



Warehouse facility for lease

IGH Distribution Center
11600 Courthouse Blvd
Inver Grove Heights, MN
144,474 SF available

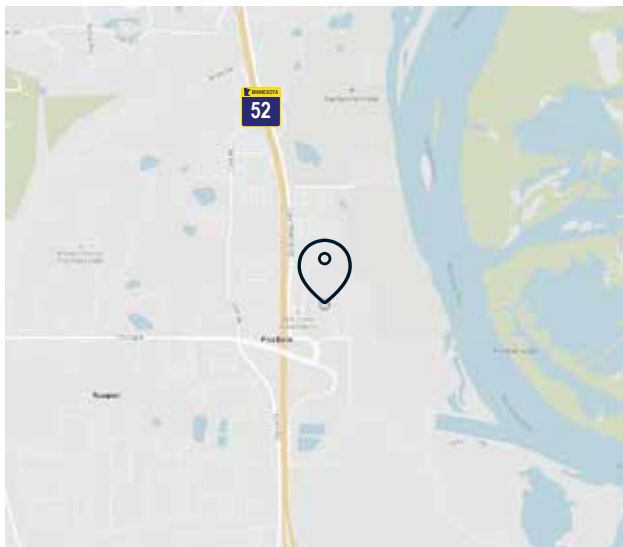


SEE A BRIGHTER WAY

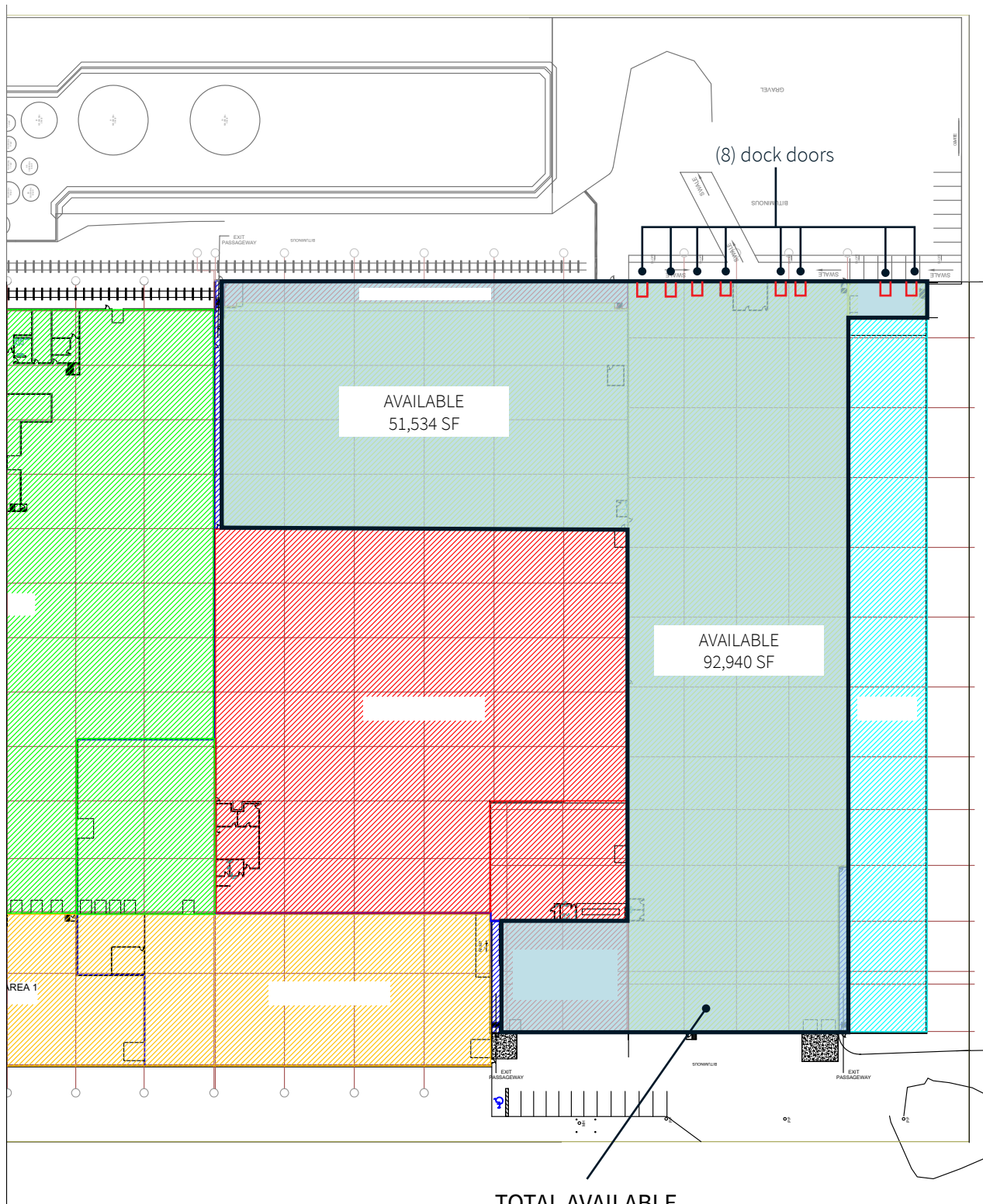


Building highlights

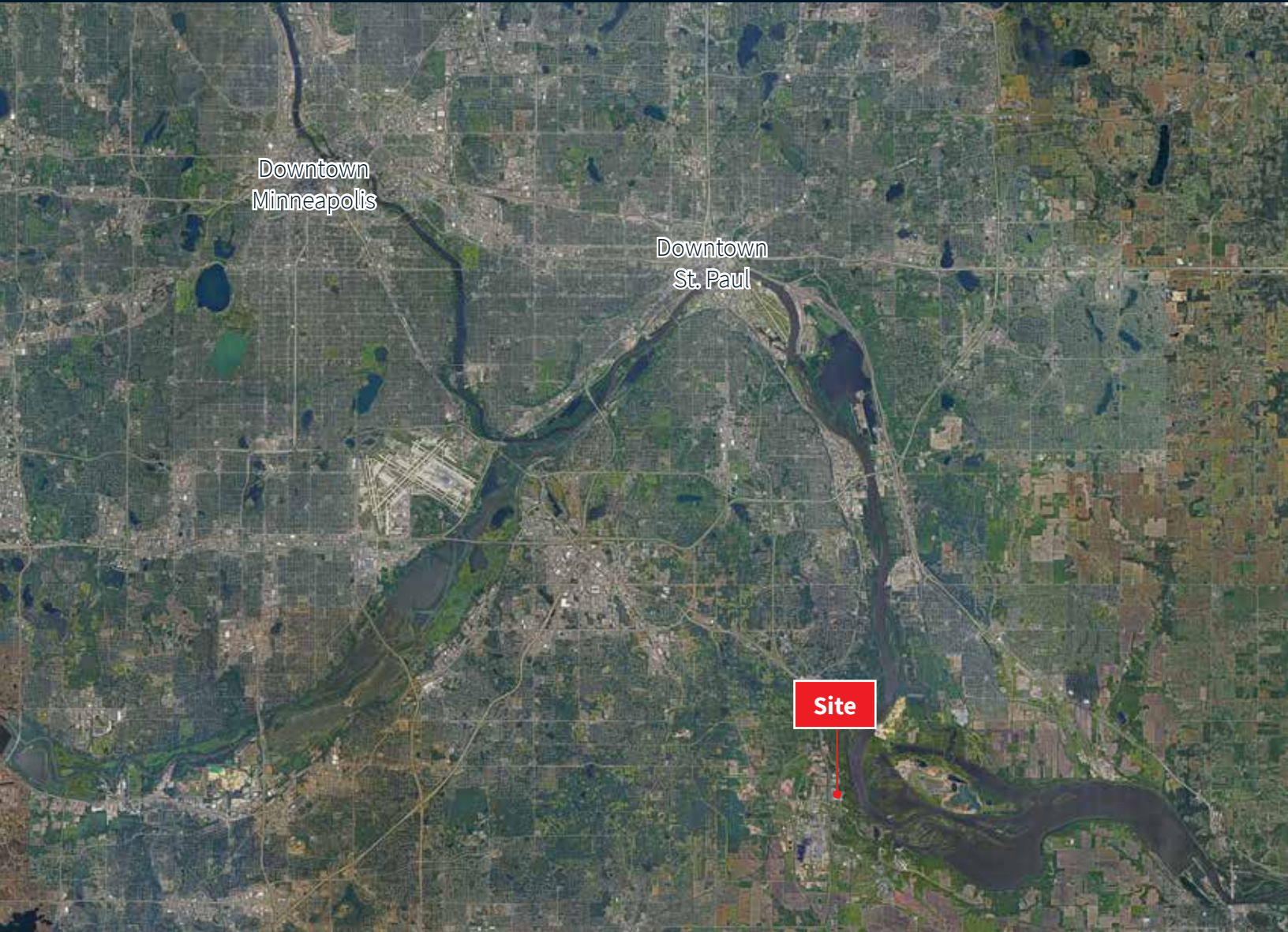
- Outside storage available
- Trailer storage available
- Potential for rail access
- Service station includes: large truck courtyard, trucker’s accommodations (Subway restaurant, truck mechanic, etc.), and scale located adjacent to the property



Location	11600 Courthouse Blvd Inver Grove Heights, MN
Building size	382,362 SF
Year built	1965; 1976
Available SF	144,474 SF total <i>*divisible to 51,534 SF</i>
Clear height	26’
Loading	Eight (8) dock doors
Power	480v 3 phase
Column spacing	50’ x 37’6”
Zoning	I-2
Truck court	Fenced
Base rent	Negotiable
2024 OPEX	\$1.93 PSF



TOTAL AVAILABLE
144,474 SF



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

Connor Ott
Vice President
connor.ott@jll.com
+1 (612) 217 6741