

 Transwestern

FOR SALE OR LEASE

Inverpoint 3

8300 Courthouse Blvd, Inver Grove Heights, MN 55077





Functional & Efficient

Inverpoint 3 is a Class A industrial facility that is functional and efficient, tailored to the evolving demands of modern industrial occupiers. It's open and expansive floorplate offers flexibility to single or multiple users.

BUILDING FEATURES

108,000

Rentable Square Feet

24'

Clear Height

13

Loading Docks

4

Drive-Ins

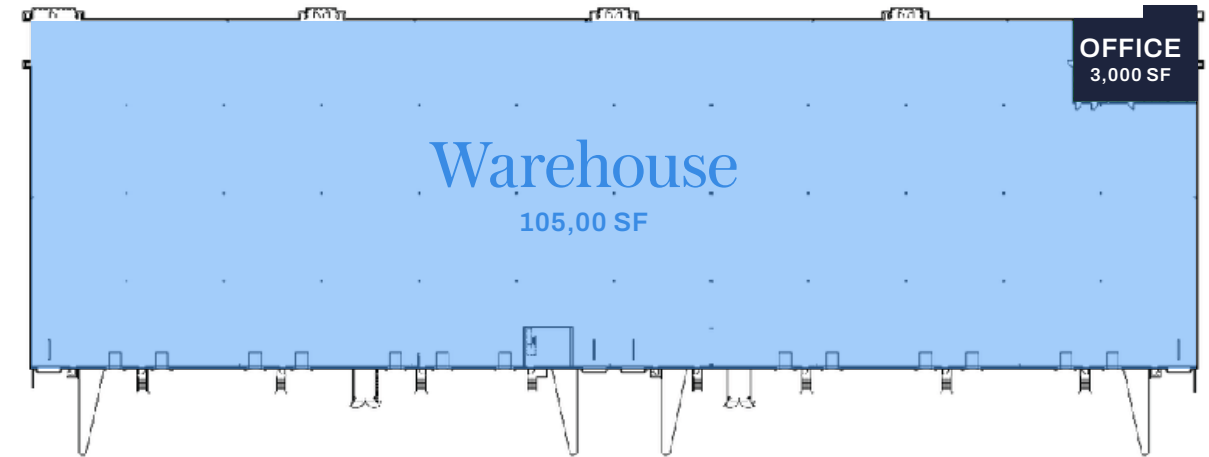
\$9.00

Net Rental Rate (PSF)

\$4.45

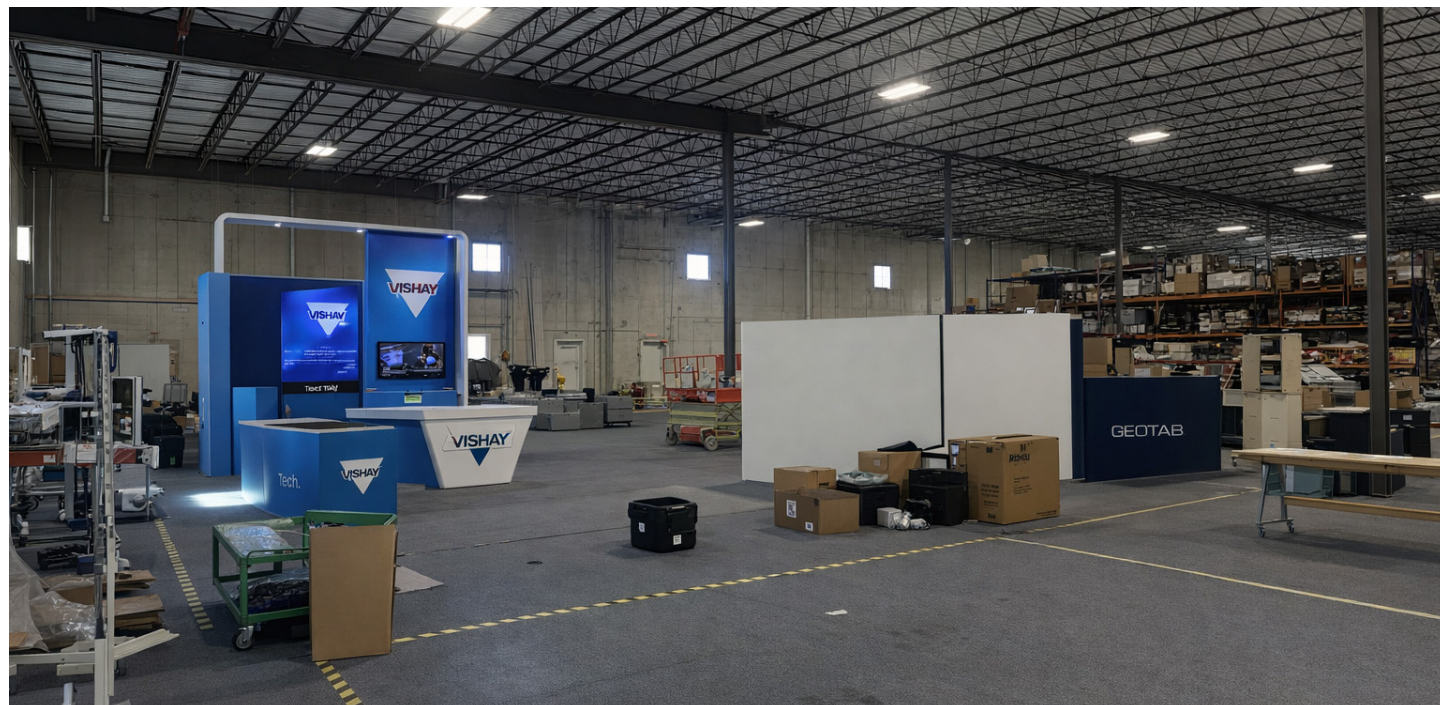
CAM & Tax (PSF)

Floor Plan



Award Winning Quality

The warehouse interior showcases Inverpoint 3's spacious, column-efficient layout with 24' clear heights and a polished 6" concrete slab. This is ideal for high-density racking and active distribution operations. The facility's generous bay spacing, robust ESFR fire protection, and 13 dock doors reflect the institutional-quality construction that earned the building **NAIOP's Award of Excellence in 2022**.



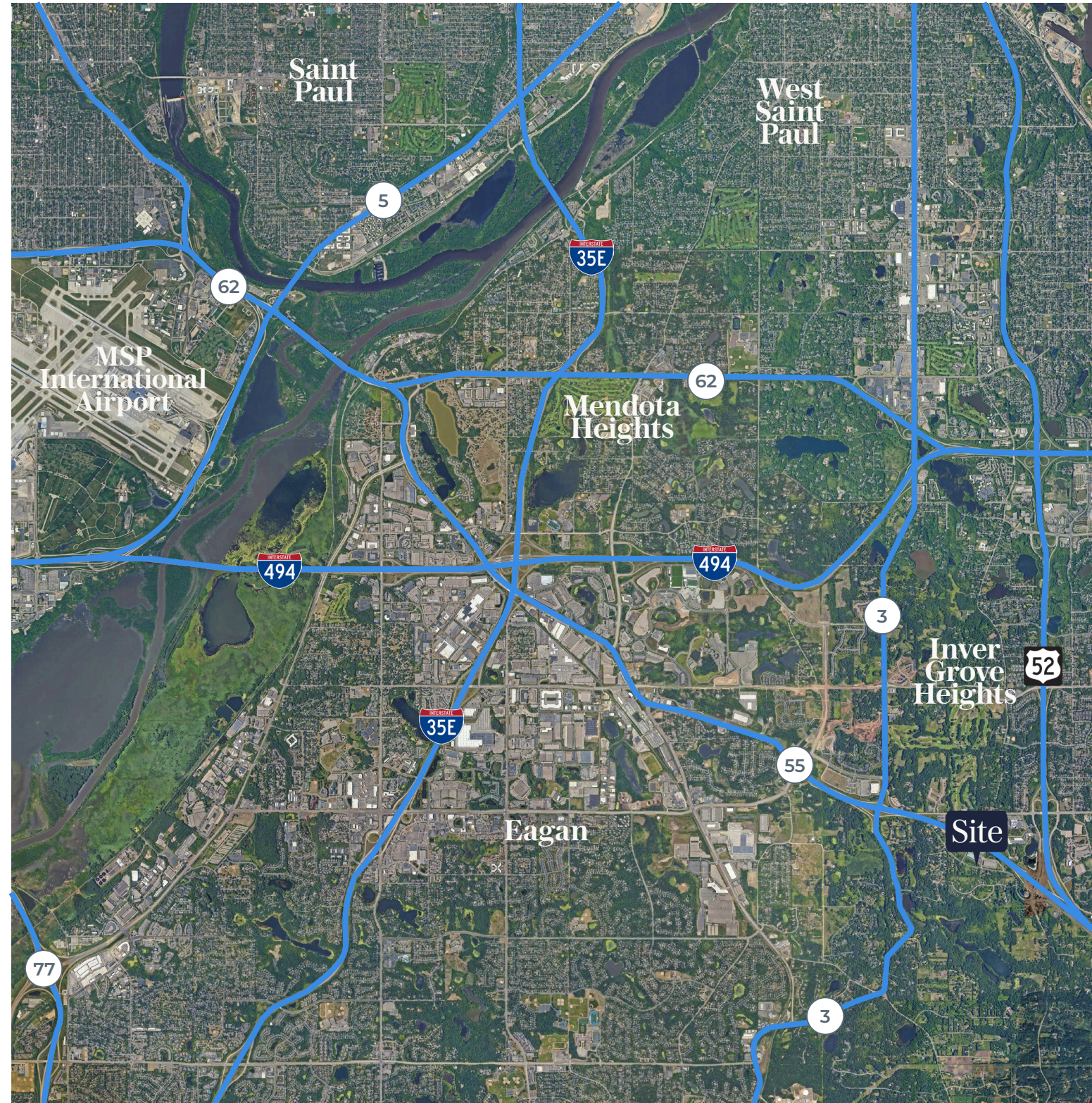
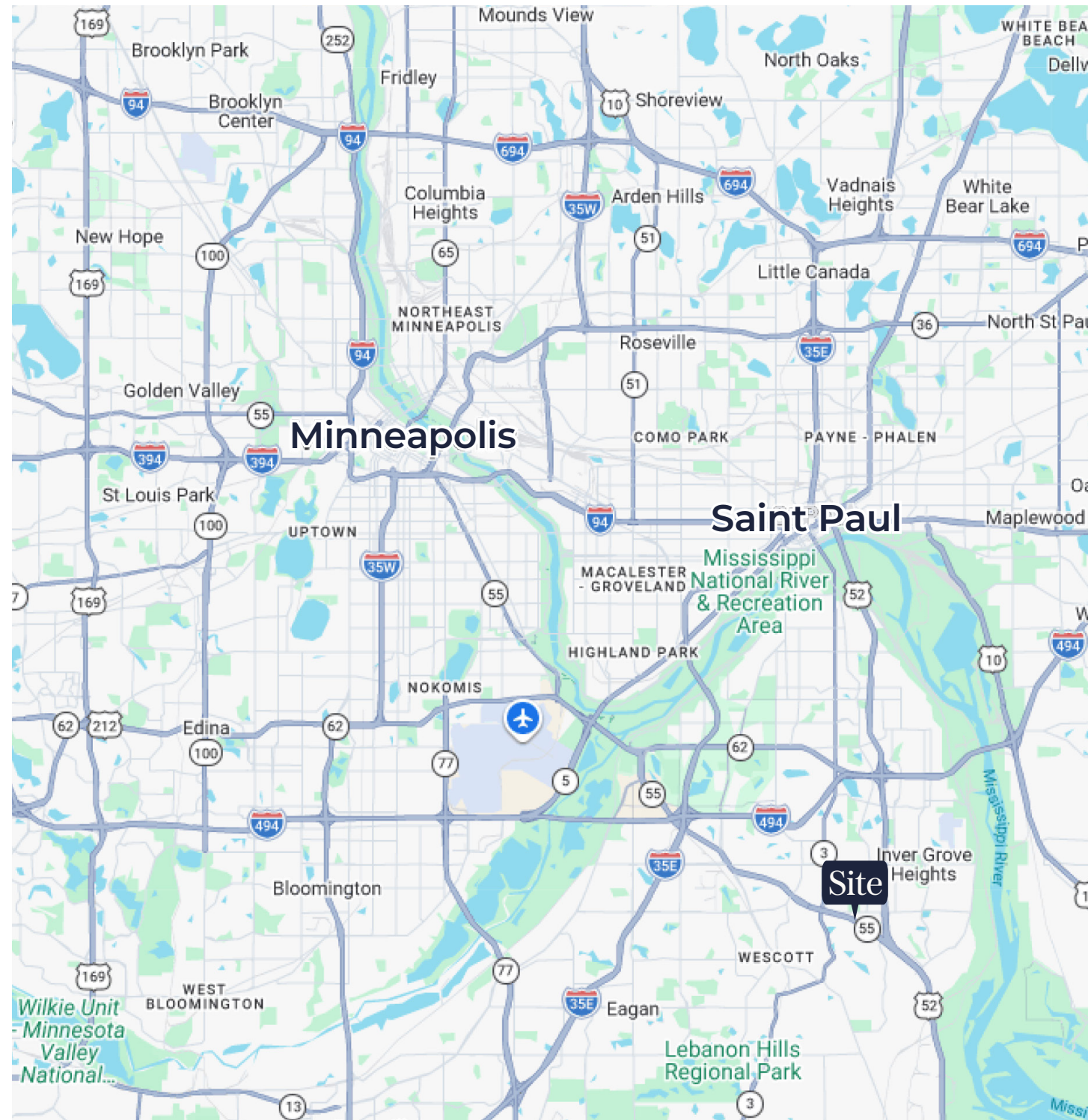
Property Specifications

SITE ACRES	2.53
TOTAL RENTABLE AREA	108,000 SF
OFFICE FINISH	2.78%
OFFICE SF	3,000 SF
PARKING SPACES	130
CLEAR HEIGHT	24'
TYPICAL COLUMN SPACING	50' X 45'; 60' SPEED BAY
LOADING: DOCK DOORS	13
LOADING: DRIVE-INS	4
HVAC	RTU'S AND GAS-FIRED UNIT HEATERS
ELECTRICAL	2000 AMP. 120/208V
SPRINKLER	ESFR
FLOOR THICKNESS	6"
EXTERIOR FINISH	PRECAST CONCRETE
ROOF FINISH	BALLASTED EPDM
YEAR BUILT	2022
TAX PARCEL ID	20-01700-07-042



Prime Industrial Market

Inverpoint 3 is located in Inver Grove Heights, an established southeast Twin Cities community in Dakota County. The subject property offers industrial users convenient access to I-494, I-35E, Highway 3, Highway 52, and Highway 55, with proximity to both downtown Saint Paul and Minneapolis, as well as the MSP International Airport. For industrial tenants, the labor story is compelling: the local market hosts roughly 19,560 resident workers against only 11,335 local jobs, a net outbound flow of more than 8,000 commuters daily, signaling deep available labor. The workforce skews industrial-friendly, with strong concentrations in Transportation and Material Moving, Construction, Production, and Installation/Maintenance occupations, paired with a 3.5% unemployment rate and 8.0% regional job growth over the past five years.



Unmatched Access

Inverpoint 3 sits at the crossroads of the Twin Cities' most critical transportation corridors, with direct access to Highway 55 and Route 52 and close proximity to I-494 and I-35E — placing the facility within minutes of both the Minneapolis CBD and Saint Paul. With approximately 21,000 vehicles passing daily, the property offers exceptional visibility and unmatched last-mile connectivity across the entire metro.



Mike Salmen

Managing Principal
Transwestern
(612) 359-1660
mike.salmen@transwestern.com

Max Salmen

Equity Financial Services
(612) 991-5277
max@efsre.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. © 2026 Transwestern.