



# JACQUARD DISTRIBUTION CENTER

**NEW CONSTRUCTION**

**IN LAKEVILLE**

**AVAILABLE NOW**

**CBRE**

# BUILDING FEATURES

*\*Ability to add 96 parking stalls*



**BUILDING SIZE**  
168,000 SF



**BUILDING DIMENSIONS**  
600' x 280'



**SITE SIZE**  
14.31 acres



**RENTAL RATES**  
Negotiable



**ESTIMATED CAM/TAX**  
2024 - \$2.25/ SF CAM/Tax  
2025 - \$3.00/ SF CAM/Tax



**FLOOR THICKNESS**  
8" unreinforced



**FIRE PROTECTION**  
K-22.4 ESFR System



**COLUMNS**  
50'x55' with 60' speed bay



**CLEAR HEIGHT**  
36'



**DRIVE-INS**  
2 drive-in doors; 12' Wide x 14' Tall



**POWER**  
2,000A 480V 3Ph



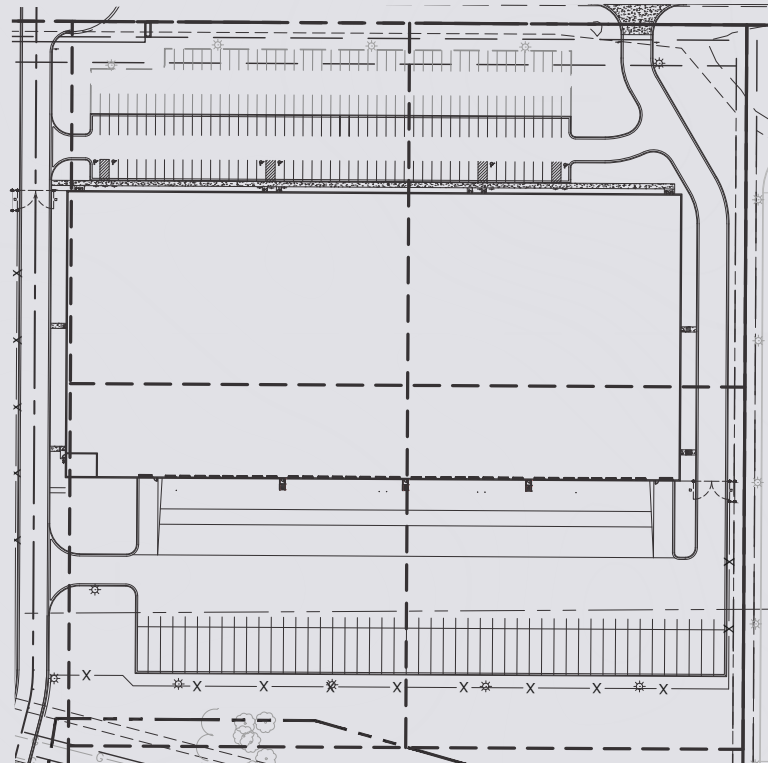
**PARKING**  
101 parking stalls, 48 trailer parking stalls.



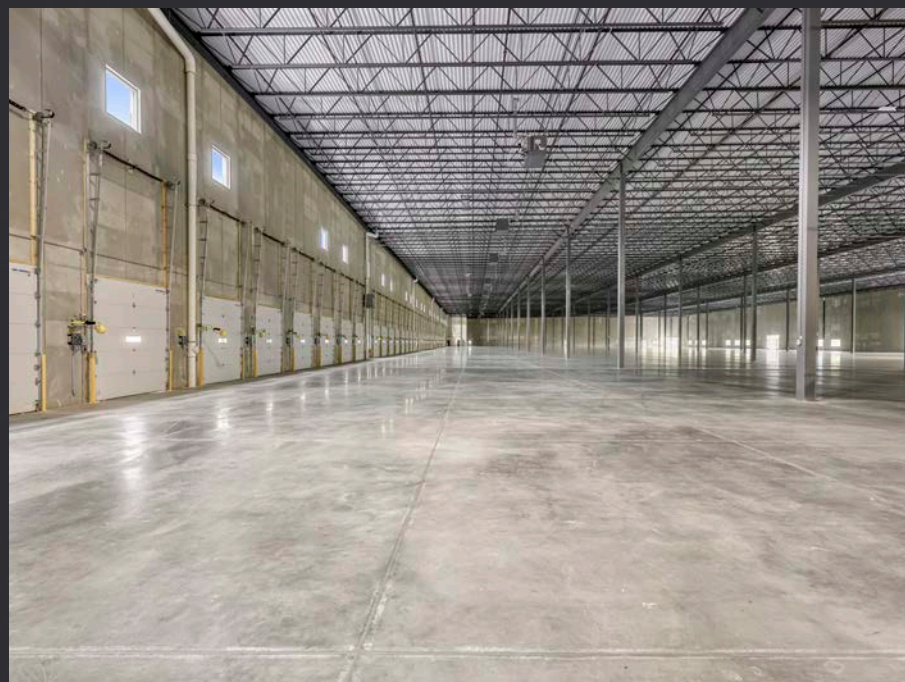
**TRUCK COURT**  
135'-0" (75' Concrete Apron + 60' HD Asphalt)



**DOCK DOORS**  
32 docks total and 31 equipped w/ 35,000# powered levelers, Auto Dok Locks, Dock Seal w/ curtain, Dock Light w/ Arm, and Door Track Protectors



# PHOTOS





**THE SITE**

 **JACQUARD  
DISTRIBUTION  
CENTER**



**MAGNUM**

**DALSIN INDUSTRIES**  
**OutdoorGreatRoom**  
**FedEx**  
**Schneiderman's FURNITURE**  
**amazon**  
**QA1**  
**uponor**  
**GLOBUS**

Pillsbury Ave

Kensington Blvd

Kenrick Ave

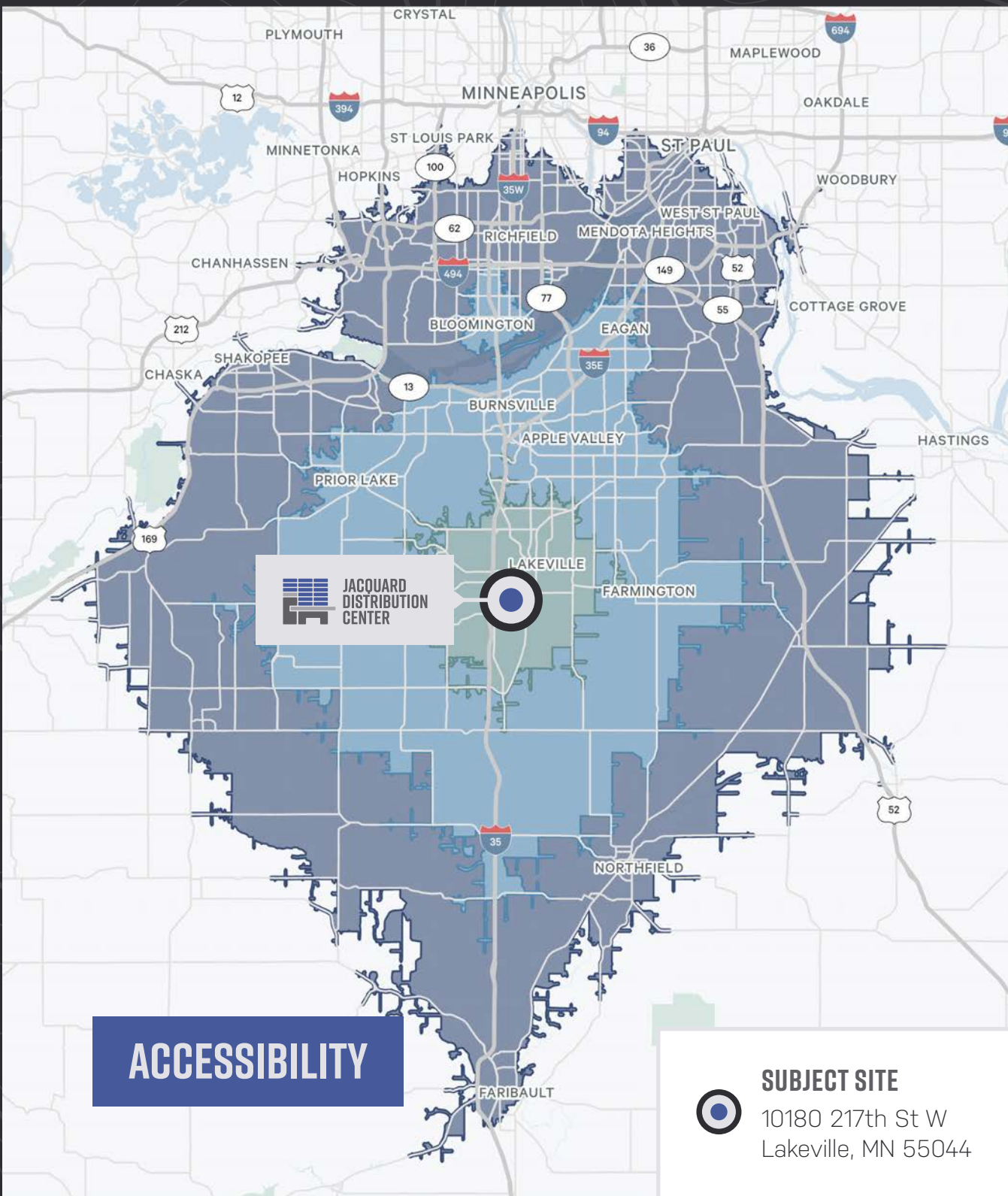
Juniper Way

215th St W

Dodd Blvd

225th St





# ACCESSIBILITY

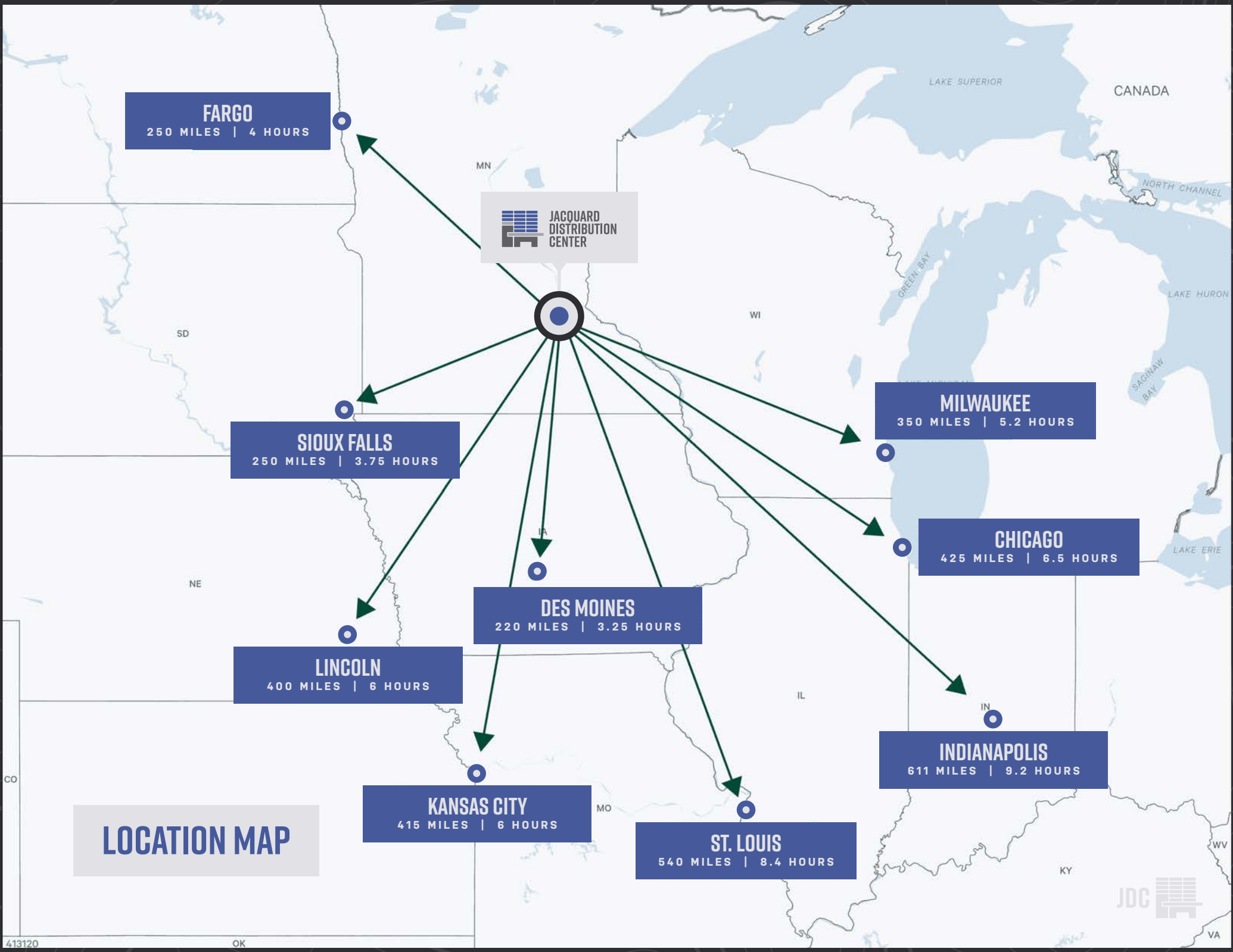
 **JACQUARD  
DISTRIBUTION  
CENTER**

 **SUBJECT SITE**  
10180 217th St W  
Lakeville, MN 55044

# AREA DEMOGRAPHICS

**3 MI    5 MI    10 MI**

|  |           |           |           |
|--|-----------|-----------|-----------|
| <b>2023 POPULATION</b>                 | 24,350    | 57,954    | 280,800   |
| <b>2023 HOUSEHOLDS</b>                 | 7,961     | 19,792    | 101,575   |
| <b>2023-2028 ANNUAL HH GROWTH RATE</b> | .85%      | 0.85%     | 0.58%     |
| <b>2023 AVERAGE HH INCOME</b>          | \$152,591 | \$157,323 | \$134,827 |
| <b>2023 BUSINESSES</b>                 | 709       | 1,253     | 6,475     |
| <b>2023 EMPLOYEES</b>                  | 12,365    | 20,077    | 88,834    |



 **JACQUARD  
DISTRIBUTION  
CENTER**

**LOCATION MAP**







# JACQUARD DISTRIBUTION CENTER

**BRYAN VAN HOOF**  
SENIOR VICE PRESIDENT

+1 952 924 4624  
bryan.vanhoof@cbre.com

**JEFF PRZYTARSKI**  
SENIOR VICE PRESIDENT

+1 952 924 4895  
jeff.przytarski@cbre.com

**SAM MANKE**  
SENIOR ASSOCIATE

+1 763 398 9047  
sam.manke@cbre.com

**MAGNUM**  
**CBRE**

©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_April2023