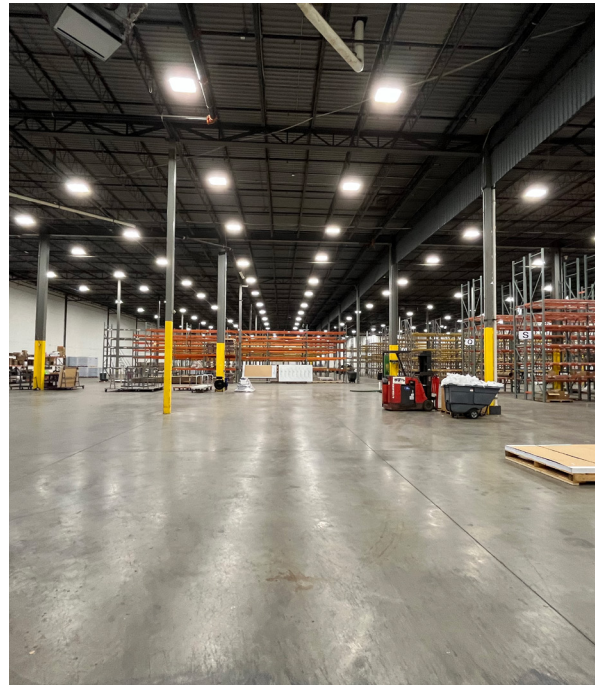
Mounds View Business Park - Bldg G

5222 Quincy St, Mounds View, MN

Building specifications

- High-image business park setting situated on 16.72 acres
- Excellent freeway visibility with 132,000 VPD on I-35W
- Fiber option cable-dual lines, large capacity
- Large truck court
- High-quality finish level
- Easy access; just blocks off I-35W, I-694 and County Highway 10
- 480 volt, 3 -phase power
- ESFR sprinkler
- Trailer storage available

Building Size	352,600 SF
SF Available	6,239 SF Office 86,846 SF Warehouse 93,085 SF Total
Year Built	1988
Clear Height	30'6"
Loading	Eight (8) dock doors with levelers Two (2) drive-ins
Power	480v, 3-phase power
Column Spacing	36' x 36'
Parking	Ample
2024 Est. Tax/CAM	\$1.77 PSF Tax \$1.28 PSF CAM \$3.05 PSF Total
Available	Now



Leasing Options

Direct Lease

Negotiable

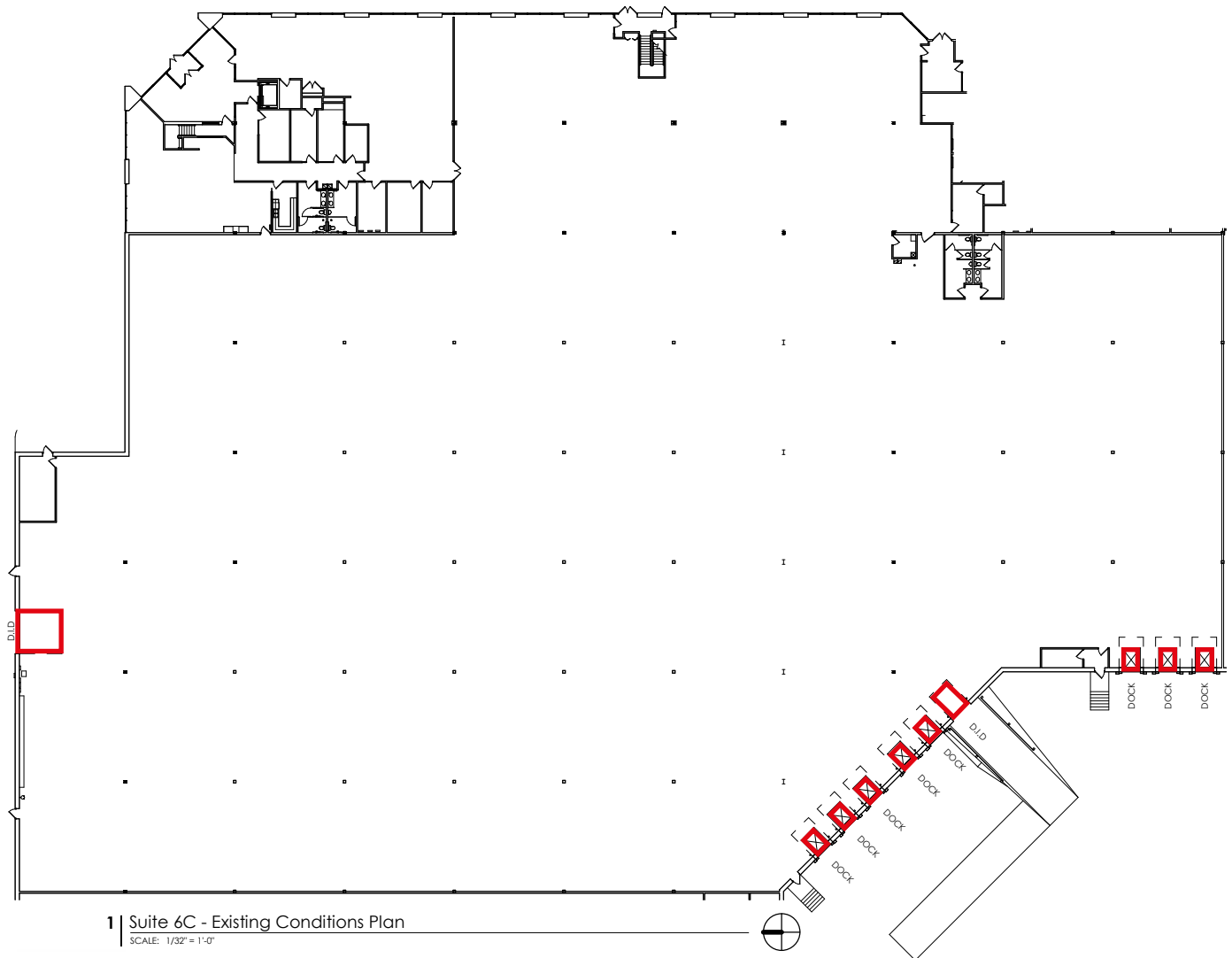
Lease rate

Sublease

\$8.75 PSF Gross

Available through 2/28/2027

Floor plan



Suite 6C

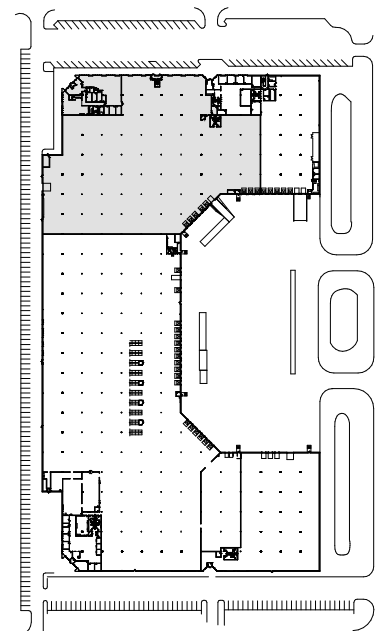
6,239 SF Office

86,846 SF Warehouse

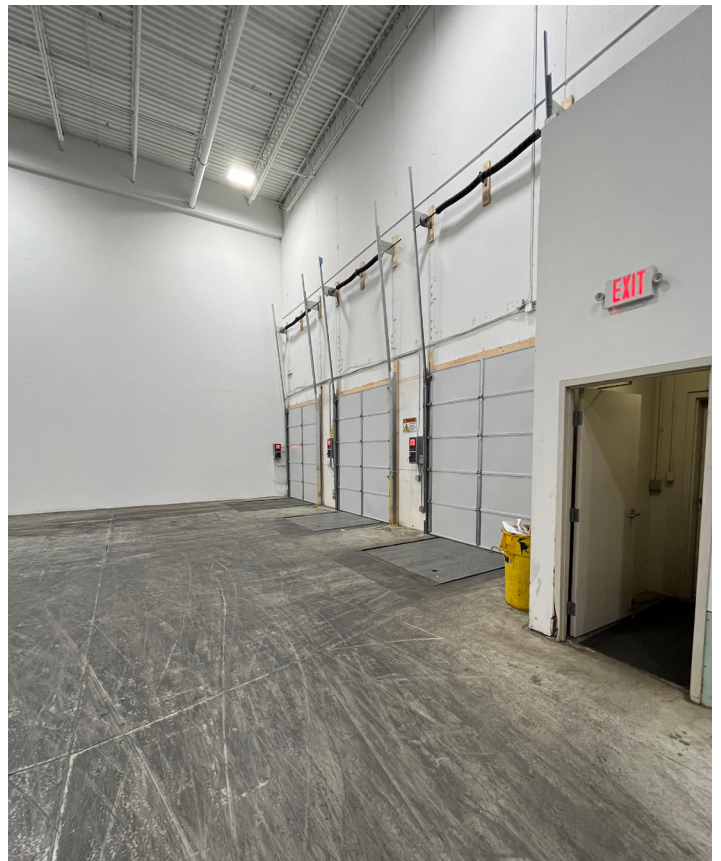
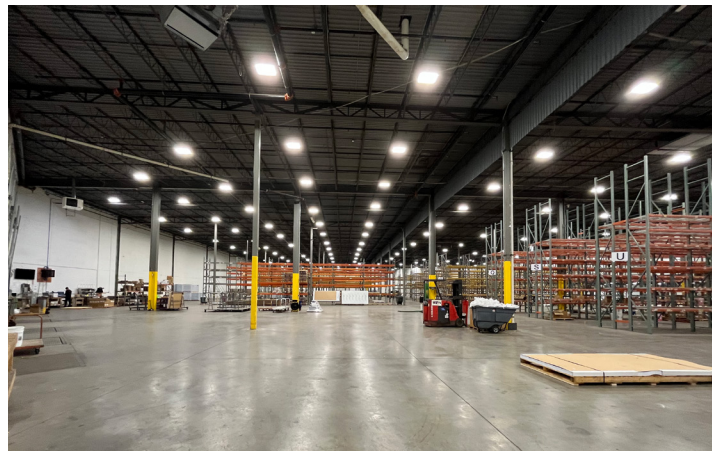
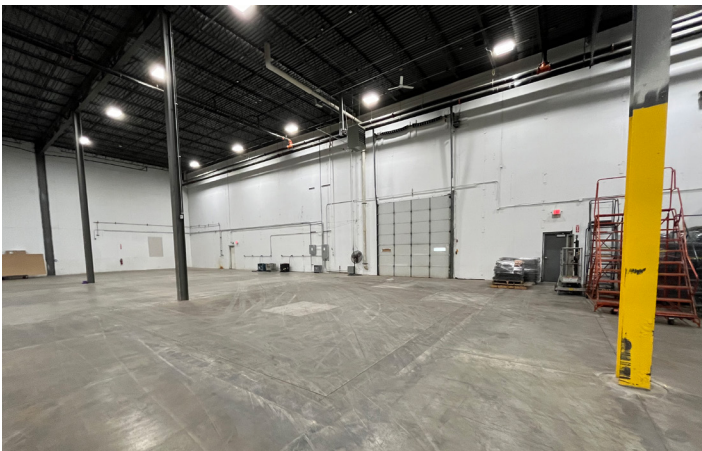
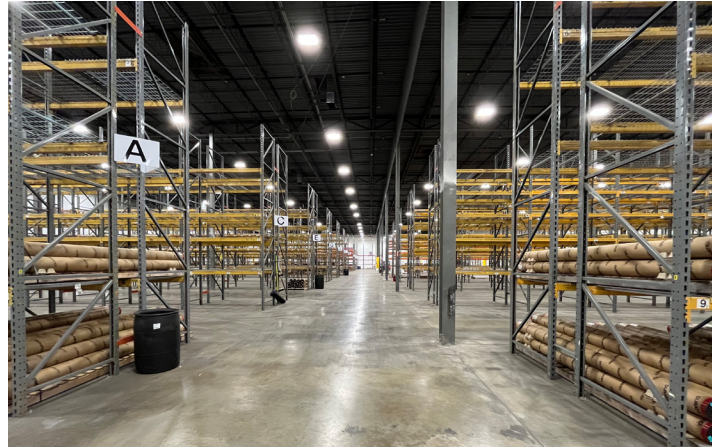
93,085 SF Total

Eight (8) dock doors with levelers

Two (2) drive-ins



Building photos



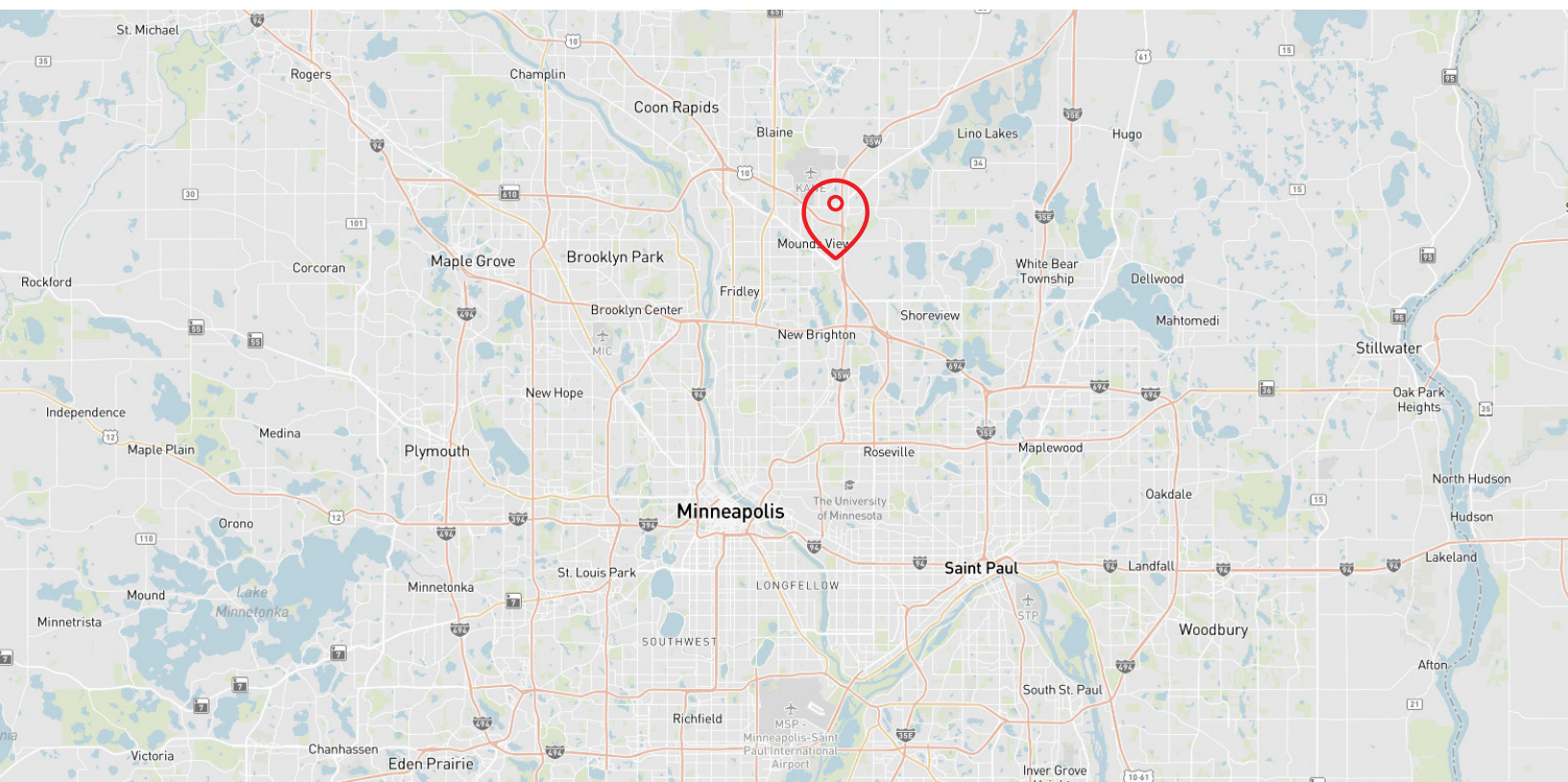
Sublandlord profile



Grimco, Inc. is a 150-year-old wholesale sign supply distributor founded in 1875 and headquartered in St. Louis, Missouri, that has evolved from manufacturing stamps and badges to becoming a leading distributor in the sign and graphics industry. Grimco operates over 65-70 locations across the United States, Canada, and the U.K., with over 1,000 worldwide employees.

Grimco currently leases over 2 million square feet of distribution space in the US ranging from 5,000 to 150,000 square feet. With its extensive network of locations, Grimco has built strong, dependable relationships with its landlords. The Company consistently fulfills its lease obligations and has maintained a perfect record of rental payments. This track record reflects Grimco's commitment to financial responsibility and operational excellence.

Grimco is willing to provide financial statements to confirm our financial strength for serious offers with a signed NDA.



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