



OFFICE WAREHOUSE

Woodbury Business Center
390 Commerce Drive
Woodbury, MN 55125

FOR SUBLEASE
65,419 Square Feet
Available Immediately

SUBLEASE TERM
EXPIRES MAY 31, 2033



Built in 1999, this expansive commercial building offers 65,419 square feet of versatile space, including 4,000 - 12,000 square feet of office area. The building can also be expanded by approximately 70,000 square feet. Situated on a 11.47 acre site, this property is designed to support a variety of industrial and logistical operations.

SUBLEASE RATE:
NEGOTIABLE

CAM & RE Tax:
\$4.65 PSF
(Estimated 2024)

KEY FEATURES:

- 20' Ceiling Height
- 37' x 36' Column Spacing
- 2 Dock Doors
- 4 Drive-In Doors
- 171 Parking Spaces
- HVAC Systems
- Electrical - 2,000 Amp., 480V, 3-Phase service
- Sprinkler System
- Zoned I-1





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AREAL VIEW & PROXIMITY MAP



This building's prime location and robust infrastructure make it ideal for manufacturing, warehousing, or distribution. Equipped to meet your business demands, it offers essential features and conveniences to support your operations.

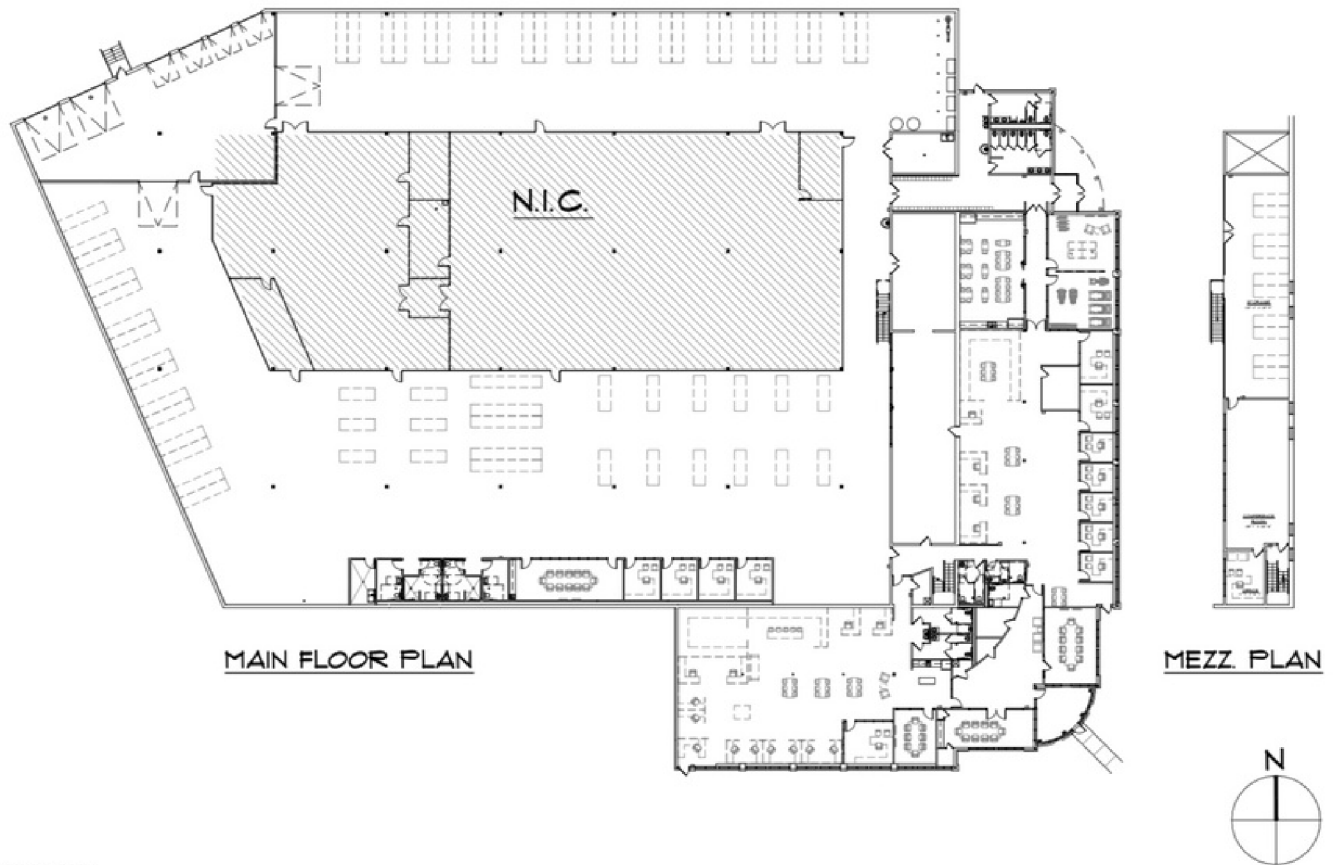


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BUILDING LAYOUT



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