



GREYSTAR



Building A
Building B

The
future is
here

Building A: 11600 Hudson Road
Building B: 11650 Hudson Road
Woodbury, MN 55129

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states



69,600 SF Available
Today!



Easy
Access



26.9 Acre
Site Area



435,050 SF
Total

The future is here

Greystar and JLL are pleased to present Royal Gateway Commerce Center, a two building 435,000 SF master planned business park located along I-94, Hudson Road & Manning Avenue in Woodbury, MN. Both buildings in this new industrial development were constructed simultaneously using best-in-class construction methods. Royal Gateway Commerce Center is fully complete and available for occupancy today.



Prime Access & Visibility

Positioned within 1 mile of two diamond interchanges with direct access to I-94, Royal Gateway provides optimum highway accessibility along with prime signage opportunities.

- Exposure of over 71,576 vehicles per day
- 5 minutes from I-694/494 interchange providing access to the metro's north/south arteries

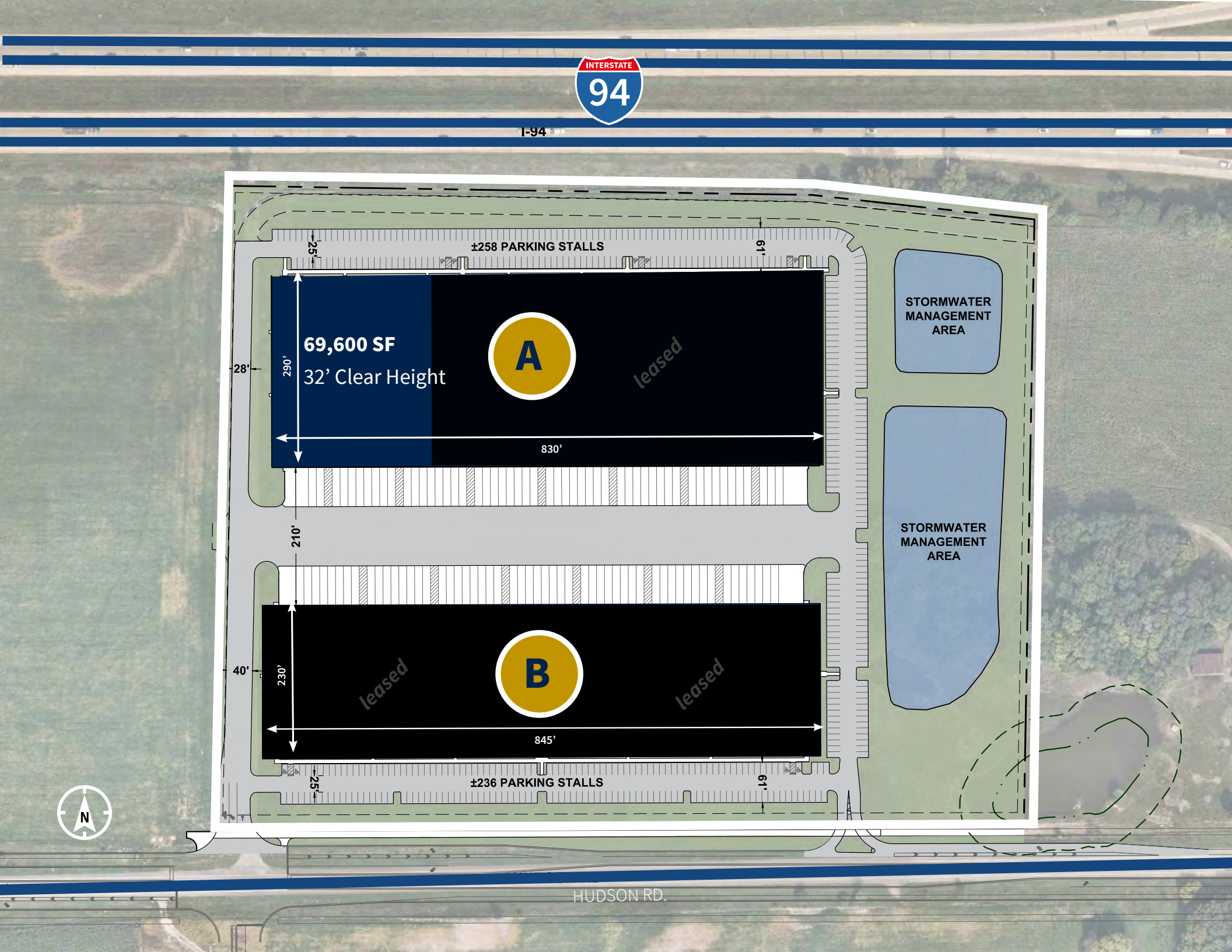


Advertise
your brand to
71,576
cars on I-94 daily

VIEW THE INTERACTIVE TOUR
HERE



Site Plan



A

Building A Specifications

Building A Size:	240,700 square feet	Dock apron:	7” concrete
Building Dimensions:	290’ x 830’	Roofing:	45 mil EPDM with Interior roof drains
Building Entries:	Four (4) front entrances with canopies/sunshades, glass, storefront doors, precast panel height/undulations, textured/accent painting, light fixtures	Fire Protection:	ESFR sprinkler system – k-17 head
Column Spacing:	50’ x 46’ with a 60’ speed bay	Loading:	Eight (8) 9’ × 10’ manual dock doors* - One (1) 12’ × 14’ drive-in doors with vision windows
Clear Height:	32’ clear	Dock Equipment:	35,000 lb manual levelers (6’x8’), vision windows, bumpers, and seals
Truck Court:	210’ shared truck court, concrete truck apron	HVAC:	Gas-fired unit heating in warehouse
Car Parking:	+/- 258 stalls (1.07 stalls / 1,000 SF)	Electrical Service:	2,400 amp, 480V/208 1,800 amps available to vacancy
Foundations:	7” unreinforced warehouse slab	Warehouse Lighting:	Motion activated LED’s
Walls:	Painted precast exterior walls	Exterior Lighting:	LED

*additional docks can be added

69,600

AVAILABLE

1.07/1,000

PARKING RATIO

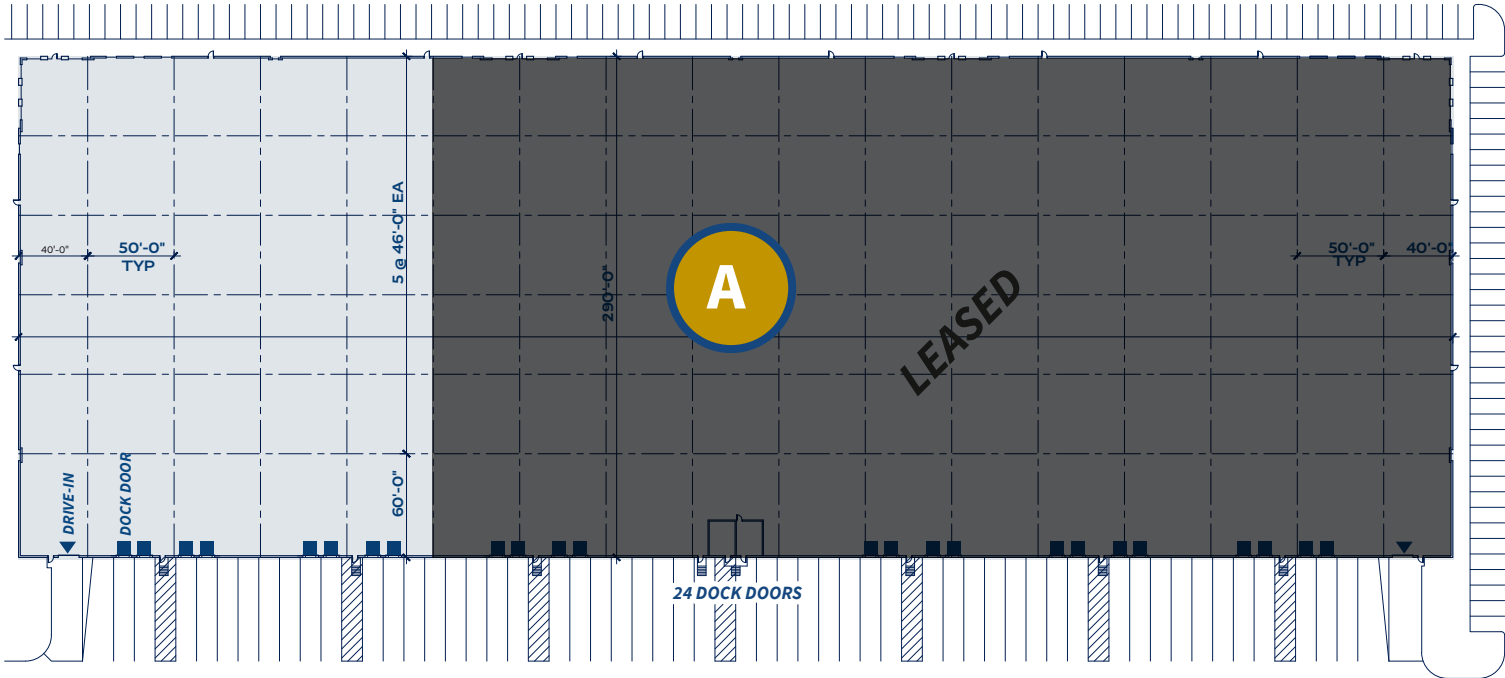
8

DOCK DOORS*

1

DRIVE-IN DOOR

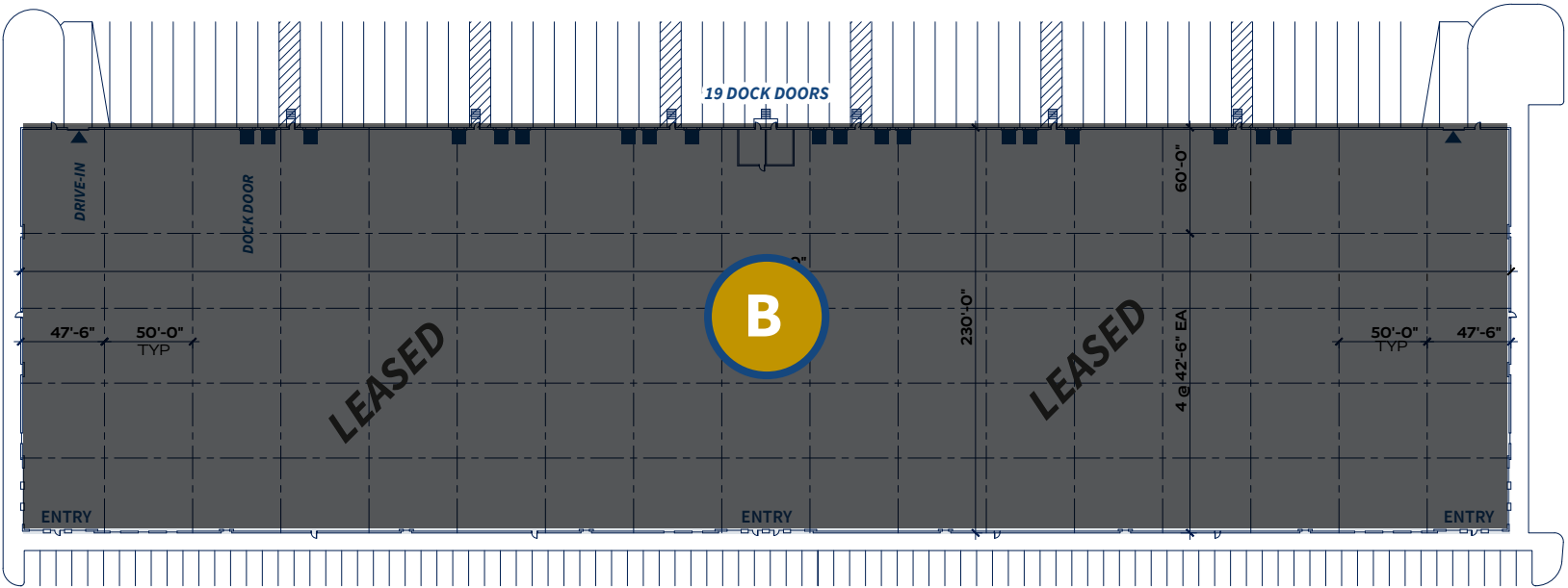
*additional docks can be added



B

Building B Specifications

Building B Size:	194,350 square feet	Dock Apron:	7” concrete
Building Dimensions:	230’ x 845’	Roofing:	45 mil EPDM with Interior roof drains
Building Entries:	Three (3) front entrances with canopies/sunshades, glass, storefront doors, precast panel height/undulations, textured/accent painting, light fixtures	Fire Protection:	ESFR sprinkler system – k-17 head
Column Spacing:	50’ x 42.5’ with a 60’ speed bay	Loading:	Nineteen (19) 9’ × 10’ manual dock doors Two (2) 12’ × 14’ drive-in doors with vision windows
Clear Height:	28’ clear	Dock Equipment:	35,000 lb manual levelers (6’x8’), vision windows, bumpers, and seals
Truck Court:	210’ shared truck court, concrete truck apron	HVAC:	Gas-fired unit heating in warehouse
Car Parking:	+/- 236 stalls (1.21 stalls / 1,000 SF)	Electrical Service:	2,400 amp, 480V/208
Foundations:	7” unreinforced warehouse slab	Warehouse Lighting:	Motion activated LED’s
Walls:	Painted precast exterior walls	Exterior Lighting:	LED



0

AVAILABLE

1.21/1,000

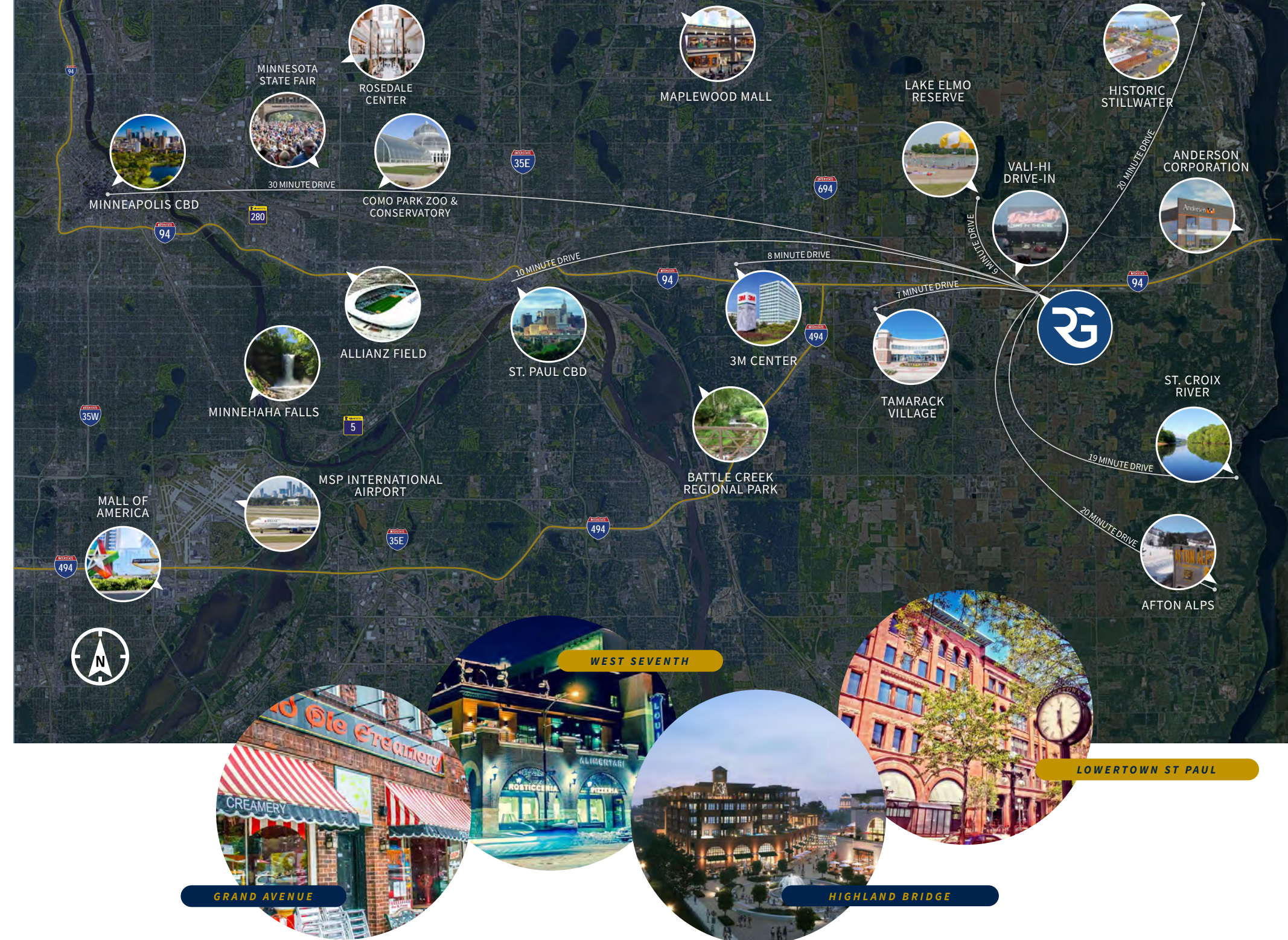
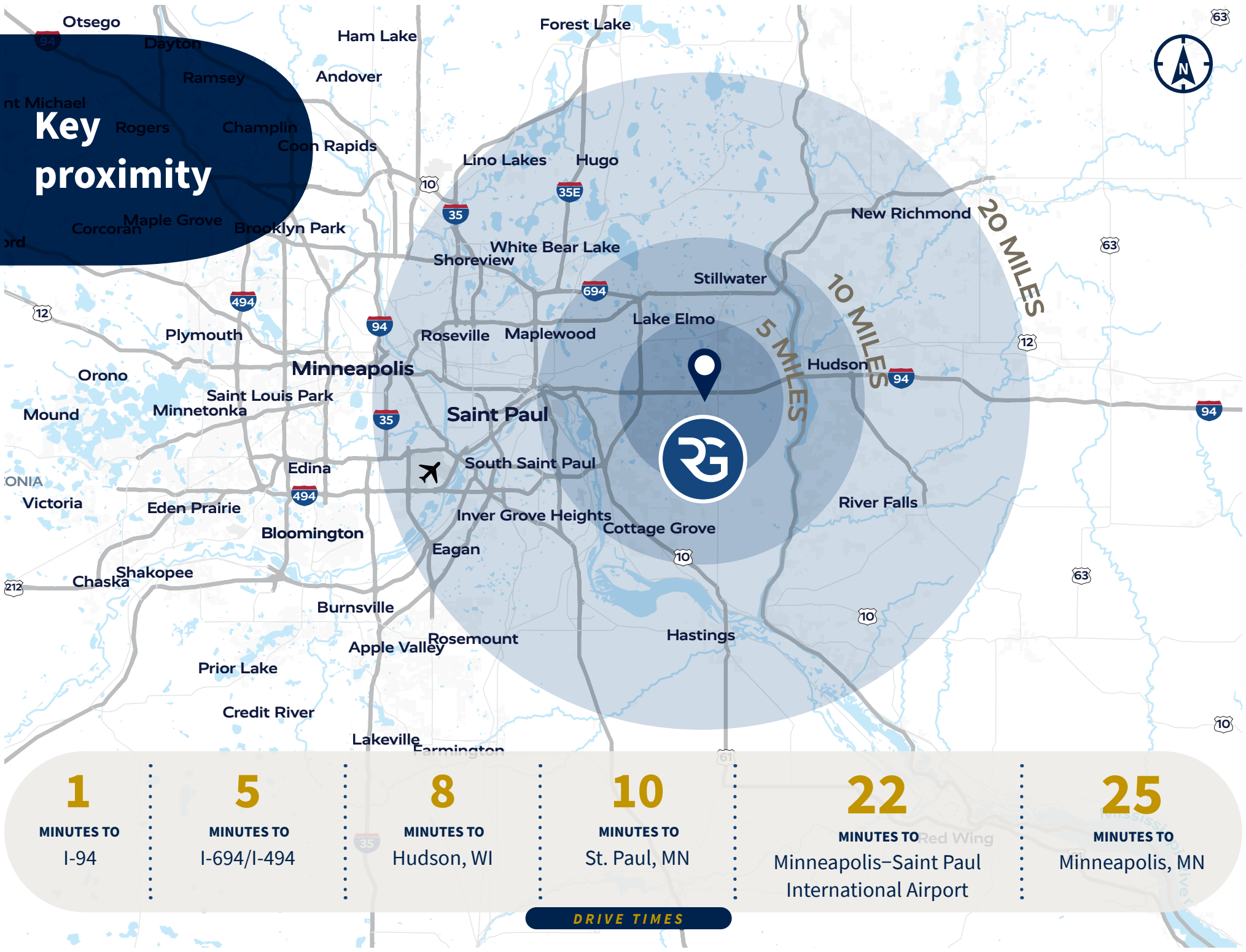
PARKING RATIO

19

DOCK DOORS

2

DRIVE-IN DOORS



Rapidly Growing Woodbury

Royal Gateway is strategically located in Woodbury, one of Minnesota’s fasting growing cities with an estimated 25% population growth in the past decade. Since 2015, Woodbury has won several awards as one of the “Best cities to live in” across the country.

#9

BEST PLACE TO LIVE IN THE U.S.
(2020 - MONEY MAGAZINE)

Top 20

BEST PUBLIC MIDDLE SCHOOL IN MINNESOTA
(2021 - NICHE)

#1

BEST SUBURB FOR MILLENNIALS
(2018 - MONEY MAGAZINE)

DEMOGRAPHICS - 10 MILE RANGE

INDUSTRY CONCENTRATION



313

TRANSPORTATION/
WAREHOUSE FIRMS



636

MANUFACTURING
FIRMS



7,223

TRANSPORTATION/
WAREHOUSE EMPLOYEES



28,148

MANUFACTURING
EMPLOYEES

LABOR MARKET



425,073

TOTAL POPULATION



244,487

TOTAL LABOR FORCE



\$106,404

AVERAGE HOUSEHOLD INCOME



37.4

MEDIAN AGE

EDUCATION

92.8%

HIGH SCHOOL GRADUATE
/GED CERTIFICATE

50.2%

BACHELOR’S/ASSOCIATE/
GRADUATE/PROFESSIONAL
DEGREE





Royal Gateway

COMMERCE CENTER

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