



TRANSWESTERN

REAL ESTATE
SERVICES

SIGNAGE

LAKEVILLE

LOGISTICS CENTER

LAKEVILLE, MN



PROPERTY SPECIFICATIONS



Easy access
to CR 70 and
within 3.5 mi of
I-35



Designed For
Logistics



One of a kind
opportunity



121 Trailer Stalls

BUILDING SPECS

Address: Lakeville, MN

Site Size: 27.68 Acres

Total SF: 400,000 SF

Office SF: BTS

Parking: 237 stalls

Truck Court: 130' with 10' dolly strip

Column Spacing: 50' x 54' with 60' speedbay

**Drive In
Doors:** 2

Dock Doors: 50-100

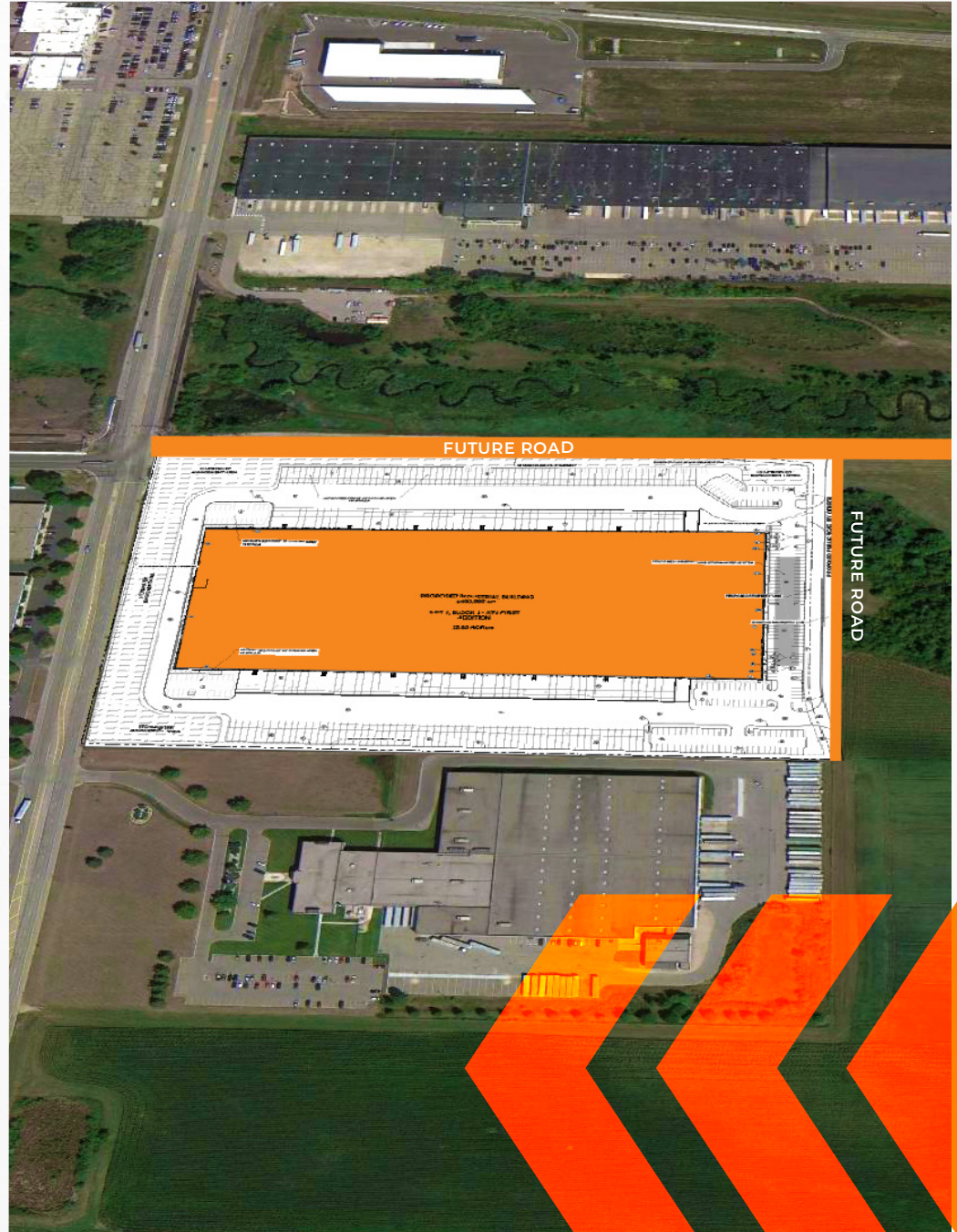
**Clear
Height:** 36'

Bay Depth: 400'

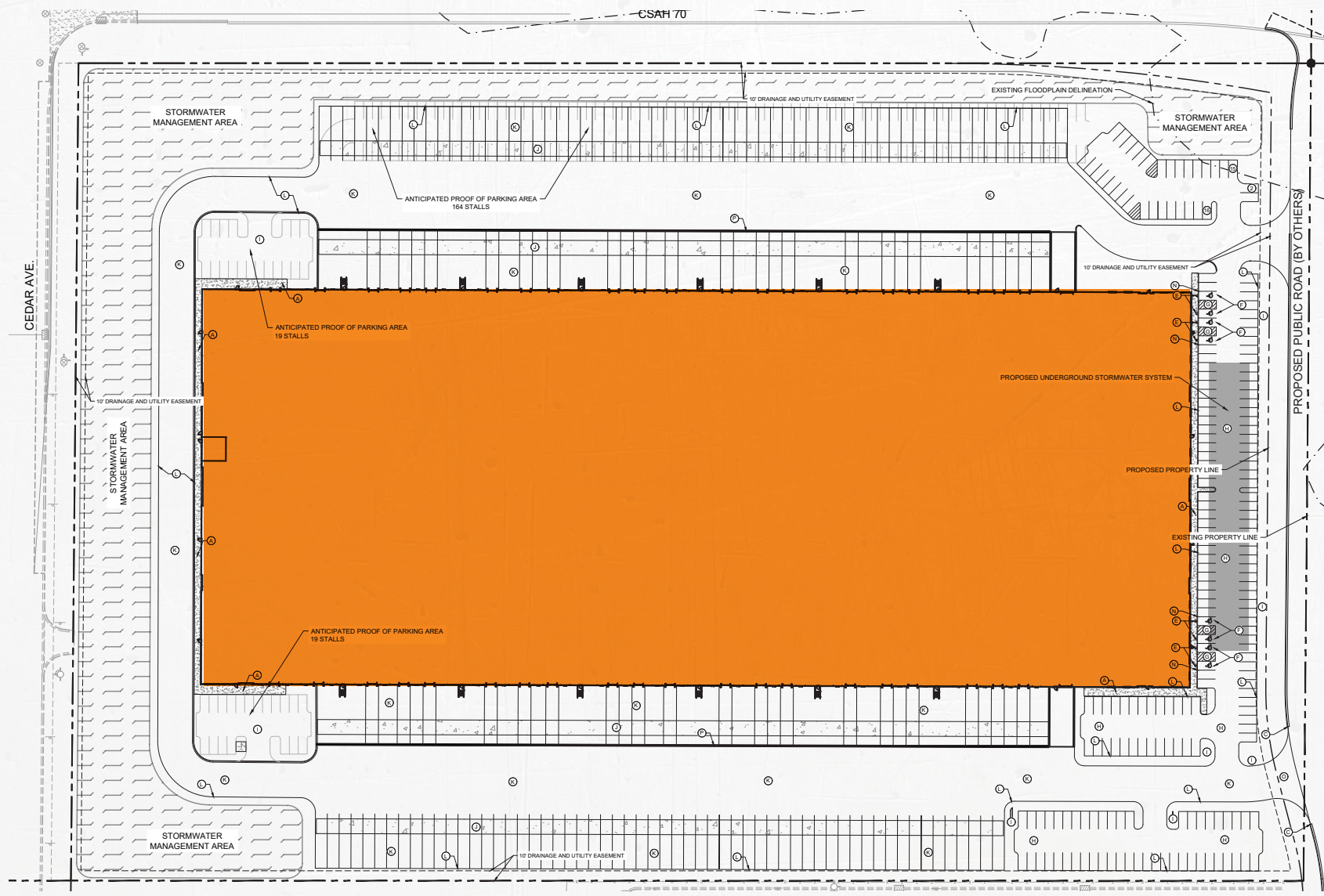
Sprinklers: ESFR

Lighting: LED Lighting

**Trailer
Stalls:** 121



SITE & FLOOR PLAN



LEASE RATES

Lease Rate :	Negotiable	Taxes Year 1:	\$.75 PSF	Taxes Year 2:	\$1.25 PSF	Taxes Year 3:	\$2.00 PSF	Est. CAM:	\$0.75 PSF
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35W

7 MINUTES
TO 35W

JUNIPER WAY

35W EGRESS

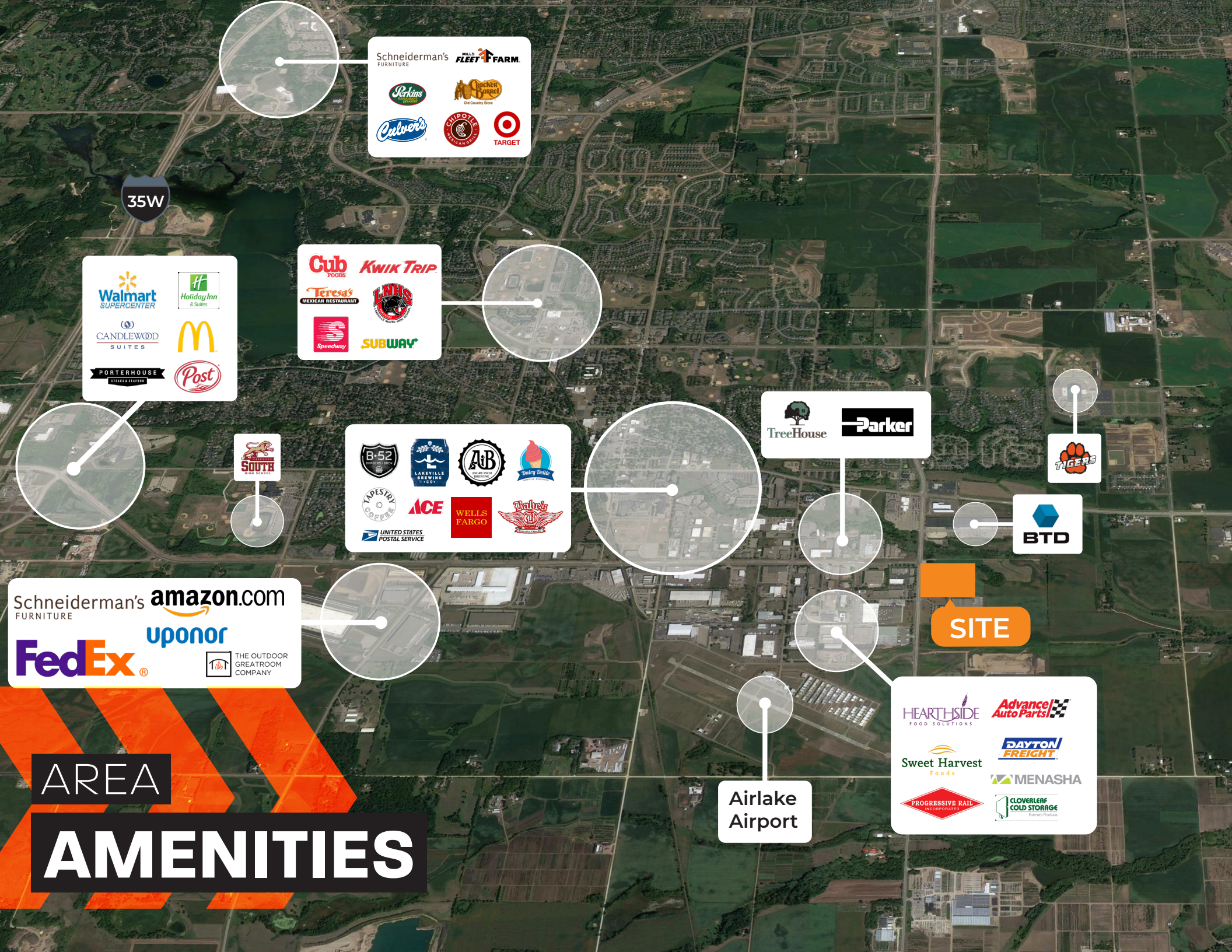
215TH ST W

35W INGRESS

SITE

PRIME

LOCATION



Schneiderman's FURNITURE

WILLIS FLEET FARM

Perkins

Calver's

BUCKEYE FARM

Old Country Store

CHIPOTLE

TARGET

Walmart SUPERCENTER

Holiday Inn & Suites

CANDLEWOOD SUITES

McDonald's

PORTERHOUSE

Post

Cub Foods

Kwik Trip

Teresa's MEXICAN RESTAURANT

Speedway

Subway

B-52

Lakeville Brewing Co.

A&B

Dairy Delite

TAPESTRY COFFEE

ACE

Wells Fargo

UNITED STATES POSTAL SERVICE

Walgreens

TreeHouse

Parker

TIGERS

BTD

SITE

HEARTH'SIDE FOOD SOLUTIONS

Advance! Auto Parts

Sweet Harvest Foods

DAYTON FREIGHT

MENASHA

PROGRESSIVE RAIL

CLOVERLEAF COLD STORAGE

Airlake Airport

Schneiderman's FURNITURE

amazon.com

FedEx

uponor

THE OUTDOOR GREATROOM COMPANY

AREA AMENITIES



OUR 30-YEAR HISTORY

Growth represents change, optimism, and excitement. Growth isn't accidental. Instead, it's the culmination of hard work, dedication, and perseverance. What better partner to guide you through your own periods of growth than one who has experienced it themselves?

Since 1991, we've grown from our humble roots in Minnesota into a nationally recognized real estate company with headquarters in Excelsior, MN and regional offices in Raleigh, NC, and San Jose, CA. We've successfully developed 566 projects valued in excess of \$4.3 billion and spanning 26.4 million square feet throughout 40 states and parts of Canada. Oppidan specializes in development, construction and project management, and asset management services to retail, industrial, commercial, residential, senior housing, affordable and mixed-use markets.

Our growth didn't happen overnight, and it's chalked up to creating a highly skilled team that works with each other and with our clients in exceptional ways. That's why the Minneapolis/St. Paul Business Journal has named us one of the "Best Places to Work" for two years in a row. We're keenly focused on our core values, which foster doing what we love to deliver best-in-class projects that benefit the communities in which we live and work.



INDUSTRIAL DEVELOPMENT

Our "open book" development approach gives our clients full control of the project, leaving Oppidan with all the risk, and our clients with the lowest possible costs. Our uniquely skilled team can work with you on site selection and acquisition on a national basis, as well as pre-development cost analysis, architectural and contractor management, entitlement and financing.

THINKING BEYOND THE OBVIOUS



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