

**NEW CONSTRUCTION  
OPPORTUNITY**



**NAPLES II**  
INDUSTRIAL CENTER

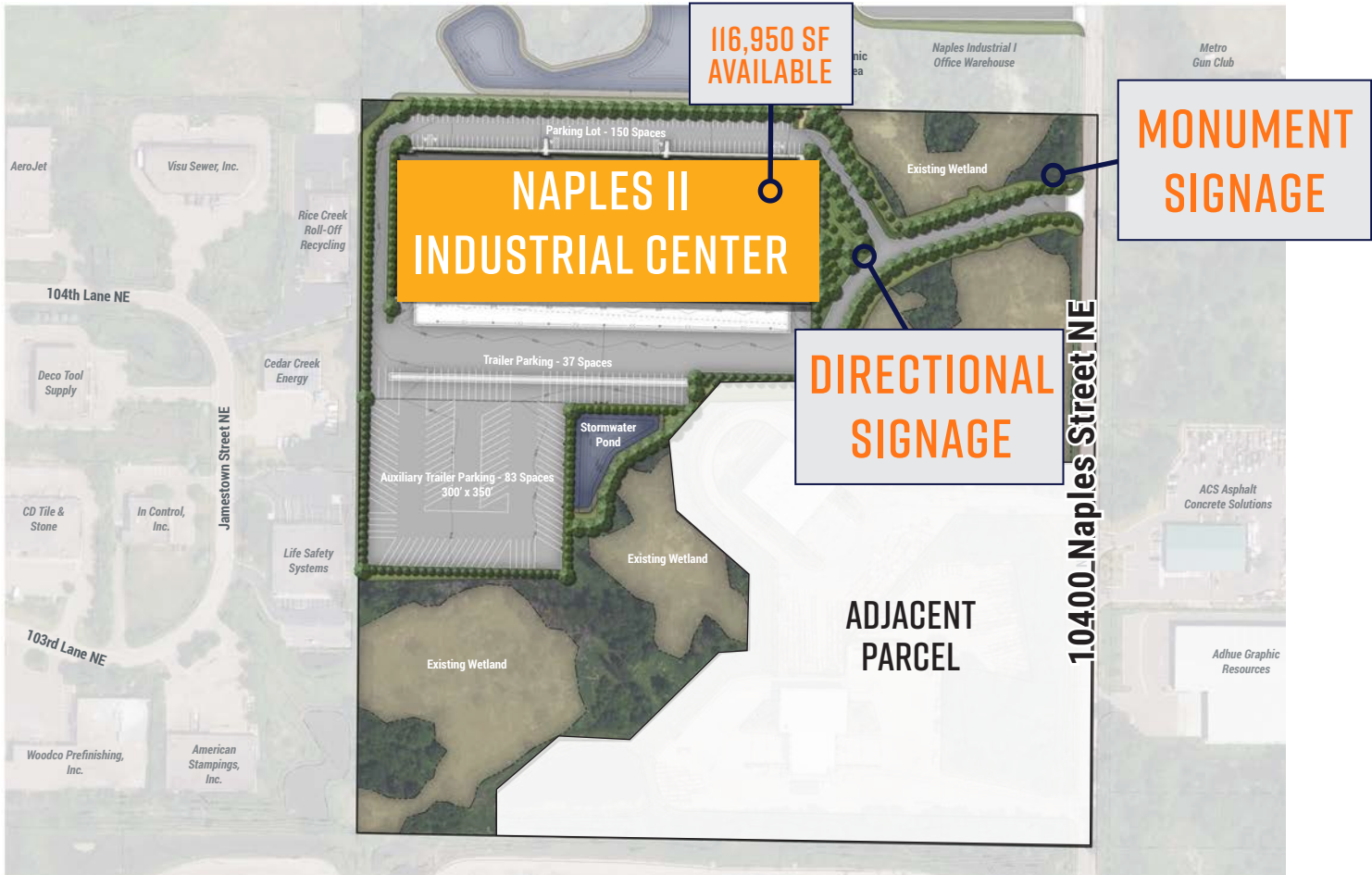


**NAPLES II INDUSTRIAL CENTER  
195,250 SF DISTRIBUTION CENTER FOR LEASE  
116,950 SF AVAILABLE FOR LEASE  
10400 NAPLES STREET NE, BLAINE MINNESOTA**

**NEWMARK**

 **Capital Partners**

# SITE PLAN



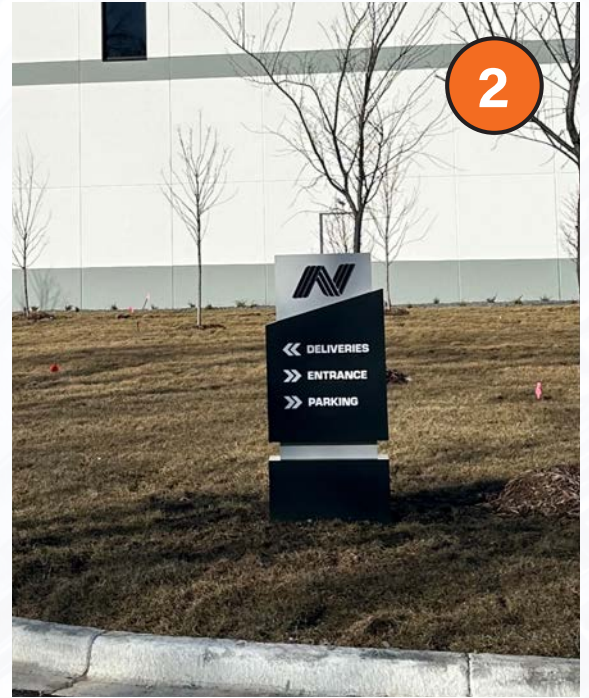
**TRAILER PARKING**

**OUTDOOR STORAGE/  
TRAILER PARKING**





# SIGNAGE





# OPPORTUNITY OVERVIEW

Capital Partners and Newmark are pleased to present Naples II Industrial Center, a 195,250-square-foot distribution center located at 10400 Naples Street NE in Blaine, Minnesota. This new, state-of-the-art industrial development has been recently constructed. Please contact a member of our team to schedule a property tour or request additional leasing information at Naples II Industrial Center.

37

Trailer Parking  
Spaces

2.41

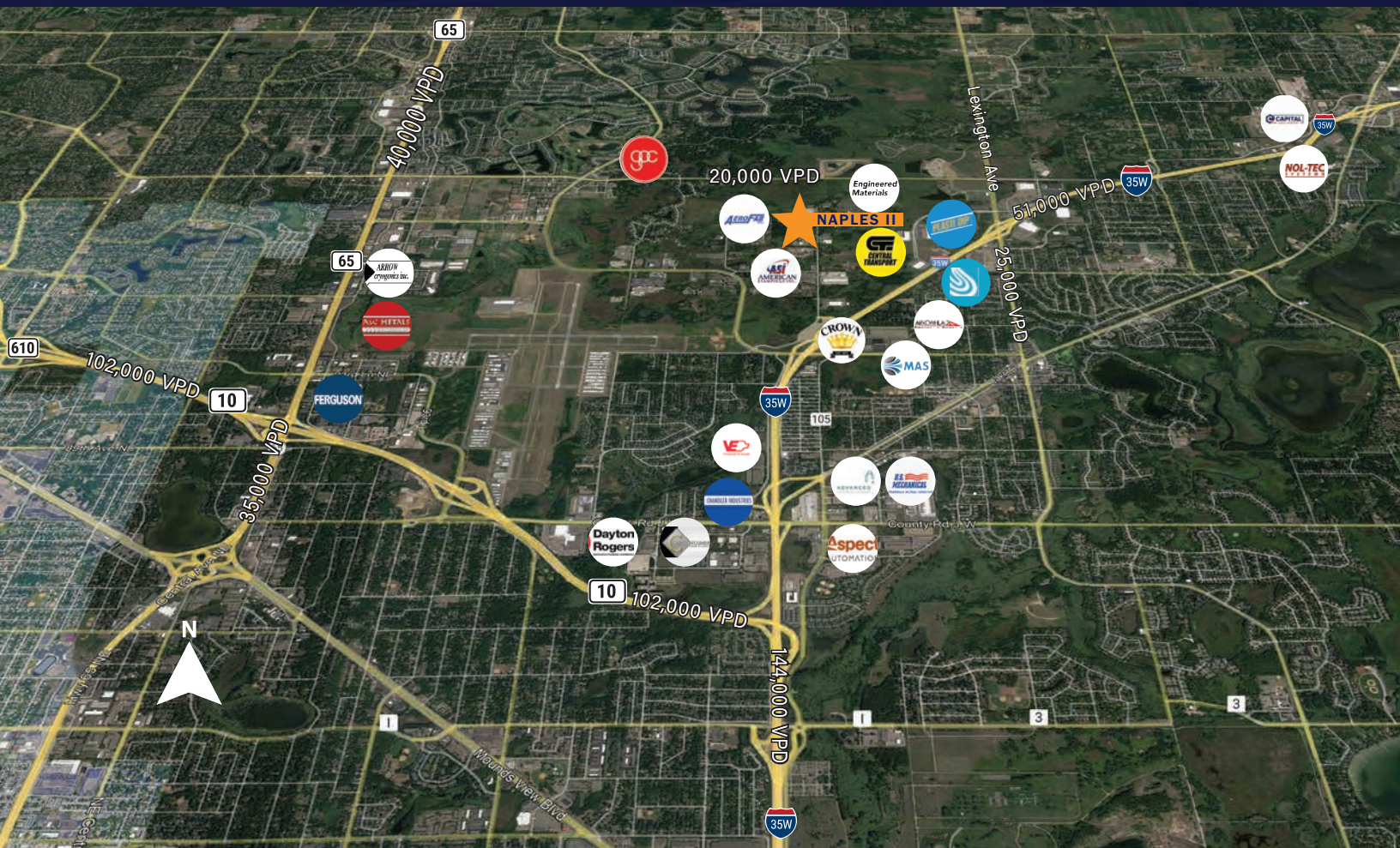
Acres of  
Outside Storage

ZONED

Heavy  
Industrial

32'

Clear  
Height







116,950 SF AVAILABLE NOW // DIVISIBLE TO 39,150 SF



**LEASE RATE**  
Negotiable



**EST. CAM & TAX**  
\$1.44 PSF



**CLEAR HEIGHT**  
32'



**MULTIPLE DOCKS &  
DRIVE-IN LOADING**

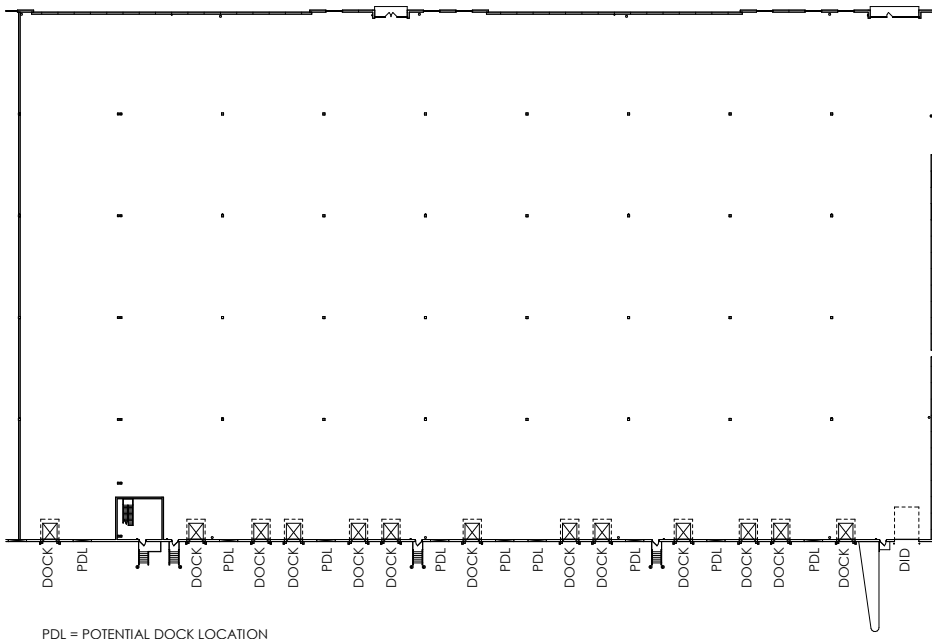


**AVAILABLE**  
Now

<b>Building Dimensions</b>	260' deep x 750' wide - 195,250 SF total
<b>Minimum Divisible</b>	3 Bays or 39,150 SF
<b>Structural Bay Size</b>	50' x 50' with a 60' speed bay (bays are 50' x 261' = 13,050 SF each)
<b>Clear Height</b>	32' clear to bottom of structure at first interior column
<b>Outdoor Storage</b>	300' x 350' outdoor storage lot (105,000 SF or 2.41 Acres)
<b>Truck Court</b>	185' deep – 10' concrete dolly pads
<b>Car Parking</b>	149 auto parking stalls
<b>Slab on Grade</b>	7" thick reinforced concrete
<b>Exterior Walls</b>	Pre-cast concrete structural wall panels insulated for total R-28-2
<b>Roofing</b>	Ballasted 60 mil EPDM roof system insulated for total R-30
<b>Glass &amp; Glazing</b>	Four (4) main entrances. Clerestory windows along rear wall
<b>Doors</b>	Thirteen (13) 9' x 10' manual dock doors with vision windows One (1) 12' x 14' automatic drive-in door with vision windows
<b>Dock Equipment</b>	Twenty-two (22) 7' x 8' dock 30,000 lb. levelers, dock bumpers z-guards & foam dock seals
<b>Fire Protectant</b>	ESFR class I through class IV encapsulated commodities – 15,000gpm fire pump
<b>HVAC</b>	Gas-fired unit heaters
<b>Trailer Parking</b>	Thirty-seven (37) trailer parking spaces along the rear property line/loading area Eighty-three (83) trailer parking spaces can be added in the 2.41 acres of outdoor storage area on the SW corner of the property

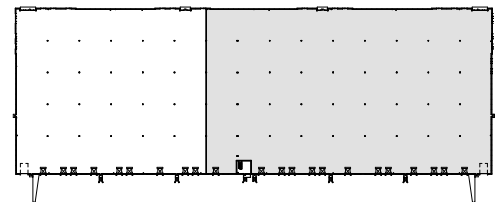


# FLOOR PLAN



PDL = POTENTIAL DOCK LOCATION

1 | Vacancy Plan  
SCALE: 1" = 50'-0"

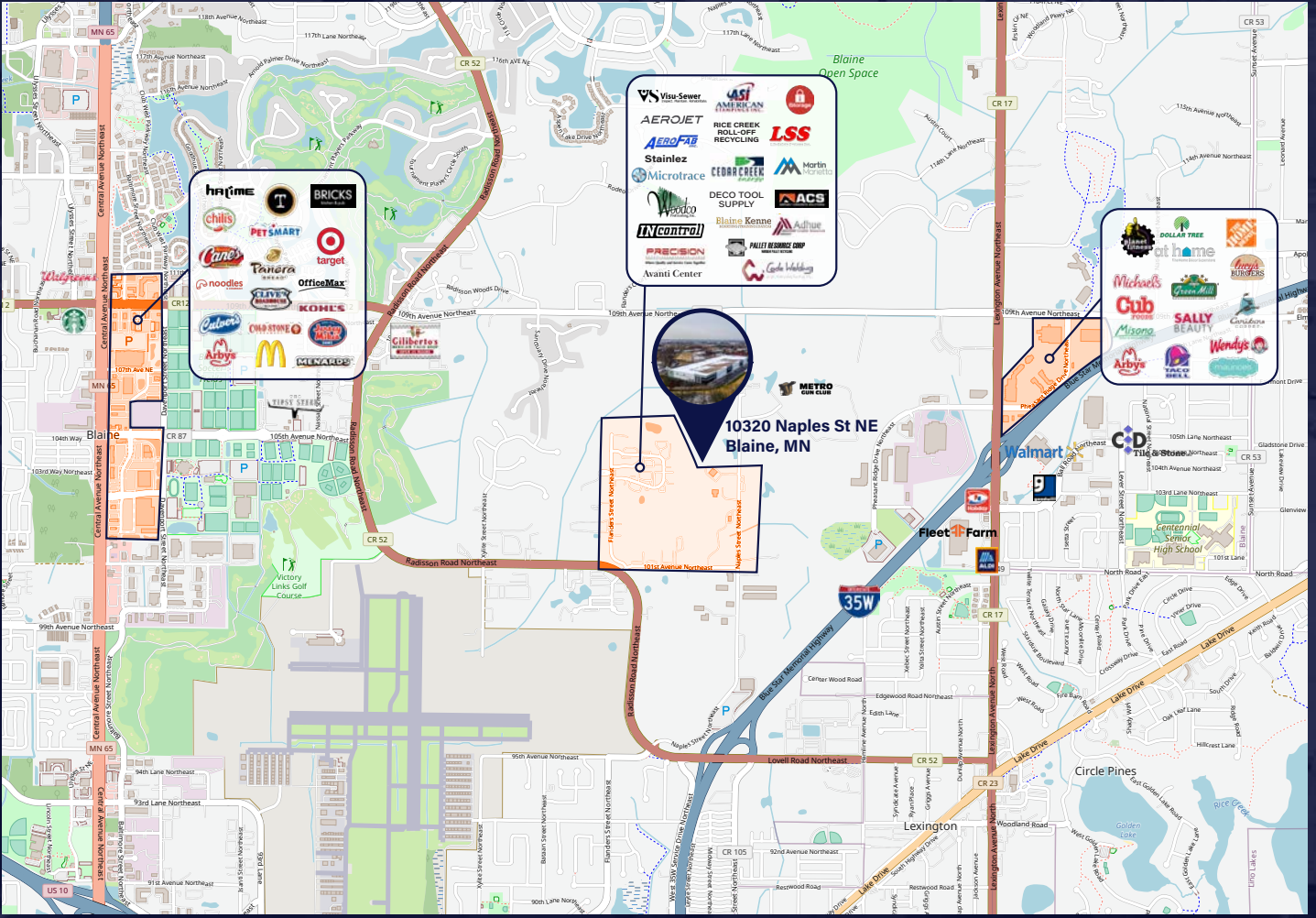


2 | Vacancy Site  
SCALE: 1" = 160'-0"

BUILDING DATA		
TOTAL BUILDING AREA	.	195,250 SF
TYPICAL STRUCTURAL BAY	.	50' X 50'
CLEAR HEIGHT	.	32
PARKING SPACES	.	149
TENANT DOCK DOORS	.	13
TENANT DRIVE IN DOORS	.	1
POTENTIAL DOCK LOCATIONS	.	9
TOTAL TENANT AREA	.	116,950 SF



# AMENITY MAP







# NAPLES II

INDUSTRIAL CENTER

## FOR MORE INFORMATION, CONTACT:

**DAN FRIEDNER**

Senior Managing Director  
t 612-430-9991  
dan.friedner@nmrk.com

**JAY CHMIELESKI**

Senior Managing Director  
t 612-430-9982  
jay.chmielecki@nmrk.com

**PATRICK CULLEN**

Associate Director  
t 612-430-9995  
patrick.cullen@nmrk.com

**NEWMARK**

 **Capital Partners**

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