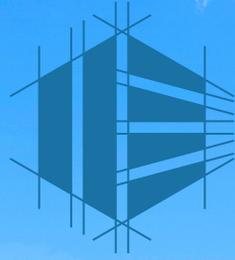


[CLICK HERE FOR AERIAL TOUR](#)



I-94

EAST LOGISTICS CENTER

11435 Hudson Rd | Woodbury, MN 55129



SITE PLAN

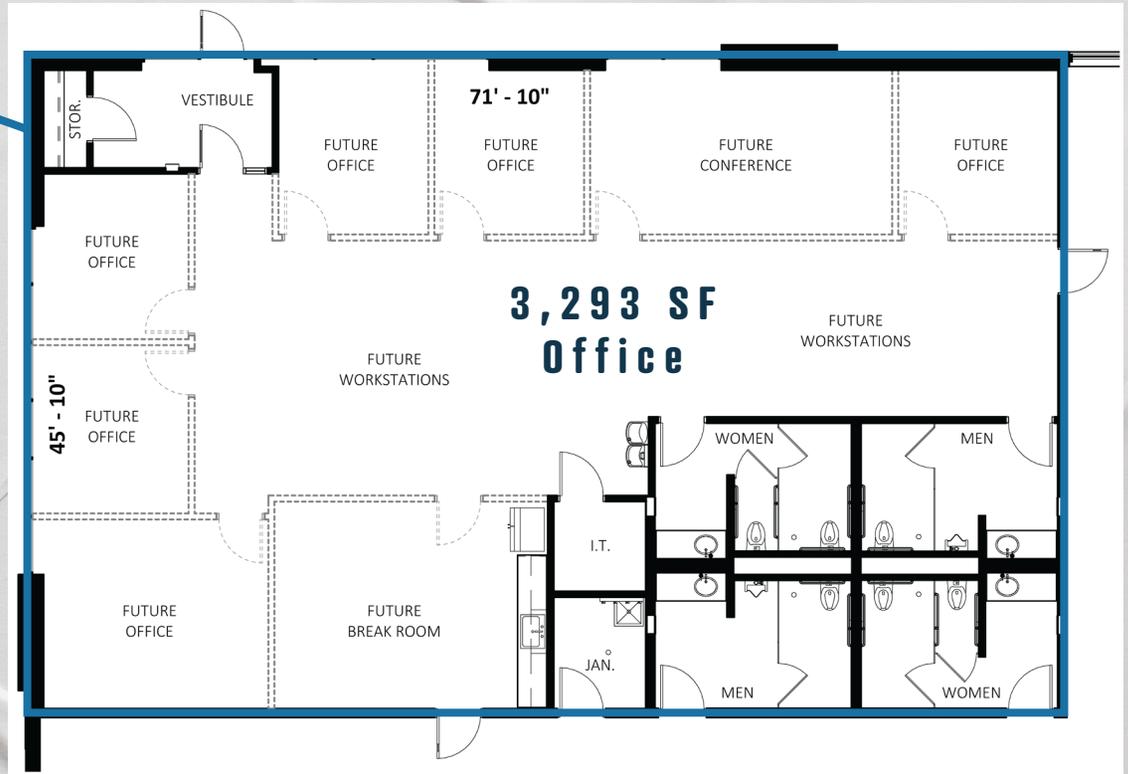
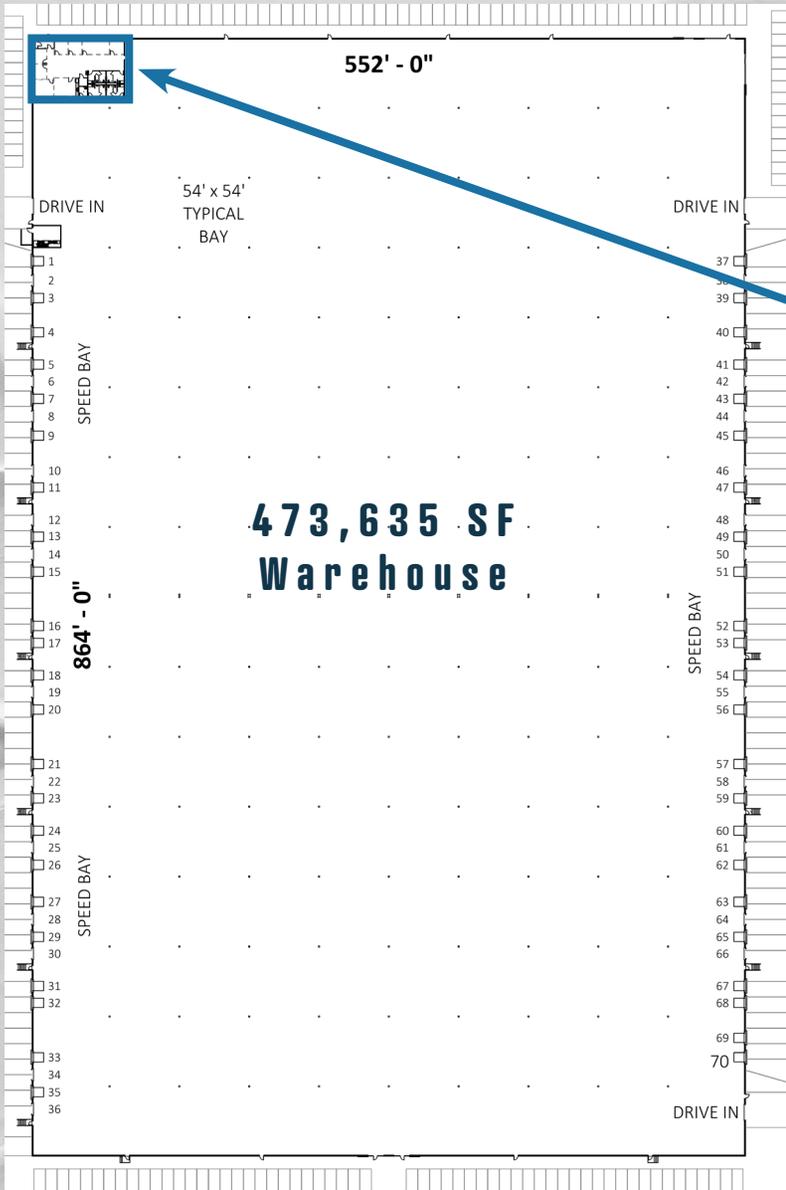


-  **SITE AREA:** 33.7 Acres
-  **TOTAL BUILDING SIZE:**
476,928 SF TOTAL:
 - 3,293 SF OFFICE
 - 473,635 SF WAREHOUSE
 - Ability to demise: 119,232 SF - 476, 928 SF
-  **PARKING STALLS:** 380 (0.79 stalls/1,000 SF)
-  **TRAILER PARKING:** 99
-  **CLEAR HEIGHT:** 36'
-  **LOADING:**
 (70) 9'x10' Docks (expandable to 88);
 3 Drive-ins (12' x 16')
-  **COLUMN SPACING:** 54' x 54' with 60' speed bay
-  **SPRINKLER:** ESFR (Class I through IV commodities)
-  **POWER:** One (1) 3,000 Amp, 277/480 V, 3-phase, 4-wire service
-  **LIGHTING:**
 30,000 Lumen LED Fixtures (30 FC @30" AFF) on motion sensors throughout warehouse
-  **LEASE RATE:** Negotiable
-  **ESTIMATED 2026 TAX/CAM:**
 Tax: \$1.63 PSF (*not fully assessed)
 CAM: \$0.74 PSF
 Total: \$2.37 PSF



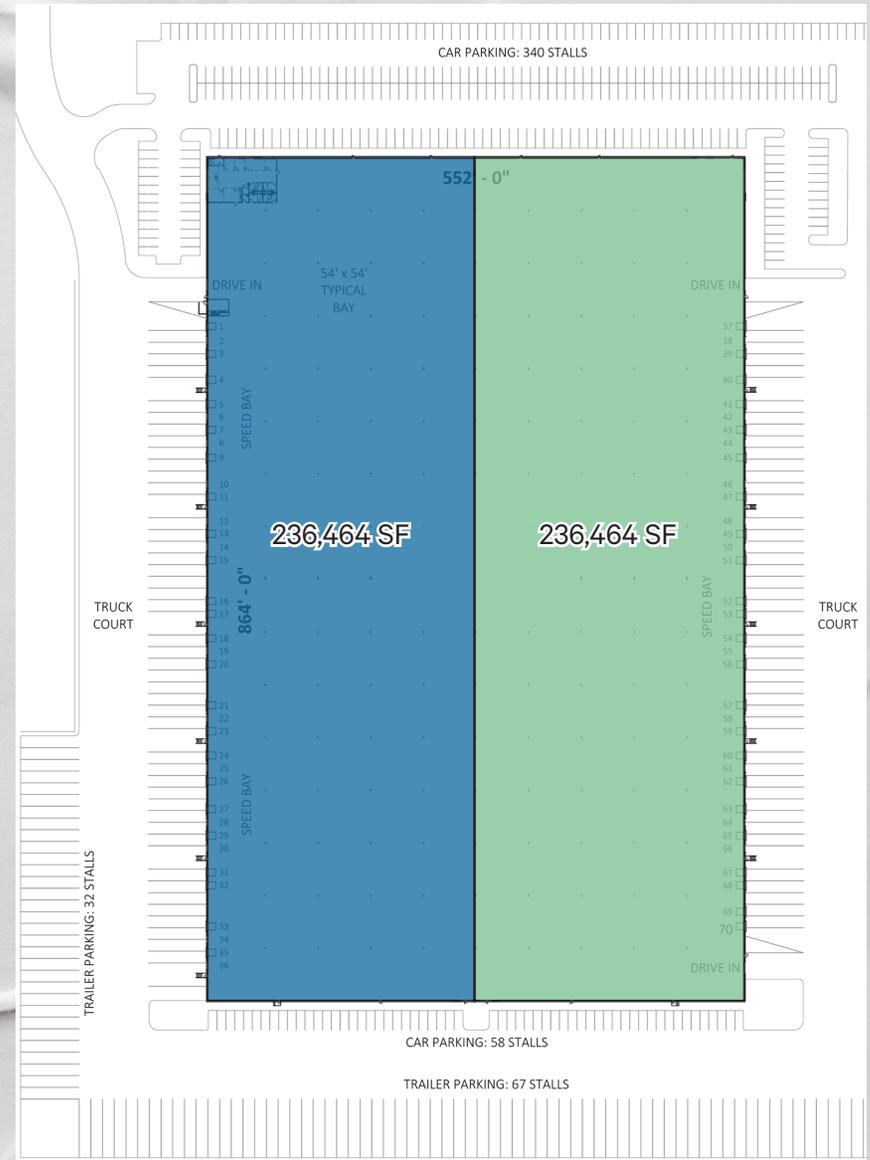
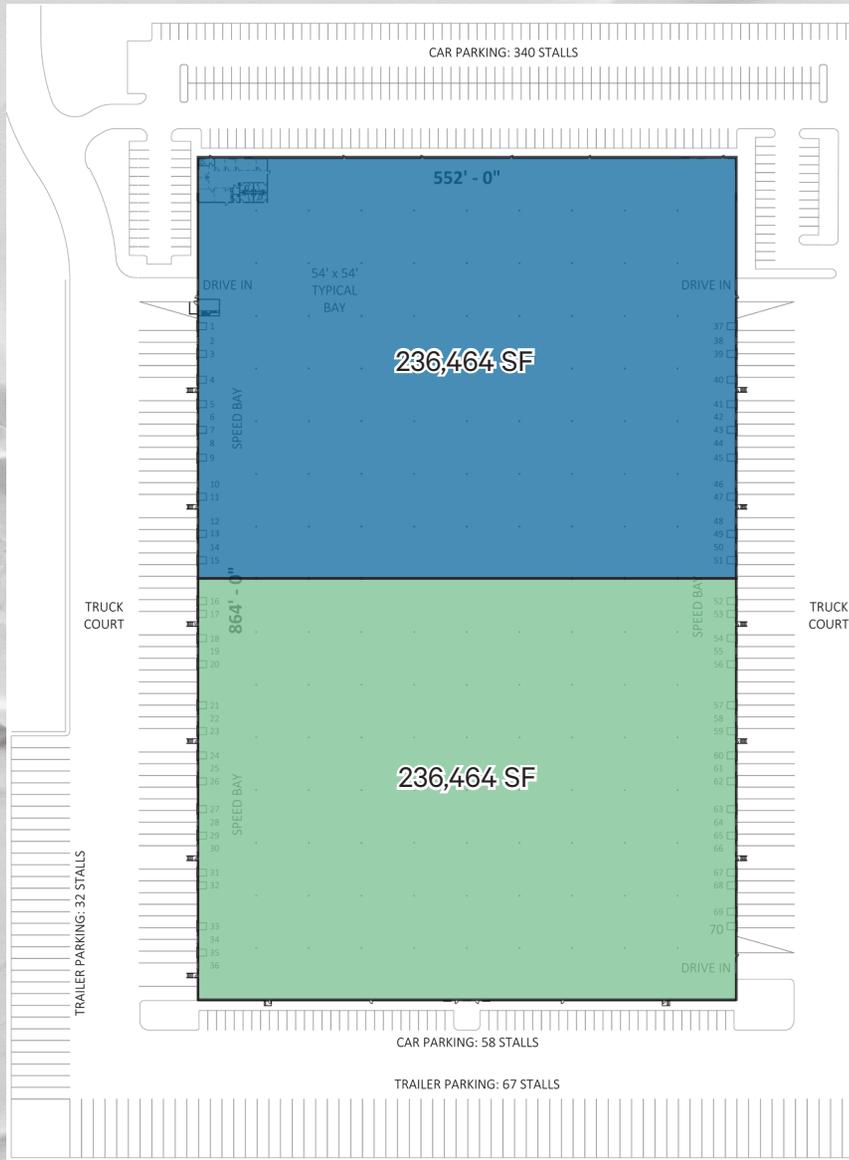
FLOOR PLAN

OFFICE FLOOR PLAN

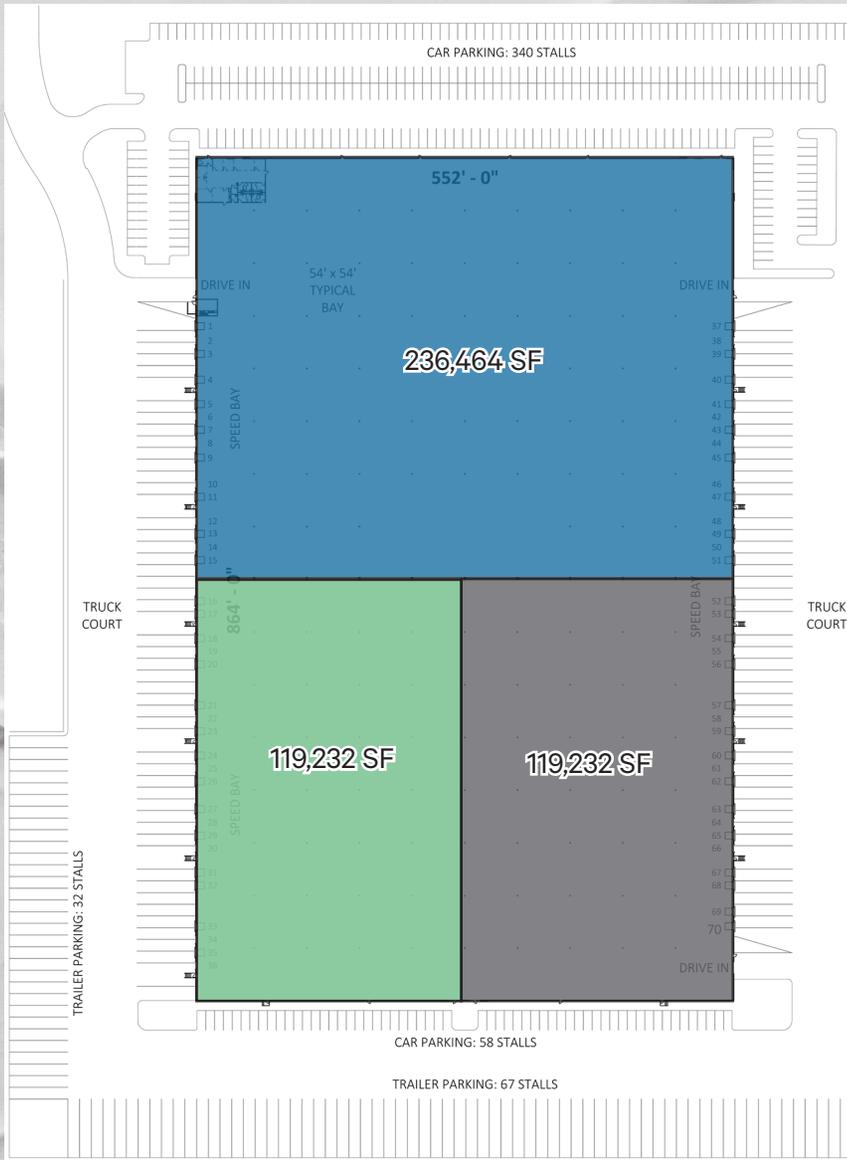


SCENARIO 1

SCENARIO 2



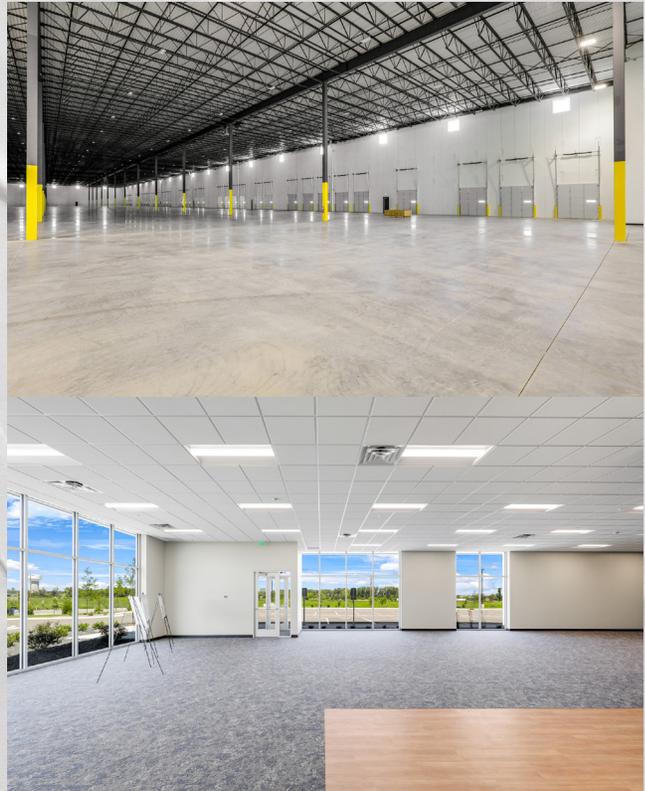
SCENARIO 3



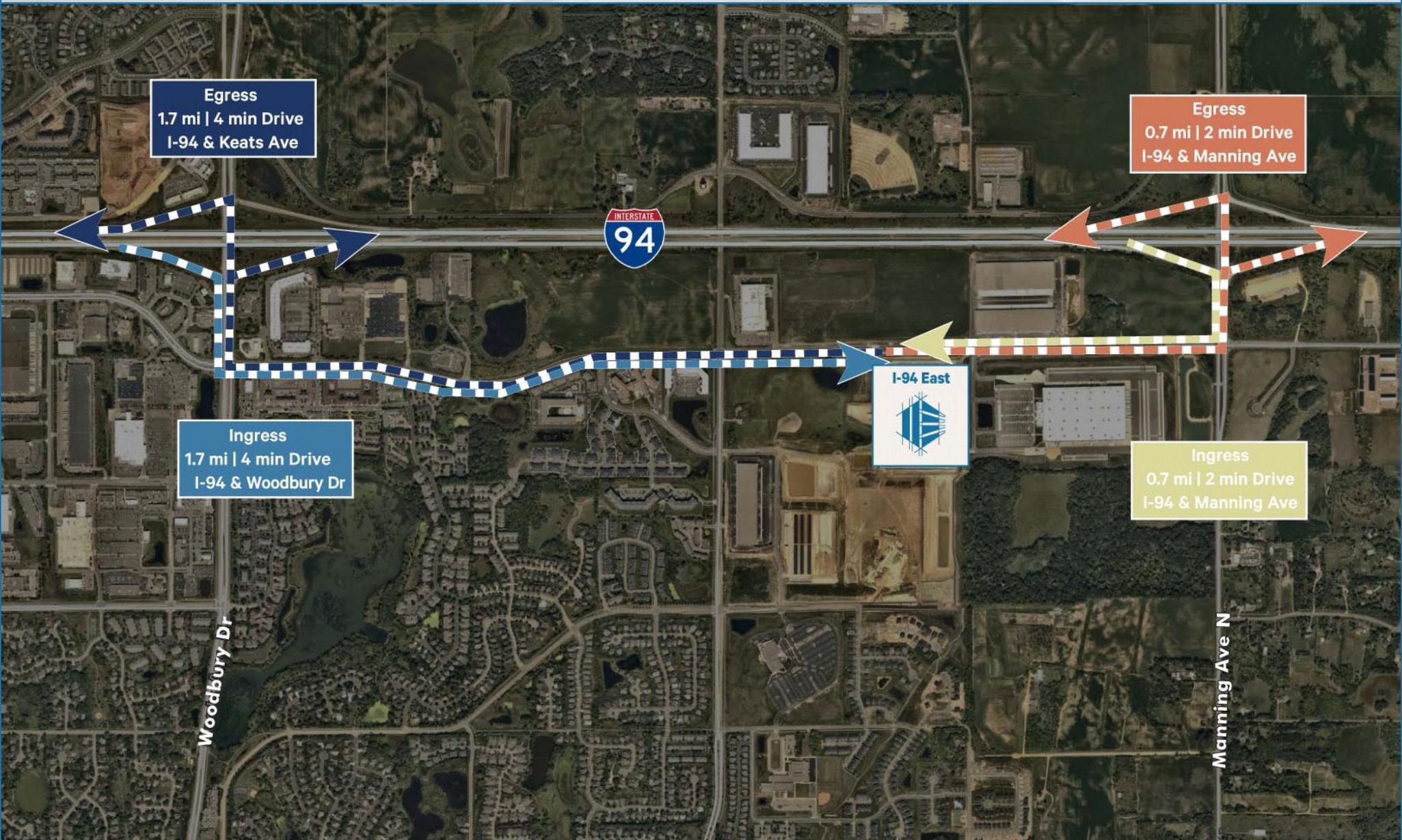
SCENARIO 4



Property Photos



ACCESSIBILITY MAP



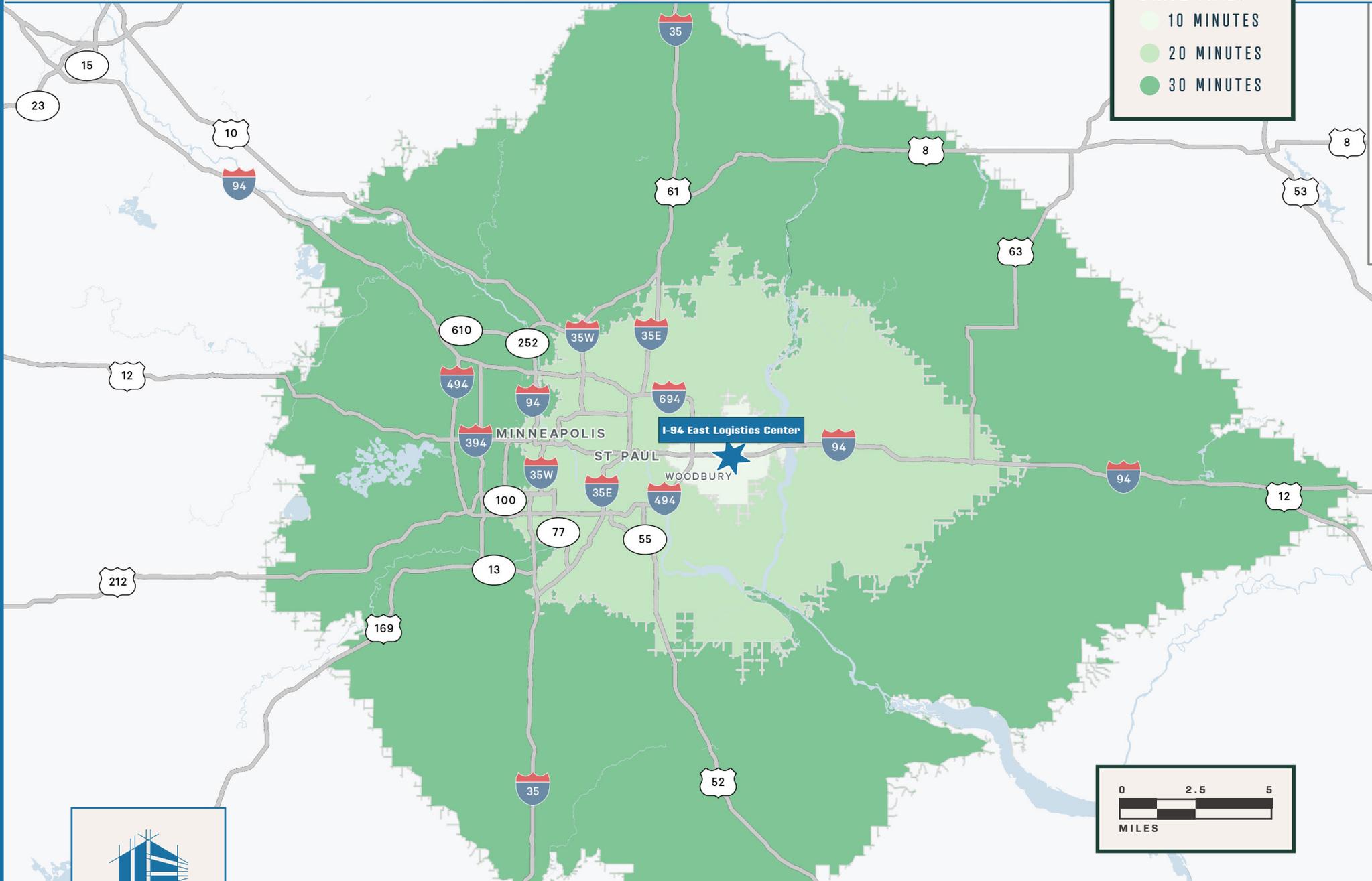
DRIVE TIME MAP

DRIVE TIMES

10 MINUTES

20 MINUTES

30 MINUTES



I-94 East Logistics Center

MINNEAPOLIS

ST. PAUL

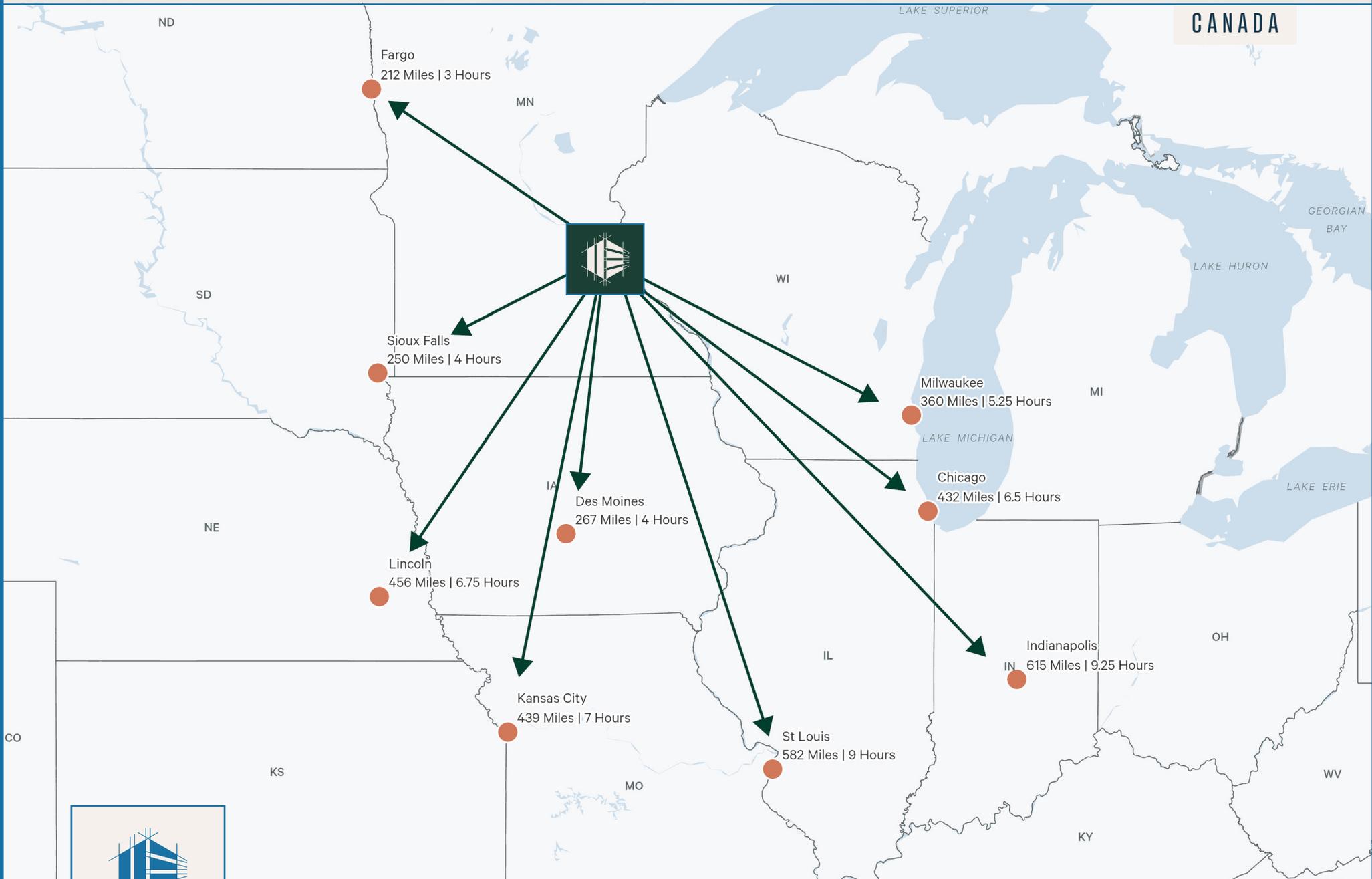
WOODBURY



MILES



I-94 MAP



AMENITIES MAP



3 Miles



PROPERTY DEMOGRAPHICS

POPULATION

| | 3 MINUTES | 5 MINUTES | 10 MINUTES |
|---|-----------|-----------|------------|
| 2023 POPULATION - CURRENT YEAR ESTIMATE | 4,679 | 20,753 | 94,993 |
| 2028 POPULATION - FIVE YEAR PROJECTION | 5,484 | 22,364 | 98,802 |
| 2010 POPULATION - CENSUS | 2,655 | 13,660 | 78,634 |
| 2020 POPULATION - CENSUS | 3,915 | 18,371 | 90,986 |
| 2023-2028 ANNUAL POPULATION GROWTH RATE | 3.23% | 1.51% | 0.79% |

HOUSEHOLDS

| | 3 MINUTES | 5 MINUTES | 10 MINUTES |
|---|---------------|---------------|----------------|
| 2023 HOUSEHOLDS - CURRENT YEAR ESTIMATE | 1,951 | 7,722 | 35,958 |
| 2028 HOUSEHOLDS - FIVE YEAR PROJECTION | 2,343 | 8,444 | 37,663 |
| 2010 HOUSEHOLDS - CENSUS | 998 | 4,963 | 29,304 |
| 2020 HOUSEHOLDS - CENSUS | 1,585 (90.7%) | 6,688 (94.4%) | 33,980 (96.2%) |
| 2023-2028 ANNUAL HOUSEHOLD GROWTH RATE | 3.73% | 4.52% | 1.76% |
| 2023 AVERAGE HOUSEHOLD SIZE | 2.40 | 2.68 | 2.63 |

HOUSEHOLD INCOME

| | 3 MINUTES | 5 MINUTES | 10 MINUTES |
|-------------------------------|-----------|-----------|------------|
| 2023 AVERAGE HOUSEHOLD INCOME | \$147,536 | \$168,173 | \$152,155 |
| 2028 AVERAGE HOUSEHOLD INCOME | \$162,775 | \$185,992 | \$169,627 |
| 2023 MEDIAN HOUSEHOLD INCOME | \$110,809 | \$129,822 | \$112,396 |
| 2028 MEDIAN HOUSEHOLD INCOME | \$121,733 | \$150,987 | \$125,537 |
| 2023 PER CAPITA INCOME | \$62,189 | \$62,909 | \$57,194 |
| 2028 PER CAPITA INCOME | \$69,655 | \$70,516 | \$64,210 |

HOUSING UNITS

| | 3 MINUTES | 5 MINUTES | 10 MINUTES |
|------------------------------------|---------------|---------------|----------------|
| 2023 HOUSING UNITS | 2,225 | 8,316 | 37,603 |
| 2023 VACANT HOUSING UNITS | 274 (12.3%) | 594 (7.1%) | 1,645 (4.4%) |
| 2023 OCCUPIED HOUSING UNITS | 1,951 (87.7%) | 7,722 (92.9%) | 35,958 (95.6%) |
| 2023 OWNER OCCUPIED HOUSING UNITS | 1,356 (60.9%) | 6,135 (73.8%) | 28,220 (75.0%) |
| 2023 RENTER OCCUPIED HOUSING UNITS | 595 (26.7%) | 1,587 (19.1%) | 7,738 (20.6%) |

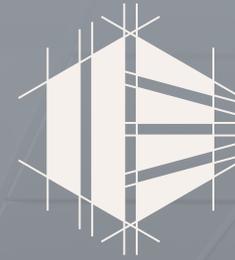
EDUCATION

| | 3 MINUTES | 5 MINUTES | 10 MINUTES |
|-----------------------------|---------------|---------------|----------------|
| 2023 POPULATION 25 AND OVER | 2,936 | 13,444 | 63,661 |
| HS AND ASSOCIATES DEGREES | 970 (33.0%) | 4,257 (31.7%) | 25,447 (40.0%) |
| BACHELOR'S DEGREE OR HIGHER | 1,917 (65.3%) | 8,843 (65.8%) | 36,469 (57.3%) |

PLACE OF WORK

| | 3 MINUTES | 5 MINUTES | 10 MINUTES |
|-----------------|-----------|-----------|------------|
| 2023 BUSINESSES | 73 | 410 | 3,512 |
| 2023 EMPLOYEES | 914 | 5,214 | 52,211 |





I-94

EAST LOGISTICS CENTER

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