

FOR LEASE

Owned and Operated by



Carmen Distribution Center

6240 Carmen Avenue, Inver Grove Heights, MN

72,738 SF

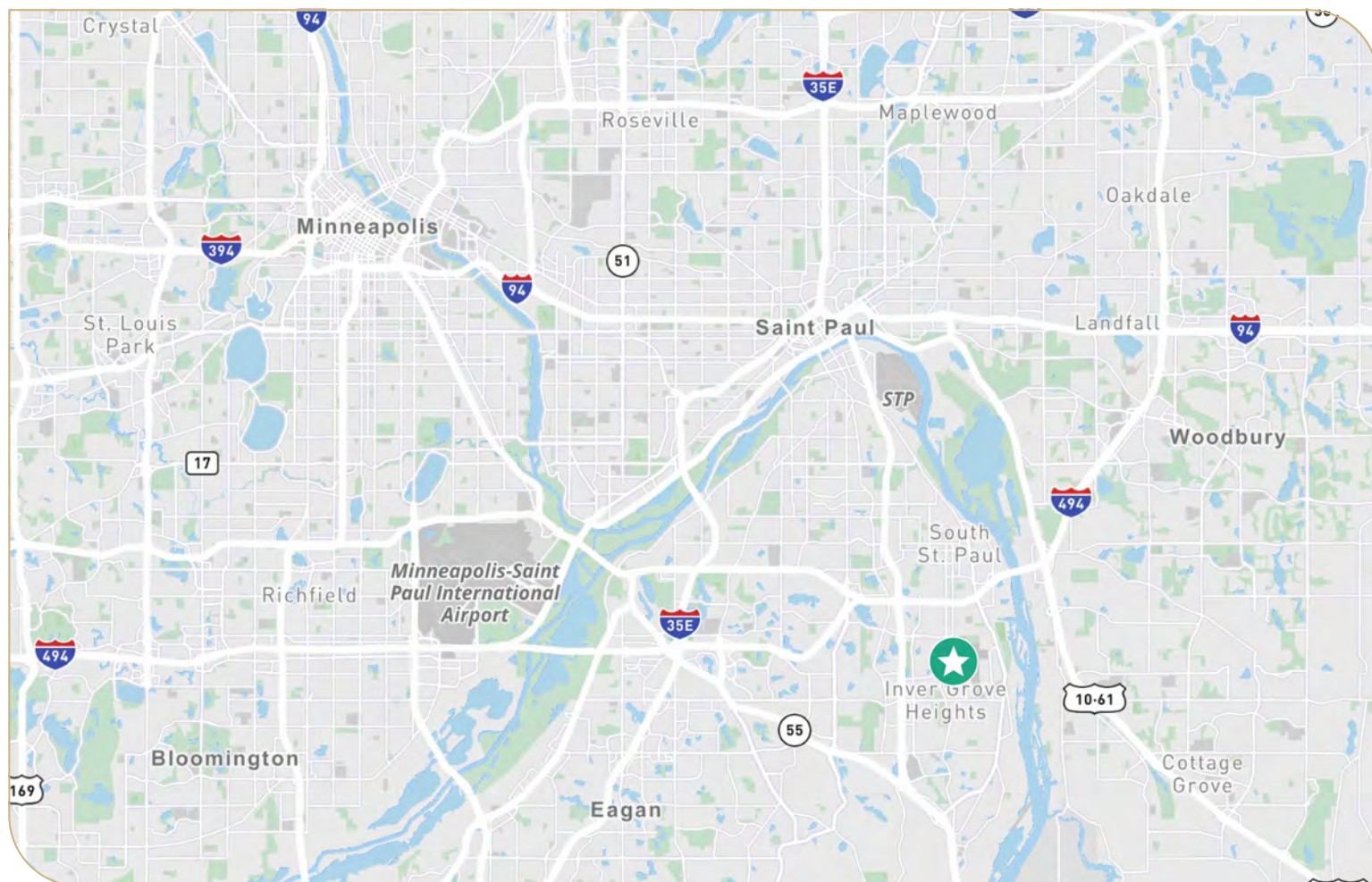


**LEASING INFO
& CONTACT**

Bryan Van Hoof (952) 924 4624 / bryan.vanhoof@cbre.com
Jeff Przytarski (952) 924 4895 / jeff.przytarski@cbre.com
Bruce Carland (612) 336 4207 / bruce.carland@cbre.com
Sam Manke (763) 398 9047 / sam.manke@cbre.com

CBRE

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



Property Specifications

Total Building SF: 174,180

Available Suite 6240: 72,738 SF

Office: 3,039 SF

Whse: 69,699 SF

Loading: 12 docks

Lease Rate: Negotiable

Available: 6/1/2025

Clear Height: 36'

Sprinkler: ESFR

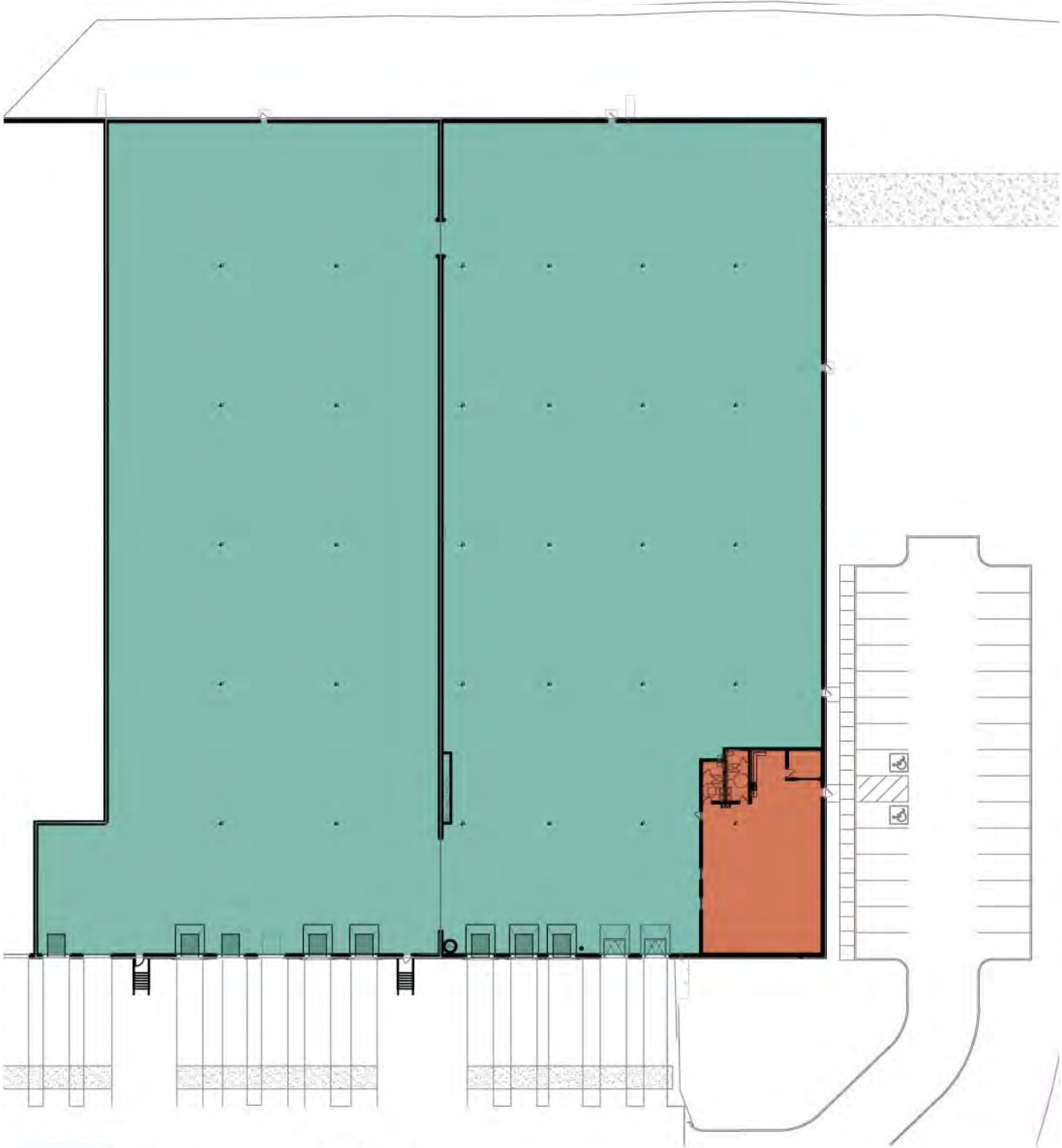
Est. 2025 Tax & CAM: \$2.20

Year Built: 1988

Site: 13.4 Acres

LINK LOGISTICS

is Blackstone's industrial real estate operating platform. LINK currently operates a national portfolio of high-quality, welllocated industrial assets totaling over 430 million square feet throughout the U.S. LINK is the largest owner of industrial real estate in the Mpls/St. Paul market by a wide margin with 15M SF. Tenants can benefit substantially by being able to relocate to spaces within the portfolio during their lease term when their needs change.



-  Warehouse: 69,699 SF
-  Office: 3,039 SF

TOTAL: 72,738 SF

