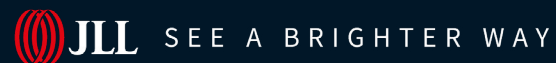




For lease

Brockton Business Park
10585 CR 101, Corcoran, MN

50,000 - 194,981 SF Available 2026
Two Buildings - 538,120 SF Total



Project features

Brockton Business Park offers 50,000–194,981 SF of light industrial warehouse space just off the new Dayton Parkway Interchange, with the 610 Extension scheduled for completion by 2026. The site is available as a speculative warehouse space. The buildings will be rear loaded with the ability to build office space for corporate headquarters users.

286,00 SF Industrial Building Phase I

610 extension to be completed in early 2026

Bulk Distribution

Dayton Parkway Interchange is now open

Fully Approved and entitled by the city

I-1 Light Industrial Zoning

Trailer and outdoor storage available

Ability to build the space to your specifications

32' clear height

Dock packages include levelers, bumpers and seals

Direct access to I-94 and Hwy 610

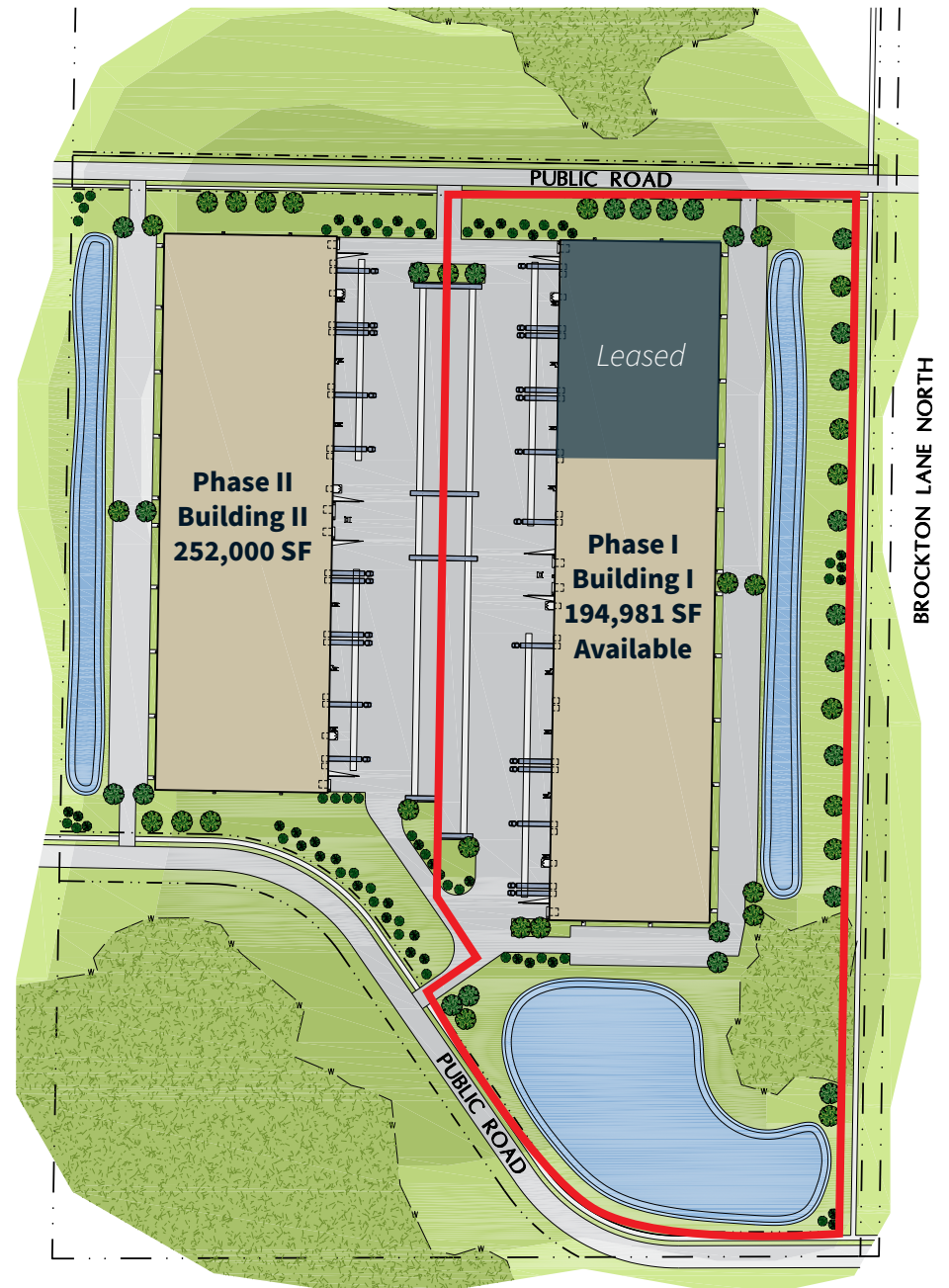
25 Miles to Minneapolis

36 miles to MSP Airport

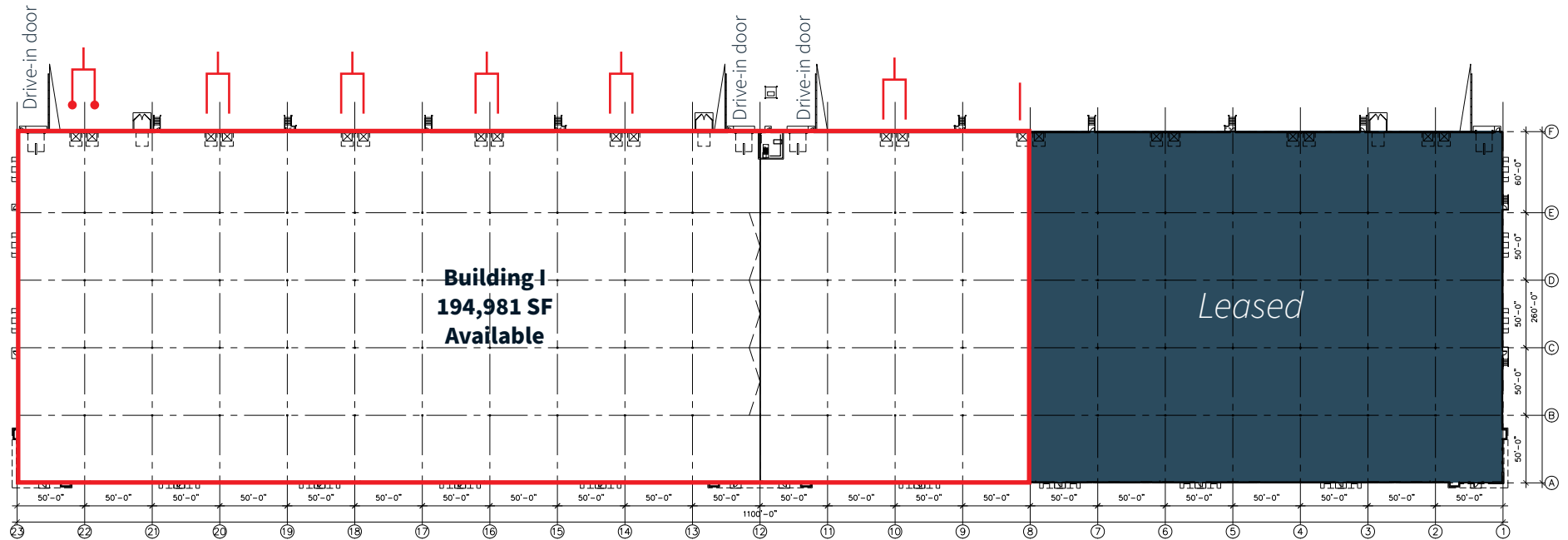
Phase 2: 252,000 SF

Phase I building specifications

Building Size	286,120 SF
Available SF	50,000 - 194,981 SF
Site Area	19.33 acres
Clear Height	32'
Dock Doors	13 dock doors (9' x 10') with 40,000 lb levelers, bumpers and seals <i>Can be expanded (cutouts available)</i>
Drive-in Doors	Three (3) drive-in doors (12' x 14')
Building Dimesions	260' x 1100'
Column Spacing	50' x 50' with 60' speed bay
Auto Parking	214 stalls
Trailer Parking	75 trailer stalls <i>(or general outside stroage)</i>
Truck Court Depth	180' deep including 60' concrete apron at loading dock
Roof	60 mil ballasted EPDM roof
Slab	7' unreinforced
Sprinkler	ESFR
Power	3000 amps, 277/480-volt, 3 phase
HVAC	Gas fired heaters for 55°



Phase I floor plan



Available SF

BTS Office
50,000 - 194,981 SF Warehouse
194,981 SF Total Available

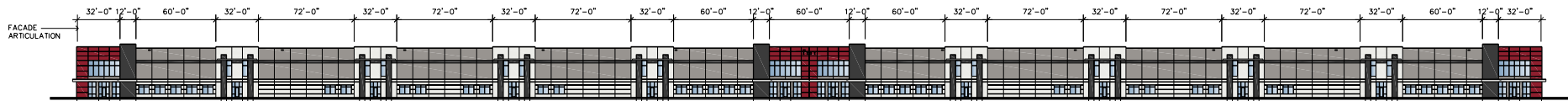
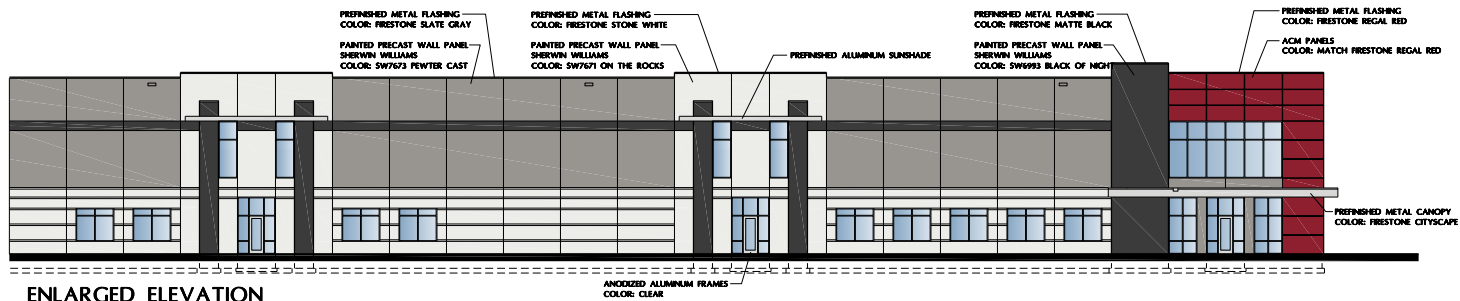
Dock Doors

13 Dock Doors (9' x 10') with
40,000lb leverlers, bumpers and
seals
*Can be expanded (cutouts
available)*

Drive-in Doors

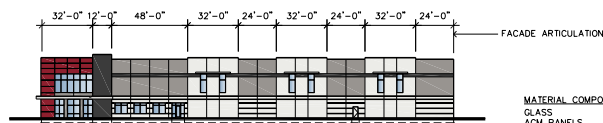
Three (3) Drive-in doors
(12'x14')

Phase I building elevation



MATERIAL COMPOSITION - EAST

GLASS	- 4,768 S.F. (11.6%)
ACM PANELS	- 2,326 S.F. (5.6%)
ALUM SUNSHADES	- 240 S.F. (0.4%)
PRECAST CONCRETE	- 33,991 S.F. (82.4%)
TOTAL	- 41,235 S.F. (100%)



MATERIAL COMPOSITION - NORTH

GLASS	- 1,061 S.F. (10.8%)
ACM PANELS	- 632 S.F. (6.5%)
ALUM SUNSHADES	- 66 S.F. (0.7%)
DOORS	- 24 S.F. (0.2%)
PRECAST CONCRETE	- 8,014 S.F. (81.8%)
TOTAL	- 9,797 S.F. (100%)

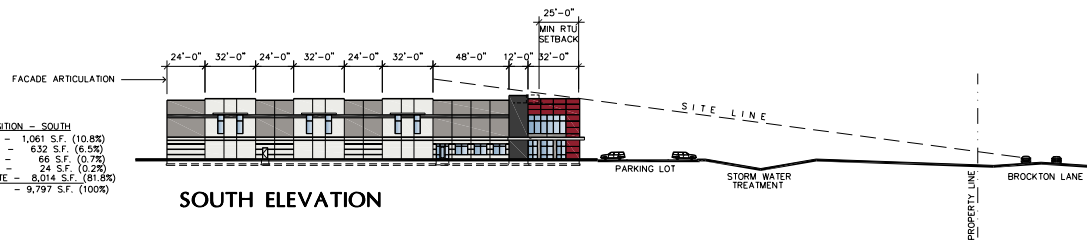


MATERIAL COMPOSITION - WEST

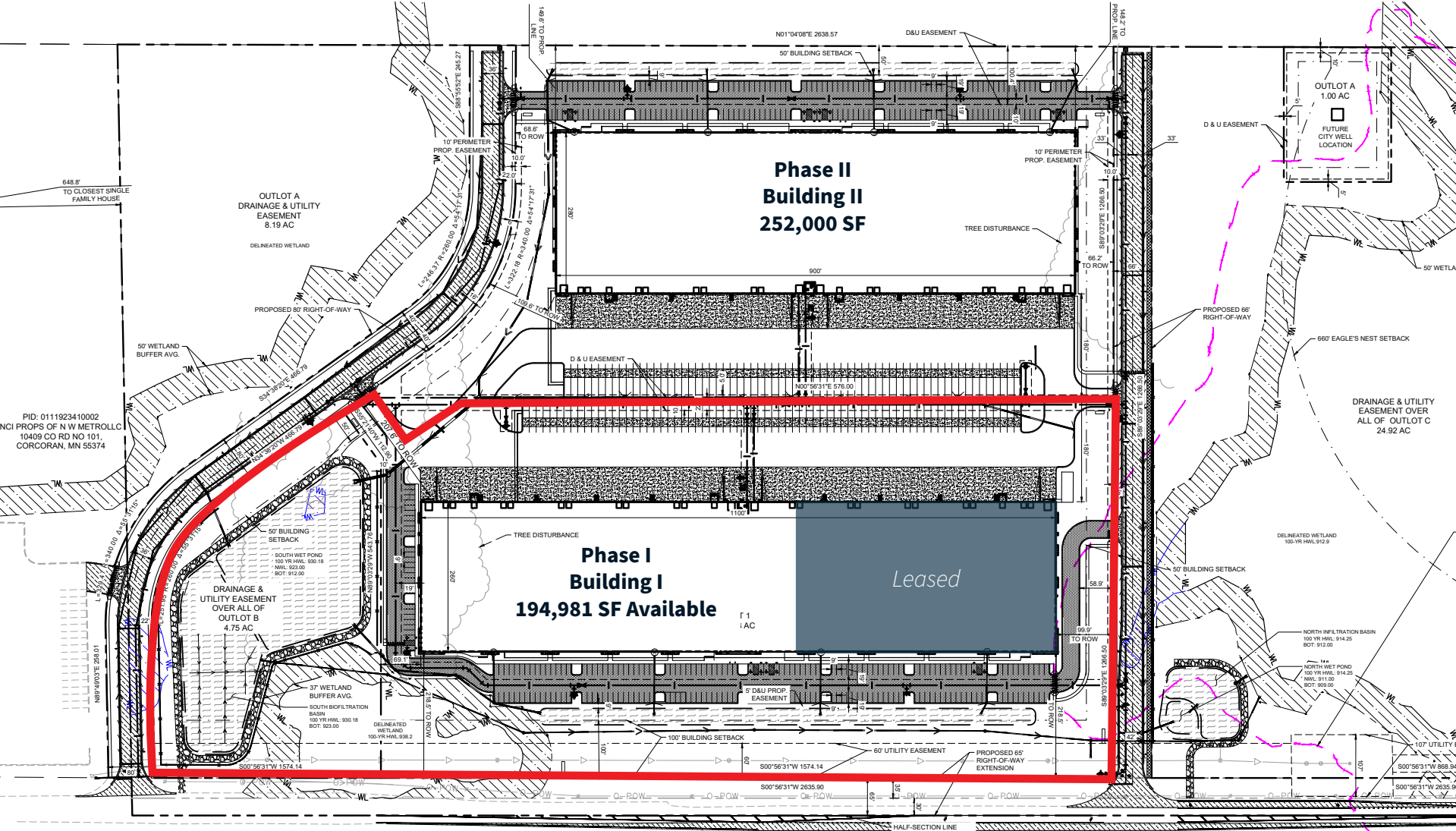
GLASS	- 608 S.F. (1.5%)
DOORS	- 3,030 S.F. (7.4%)
PRECAST CONCRETE	- 37,062 S.F. (91.1%)
TOTAL	- 40,700 S.F. (100%)

MATERIAL COMPOSITION - SOUTH

GLASS	- 1,061 S.F. (10.8%)
ACM PANELS	- 632 S.F. (6.5%)
ALUM SUNSHADES	- 66 S.F. (0.7%)
DOORS	- 24 S.F. (0.2%)
PRECAST CONCRETE	- 8,014 S.F. (81.8%)
TOTAL	- 9,797 S.F. (100%)



Site Plan



<p>PID: 061192230001 SUNSHINE CAMPGROUND INC 10410 BROCKTON LA N, MAPLE GROVE, MN 55311</p>	<p>PID: 0611922230005 SOURCE LAND CAPITAL LLC 76 ADDRESS UNASSIGNED, MAPLE GROVE, MN 00000</p>	<p>PID: 0611922230004 SOURCE LAND CAPITAL LLC 10650 BROCKTON LA N, MAPLE GROVE, MN 55311</p>	<p>PID: 0611922230001 THERESA PRESCOTT 10660 BROCKTON LA N, MAPLE GROVE, MN 55311</p>	<p>PID: 0611922230001 DOAA M MOUSSA & A M MOUSSA 76 ADDRESS UNASSIGNED, MAPLE GROVE, MN 00000</p>
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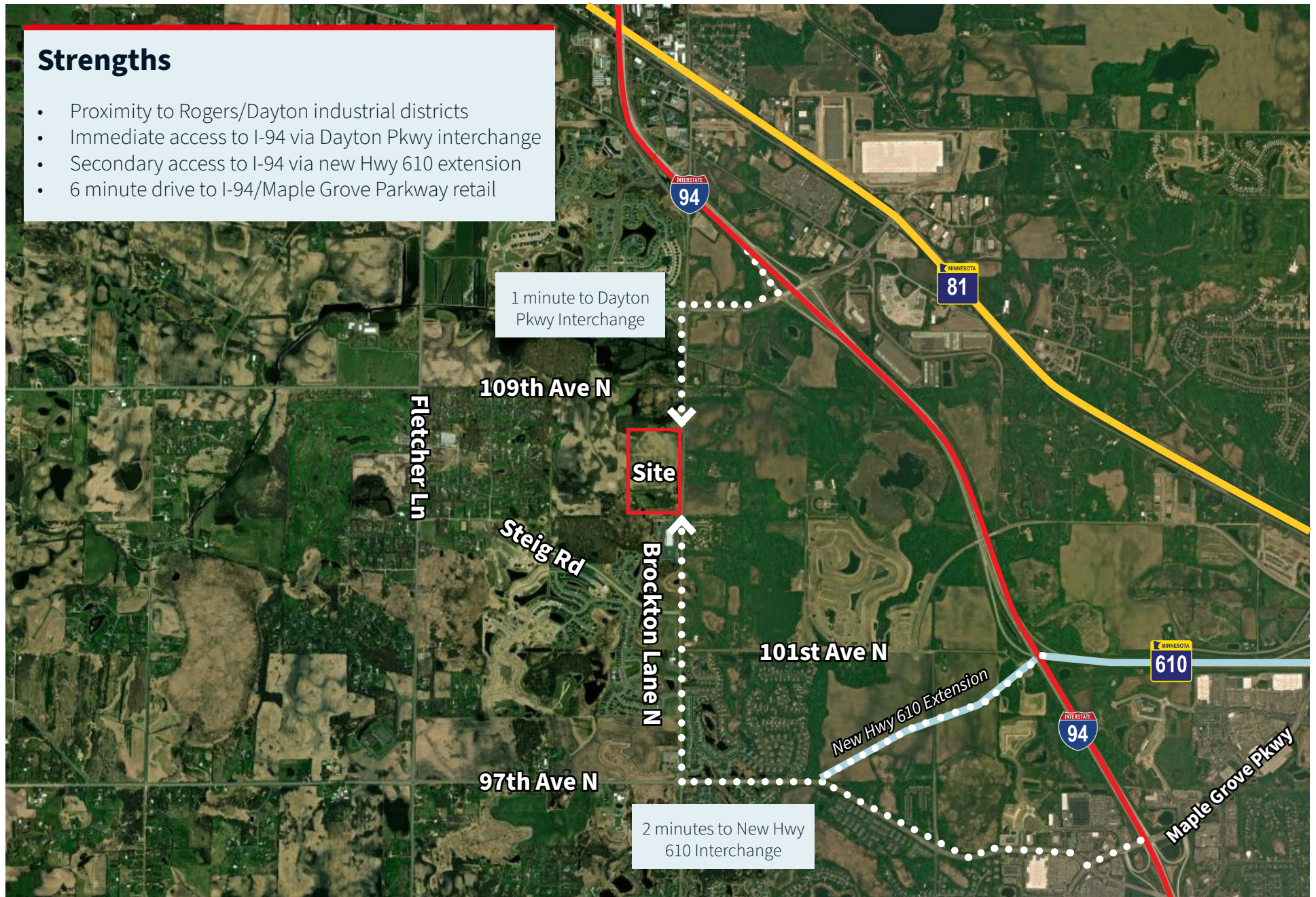
Site Photos



Site aerial

Strengths

- Proximity to Rogers/Dayton industrial districts
- Immediate access to I-94 via Dayton Pkwy interchange
- Secondary access to I-94 via new Hwy 610 extension
- 6 minute drive to I-94/Maple Grove Parkway retail



Site access and Hwy 610 Extension Project

The 610 Extension Project will provide the final connections between Trunk Highway 610 to County Road 30 to complete the roadway system envisioned as part of the overall TH 610 project. It provides improved regional and local connections to I-94, TH 610, and County Road 30. The County Road 30 corridor, as it extends to the west, serves a larger area between Highway 55 and I-94 that currently goes unserved.

The project consists of a 4-lane roadway connection between County Road 30 and I-94, a connection across I-94 to Highway 610, and ramps to I-94 Eastbound and from I-94 Westbound to the 610 extension, as shown here.





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 **JLL** SEE A BRIGHTER WAY

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