

AVAILABLE FALL 2026

# I-94 & Manning Business Center

300 Maple Court S, Afton, MN 55001

**MANNING**  
BUSINESS CENTER

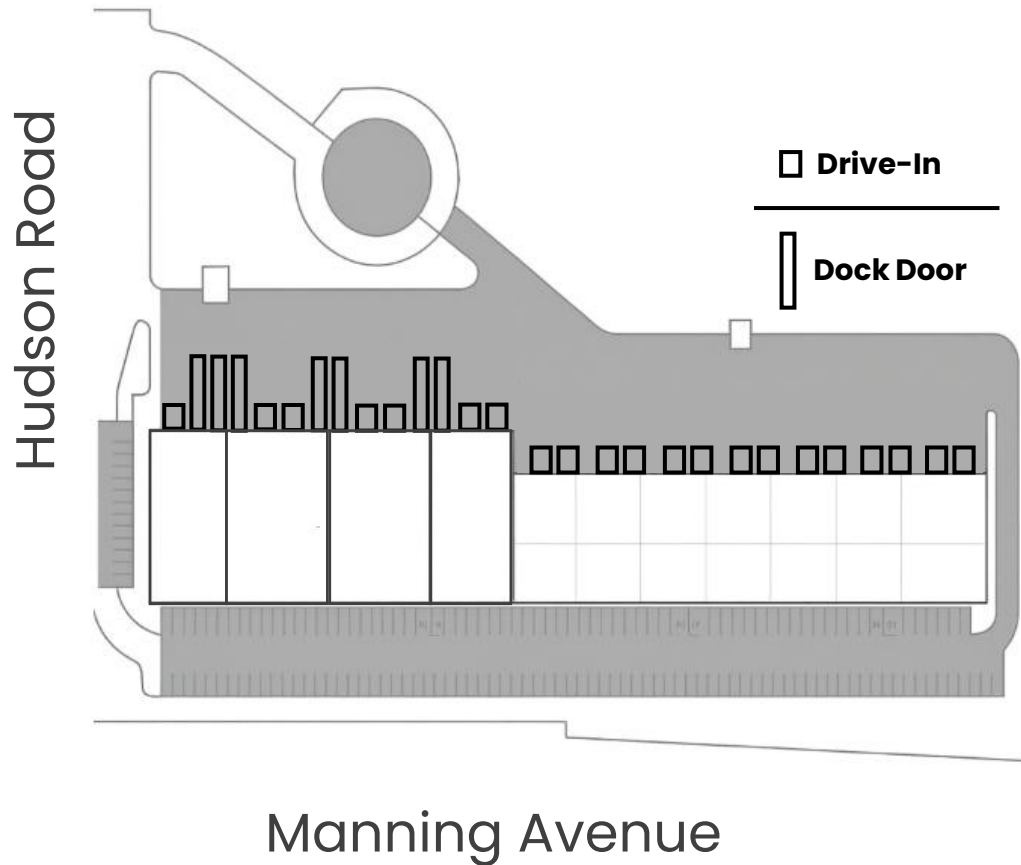
**Small Bay Industrial Warehouse**

**4,800 – 125,000 SF**

Contact Mark Young: (651) 233-2435

  
**CROSSROADS**  
PROPERTIES

# SITE PLAN



|                                |                                 |
|--------------------------------|---------------------------------|
| <b>TOTAL BUILDING SF</b>       | 125,600 SF                      |
| <b>LEASE RATE PSF/YR, NNN</b>  | Negotiable                      |
| <b>EST. TOTAL OPEX PSF/YR</b>  | \$1.50 PSF                      |
| <b>SF AVAILABLE FOR LEASE</b>  | 4,800-125,600 SF                |
| <b>AVAILABLE FOR OCCUPANCY</b> | Fall 2026                       |
| <b>CONSTRUCTION</b>            | Tilt-Up concrete w/ Steel Frame |
| <b>CLEAR HEIGHT</b>            | 24'                             |
| <b>DOCK DOORS W/ LEVELERS</b>  | 7                               |
| <b>DRIVE-INS</b>               | 21                              |
| <b>COLUMN SPACING</b>          | 40', 50', 60'                   |
| <b>BUILDING DIMENSIONS</b>     | 40'x120', 50'x160'              |
| <b>PARCEL NUMBER</b>           | 06.028.20.23.0003               |
| <b>LAND</b>                    | 24.14 Acres                     |
| <b>ZONING</b>                  | Industrial, I-1C                |

FOR LEASE | I-94 & Manning Business Center  
Mark Young 651-233-2435

# LOCATION



15 Minutes  
East of  
St. Paul

10 Minutes  
West of  
Wisconsin

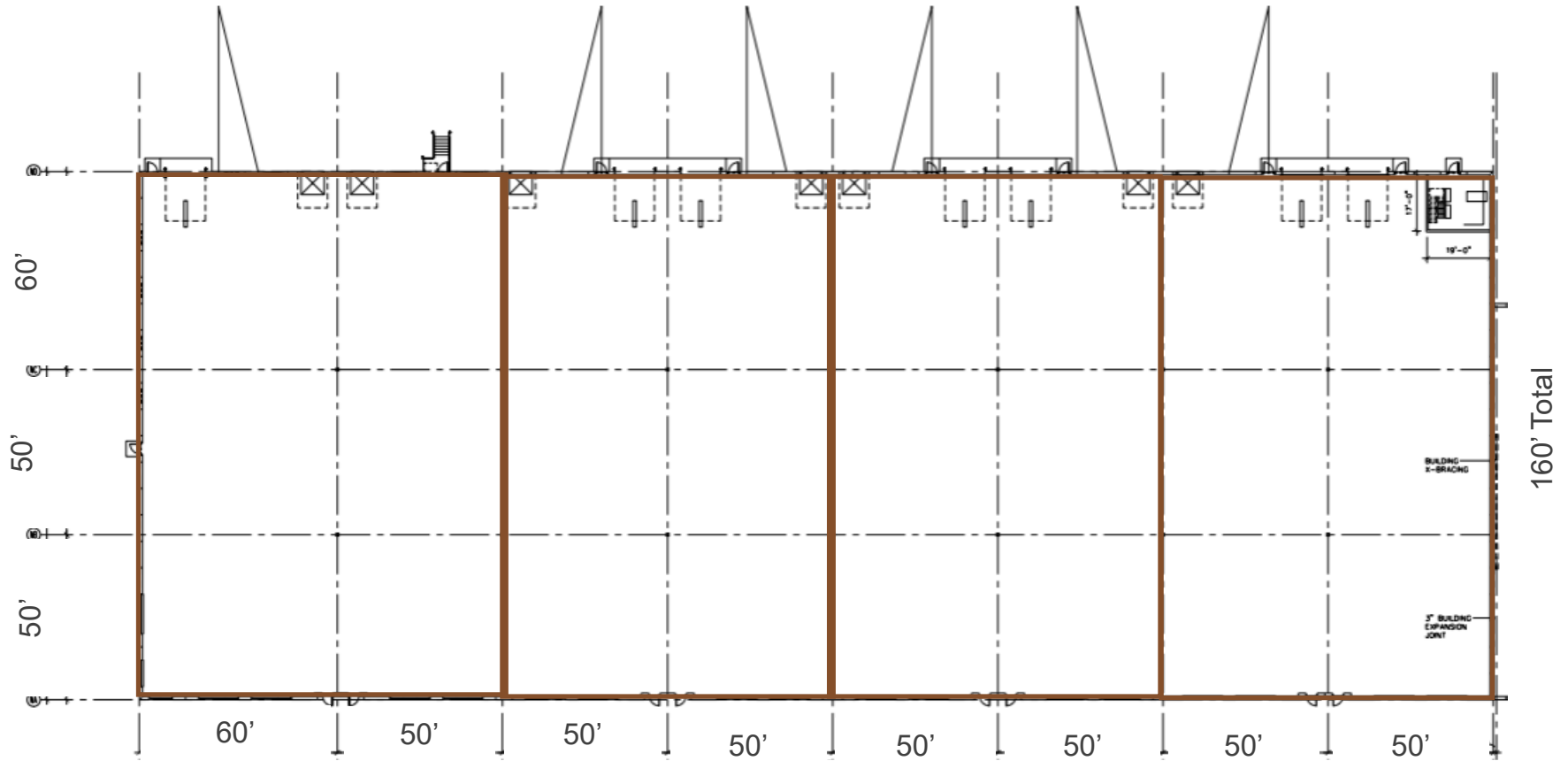
30 Minutes  
East of  
Minneapolis

Located on  
Interstate 94  
Exit

Near  
694/494  
Interchange

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# FLOOR PLAN - NORTH END



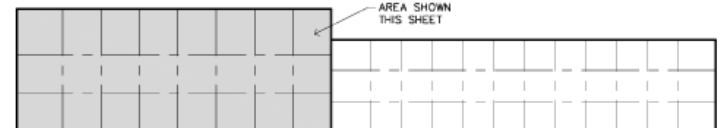
**16,000 – 65,600 SF AVAILABLE**



7 Drive-In's

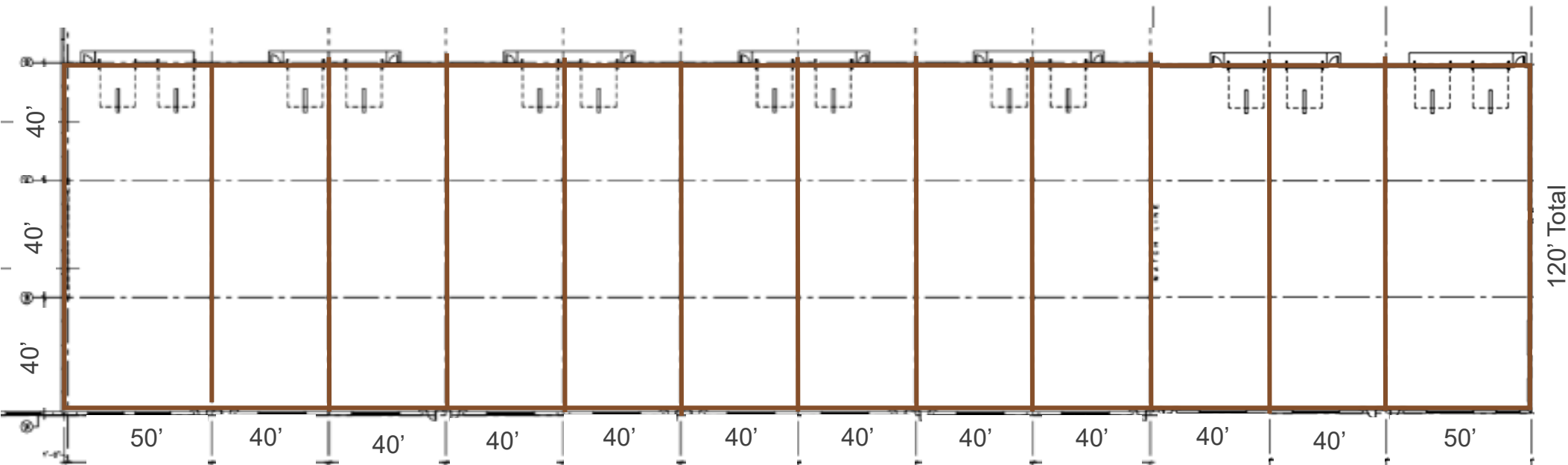


7 Dock's



FOR LEASE | I-94 & Manning Business Center  
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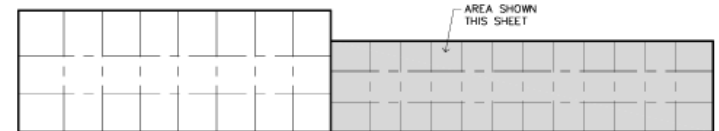
# FLOOR PLAN - SOUTH END



**4,800 - 44,400 SF AVAILABLE**



14 Drive-In's



FOR LEASE | I-94 & Manning Business Center  
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# NEARBY AMENITIES



FOR LEASE | I-94 & Manning Business Center  
Mark Young 651-233-2435

# DEMOGRAPHICS



POPULATION  
(2024)

**80,596**

MEDIAN HH  
INCOME (2024)

**\$126,222**

UNEMPLOYMENT  
RATE

**1.27%**

DAILY I-94  
TRAFFIC

**164,000 Cars**

DAILY  
694/494 TRAFFIC

**190,000 Cars**

FOR LEASE | I-94 & Manning Business Center  
Mark Young 651-233-2435

# CONTACT

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## Crossroads Properties

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