



FOR LEASE > INDUSTRIAL BUILD-TO-SUIT

## LAKE ELMO BUSINESS PARK

**NEQ of I-94 & Lake Elmo Ave N**  
**Lake Elmo, MN 55042**

PREMIER EAST METRO DEVELOPMENT



**Colliers**  
INTERNATIONAL

# Lake Elmo Business Park Site Plan

**Development Size**  
418,000 SF

**Size Options**  
10,000 - 418,000 SF

- Development Opportunities**
- › Build-to-Suit for Lease
  - › Land Purchase Opportunities



## Build to Suit | Building A Specs

Available **99,000 SF Total** | Build-to-suit Office  
Divisible to 10,000 SF

Loading 28 dock doors  
2 drive-in doors

Parking Car | 105 stalls

Clear Height 24'

Sprinkler ESRF

Dimensions 180' building depth

## Build to Suit | Building B Specs

Available **252,000 SF Total** | Build-to-suit Office  
Divisible to 50,000 SF

Loading 48 dock doors  
2 drive-in doors

Parking Car | 206 stalls  
Trailer | designed for 51 stalls

Clear Height 32'

Sprinkler ESRF

Dimensions 300' building depth  
60' speed bay

## Development Specs

Truck Court 360' (combined)

Net Rental Rate Negotiable

Est. CAM & Taxes \$1.50 psf (fully assessed)  
\*Tenant will see cost savings in years 1 and 2.

## Property Description

Lake Elmo Business Park is a premier development located off I-94 & Lake Elmo Ave in the eastern suburb of Lake Elmo, MN. It offers excellent access and visibility to over 80,000 vehicles per day on I-94. With close proximity to Woodbury, one of the top retail trade areas in the metro, Lake Elmo Business Park offers access to many amenities.

Build-to-suit, lease and land purchase opportunities are available to meet a specific business's needs.

## Property Highlights

- › NEW CONSTRUCTION
- › FLEXIBLE CLEAR HEIGHT
- › DOCK & DRIVE-IN LOADING
- › STATE-OF-THE-ART FACILITY
- › WELL LOCATED WITH EXCELLENT ACCESS TO I-494, I-694, AND I-94
- › GREAT VISIBILITY TO I-94
- › SITE IS LOCATED IN CLOSE PROXIMITY TO WOODBURY LAKES SHOPPING CENTER
- › SERVED BY CITY UTILITIES







## Contact Us



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