

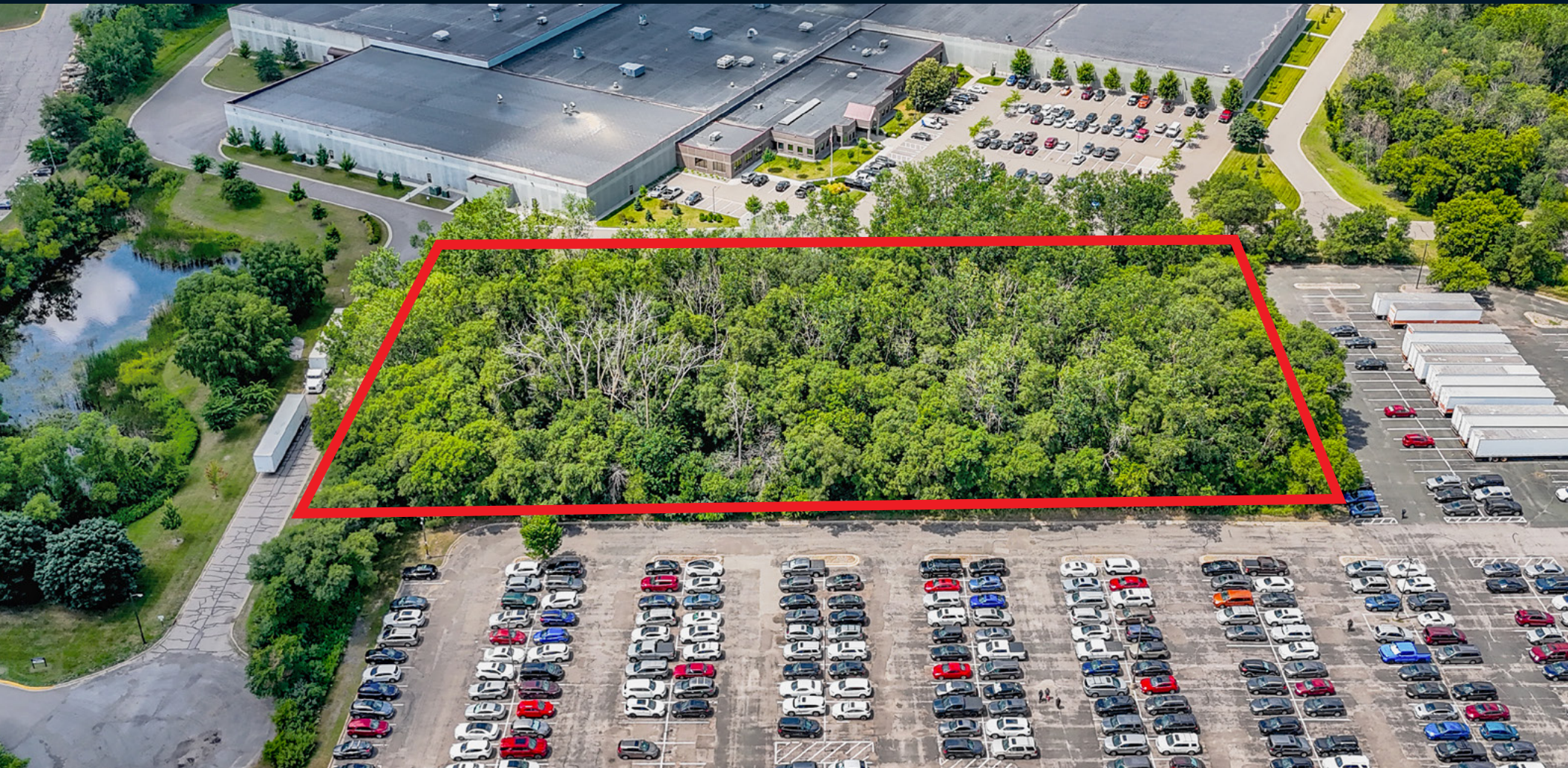
For lease or sale

32,500 SF industrial / 13,800 SF IOS Available

Evergreen Industrial Park Land

8880 Evergreen Blvd NW, Coon Rapids, MN

3.25 Acres | (I) Industrial District Zoning



Option 1 - Proposed industrial building



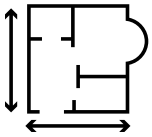
Building Size

32,500 SF



Office SF

BTS



Dimensions

128' x 206'



Loading

4 dock doors (9' x 10')
1 drive-in door (12' x 14')



Clear Height

24'



Truck Court

160'



Parking

24 stalls

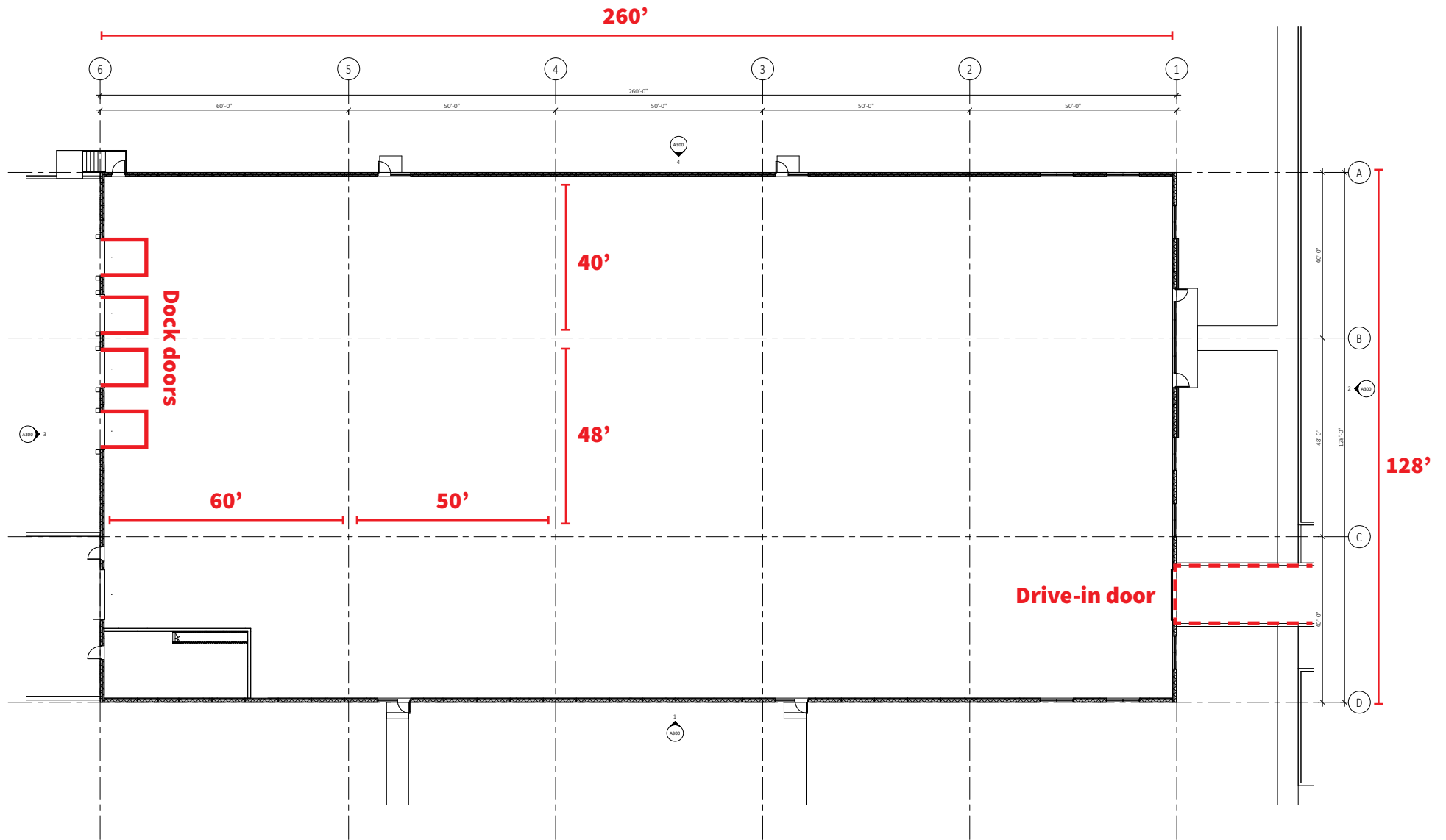


City Approval

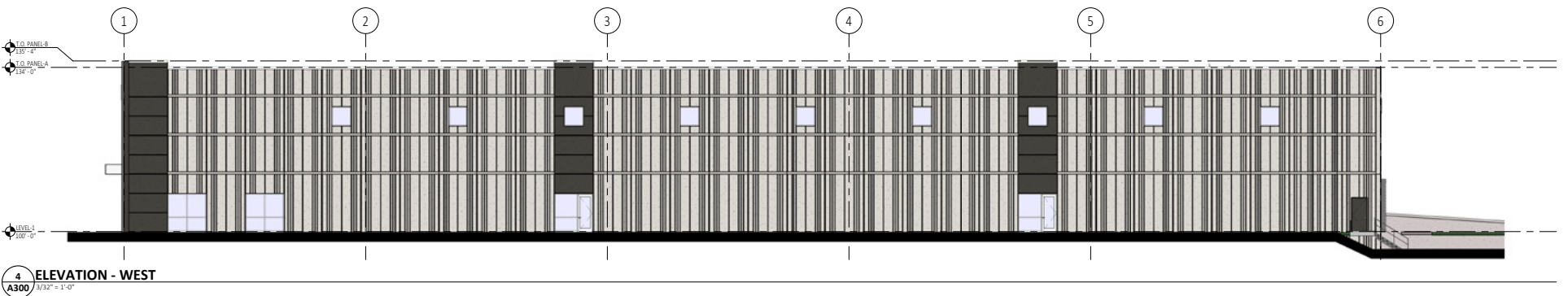
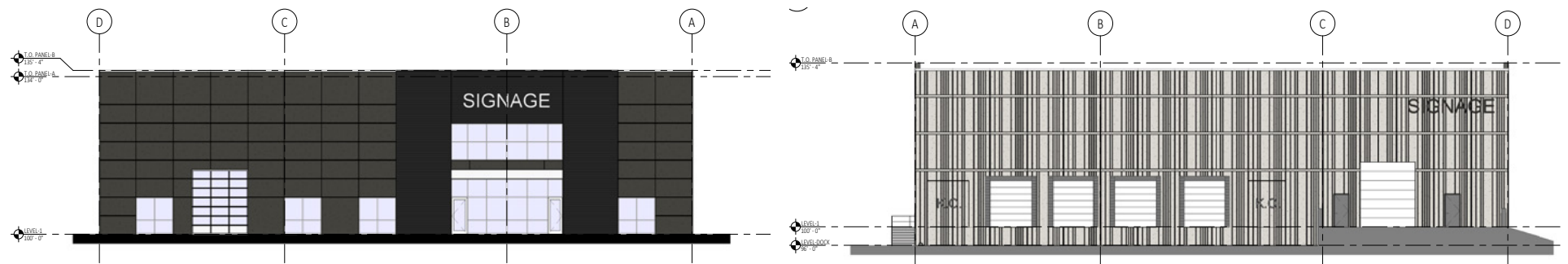
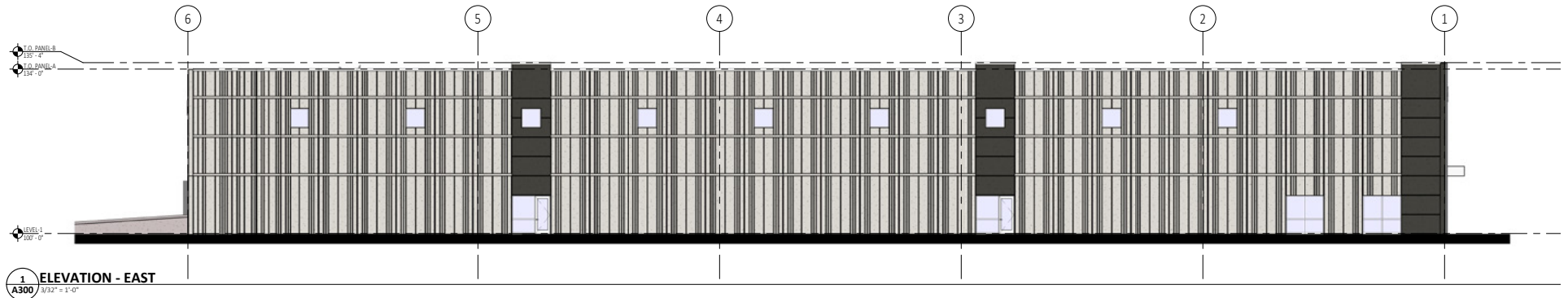
Fully entitled with the city
of Coon Rapids



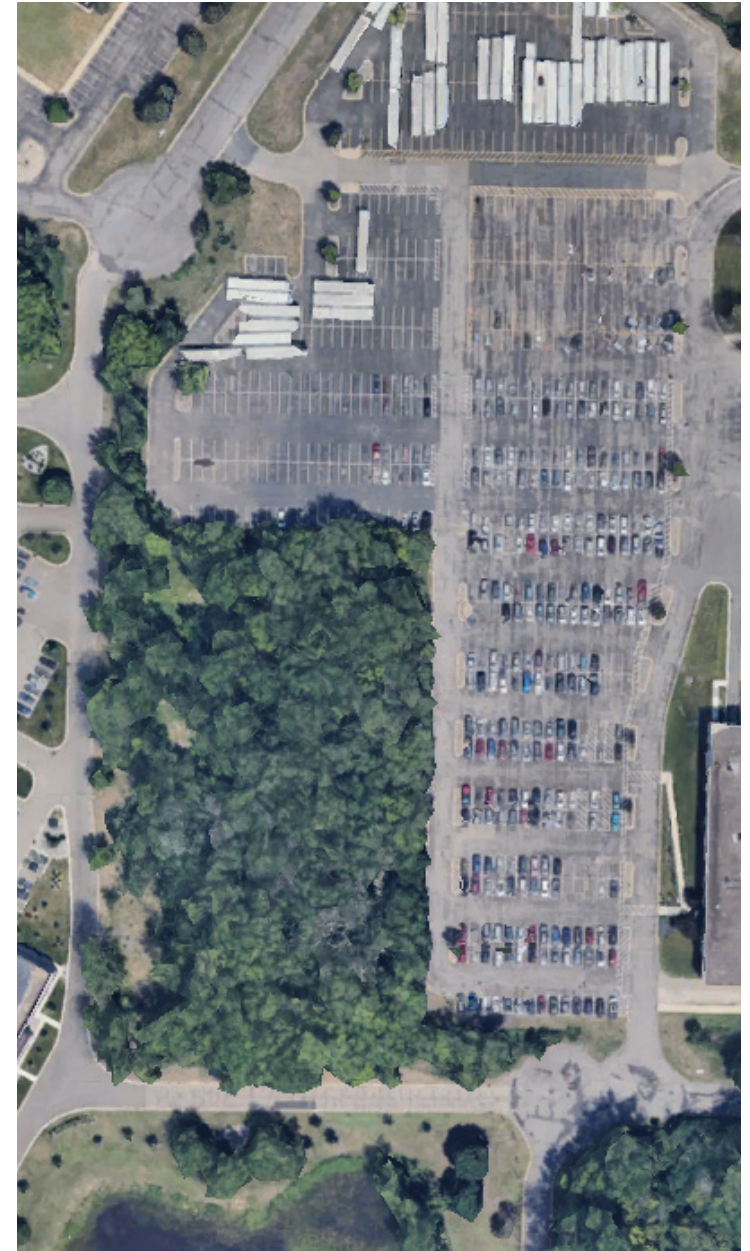
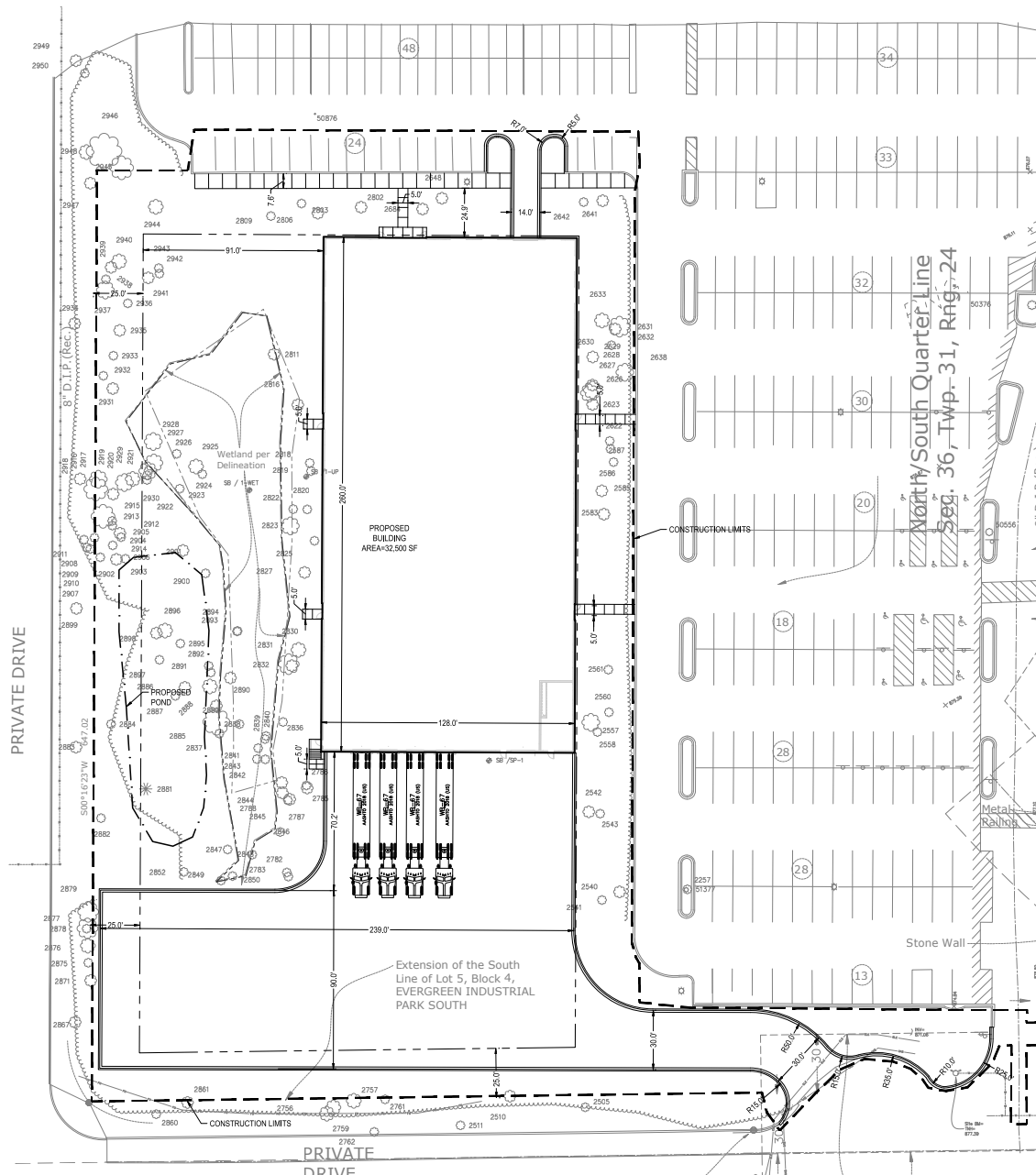
Option 1 - Proposed industrial building - 32,000 SF



Option 1 - Proposed industrial building - Elevations



Option 1 - Proposed industrial building - Site plan



Option 2 - Industrial outside storage



Total SF
13,800 SF



Maintenance Garage
10,300 SF



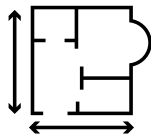
Office
3,500 SF



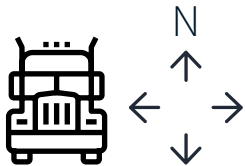
Loading
8 drive-in door (12' x 14')



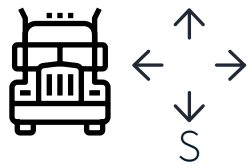
Clear Height
22'



Building Dimensions
144' x 96'



North Side Truck Court Depth
80' North



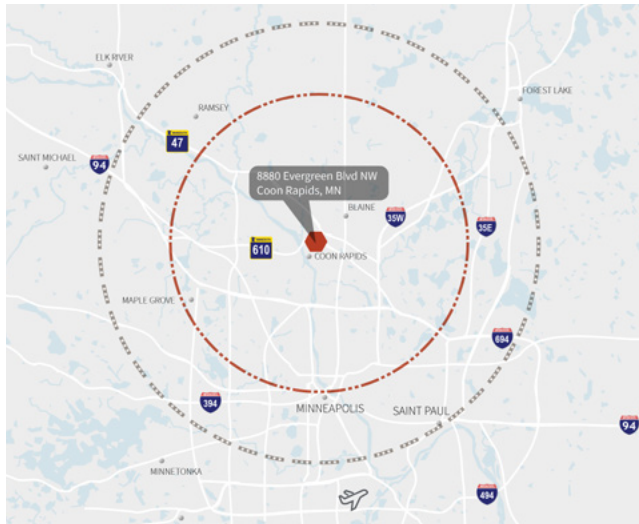
South Side Truck Court Depth
252' South



Property photos



Access map



Hwy 694

5 minutes

Minneapolis CBD

24 minutes

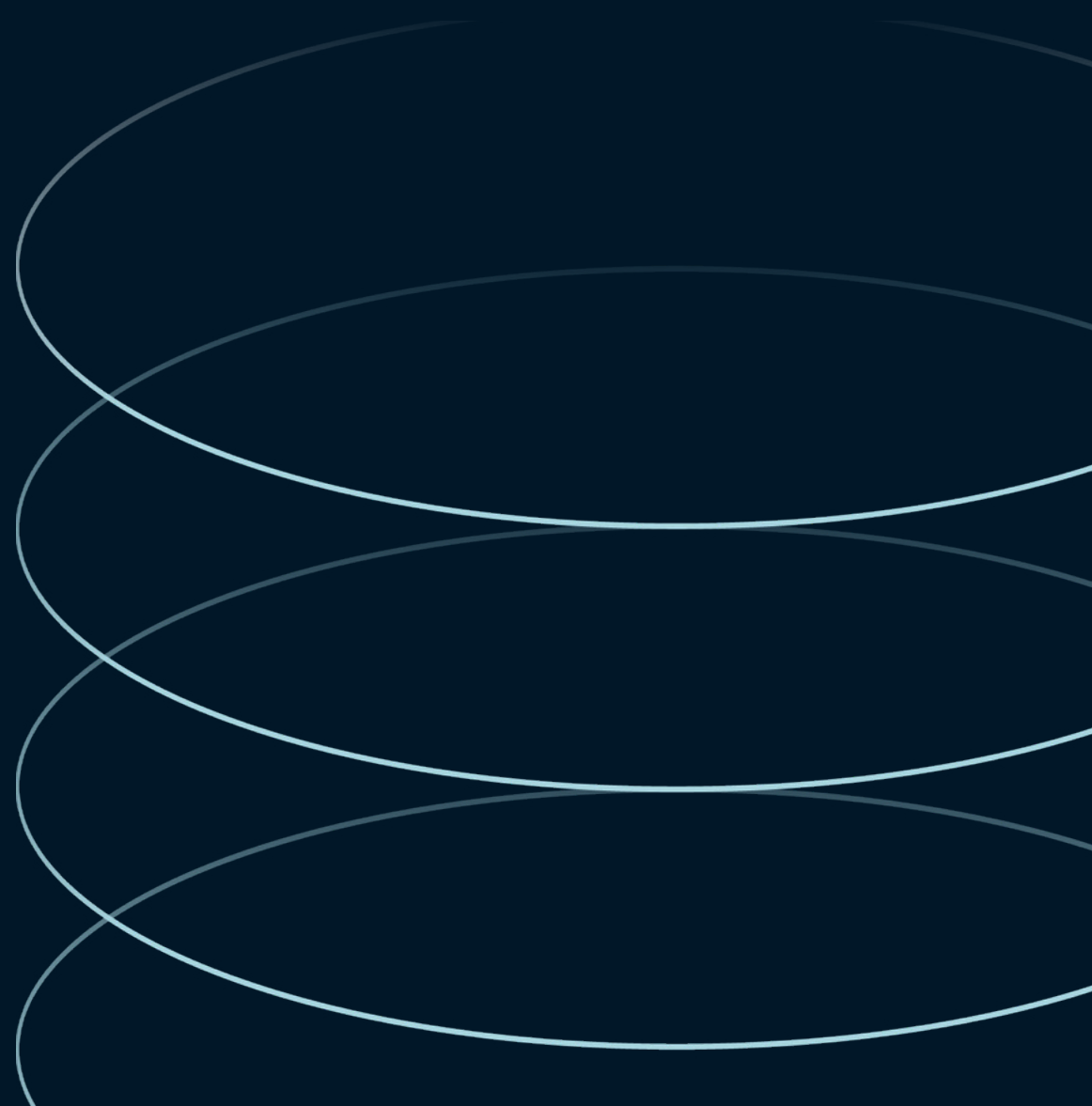
St. Paul CBD

26 minutes

MSP Airport

34 minutes





Dan Larew, CCIM SIOR
Managing Director
dan.larew@jll.com
+1 612 217 6726

Chris Hickok, CCIM
Managing Director
chris.hickok@jll.com
+1 612 217 5121

Jack Nei
Associate
jack.nei@jll.com
+1 651 200 8011

JLL
250 Nicollet Mall
Suite 1000
Minneapolis, MN 55401

Jones Lang LaSalle Americas, Inc. License #: CO508577000