

**NEW CONSTRUCTION  
OPPORTUNITY**



**NAPLES II**  
INDUSTRIAL CENTER



**NAPLES II INDUSTRIAL CENTER  
195,000 SF DISTRIBUTION CENTER FOR LEASE  
IN BLAINE, MINNESOTA**

**NEWMARK**

 **Capital Partners**



# OPPORTUNITY OVERVIEW

Capital Partners and Newmark are pleased to present Naples II Industrial Center, a 195,000-square-foot distribution center located at 10320 Naples Street NE in Blaine, Minnesota. This new, state-of-the-art industrial development will deliver in Fall of 2023. Please contact a member of our team to schedule a property tour or request additional leasing information at Naples II Industrial Center.

37

Trailer Parking  
Spaces

2.41

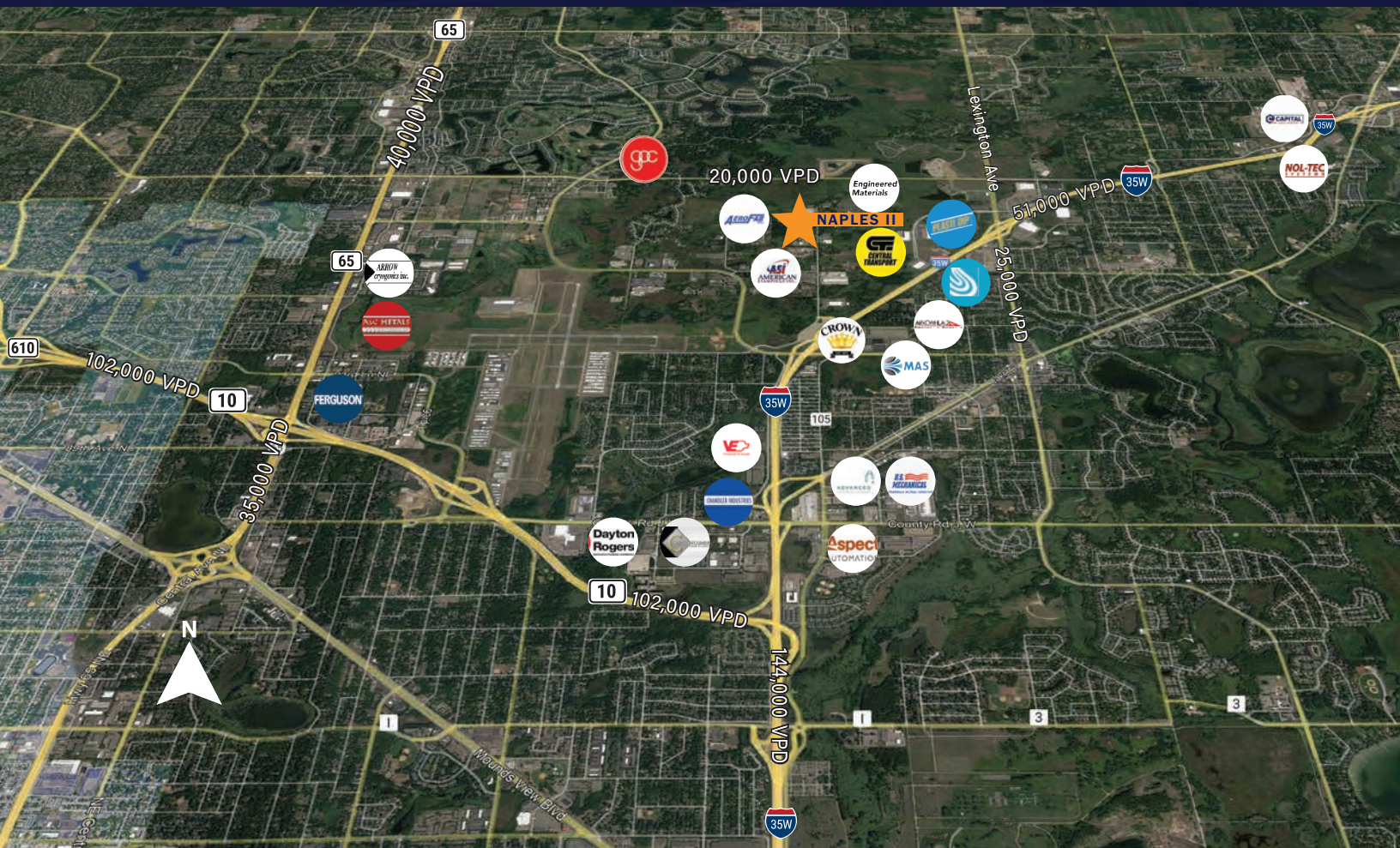
Acres of  
Outside Storage

ZONED

Heavy  
Industrial

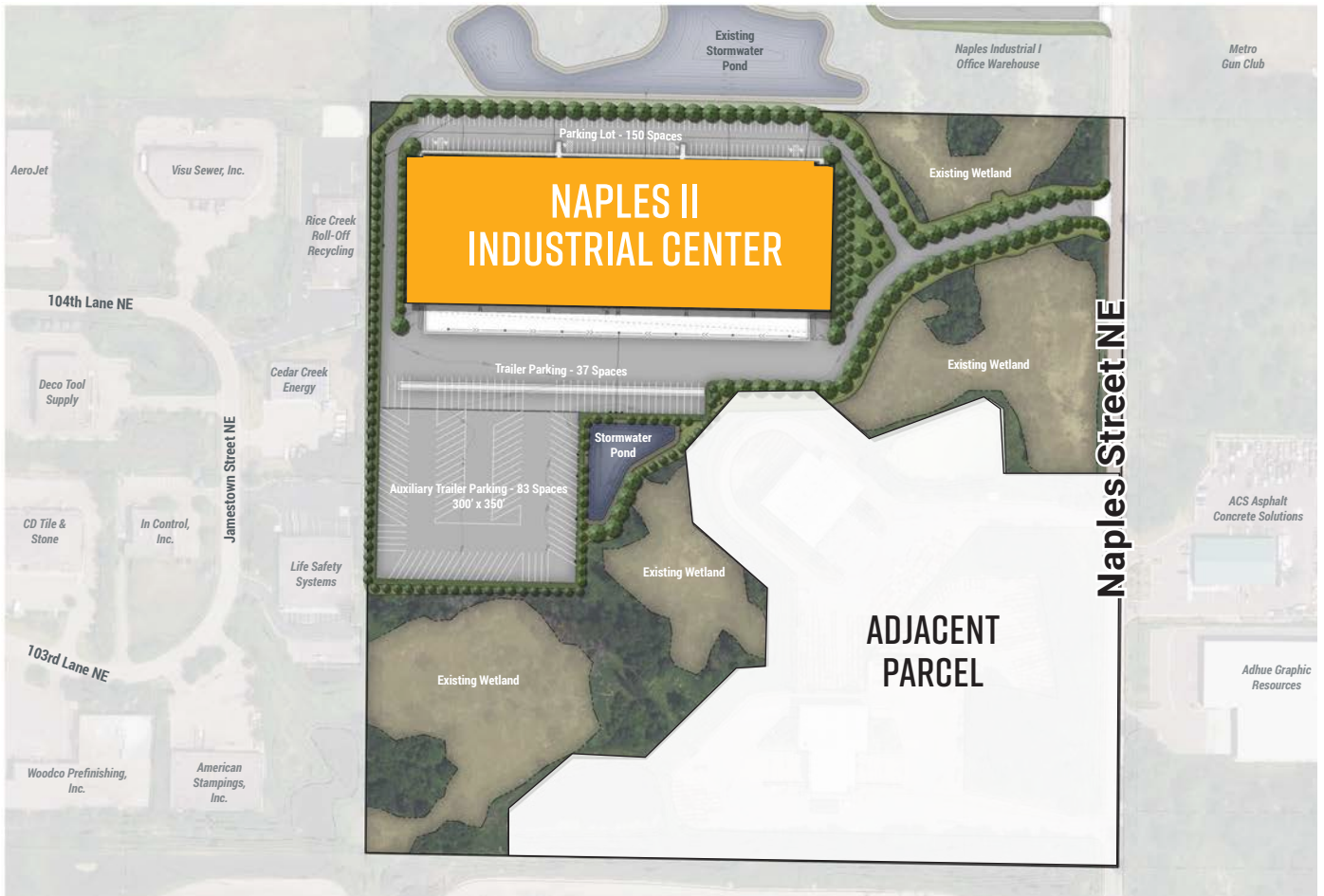
32'

Clear  
Height





# SITE PLAN



**TRAILER  
PARKING**

**OUTDOOR  
STORAGE/  
TRAILER  
PARKING**





NAPLES I  
INDUSTRIAL CENTER



195,000 TOTAL SF // 26,000 SF DIVISIBLE



**LEASE RATE**  
Negotiable



**EST. CAM & TAX**  
\$0.89 PSF



**CLEAR HEIGHT**  
32'



**MULTIPLE DOCKS &  
DRIVE-IN LOADING**



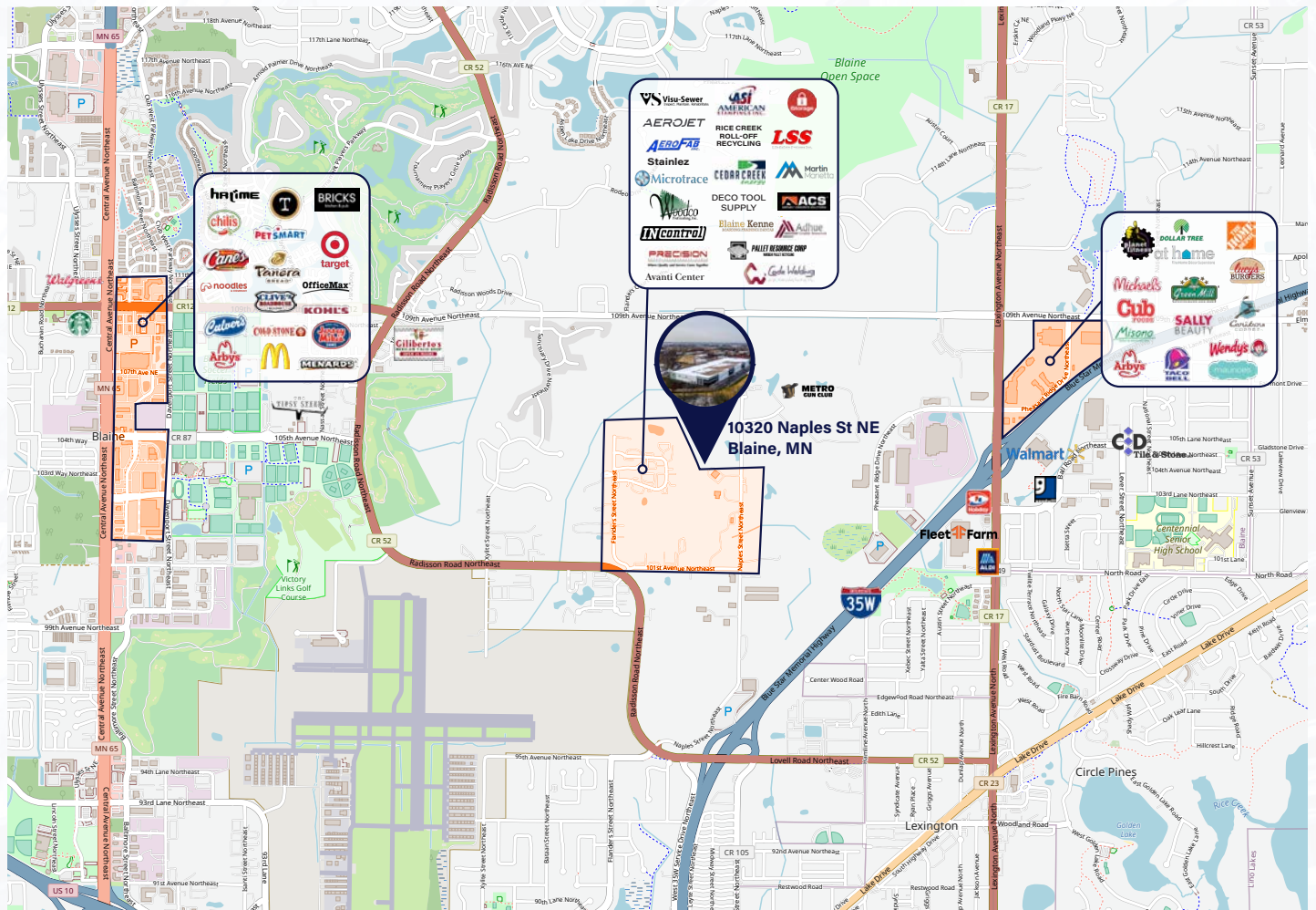
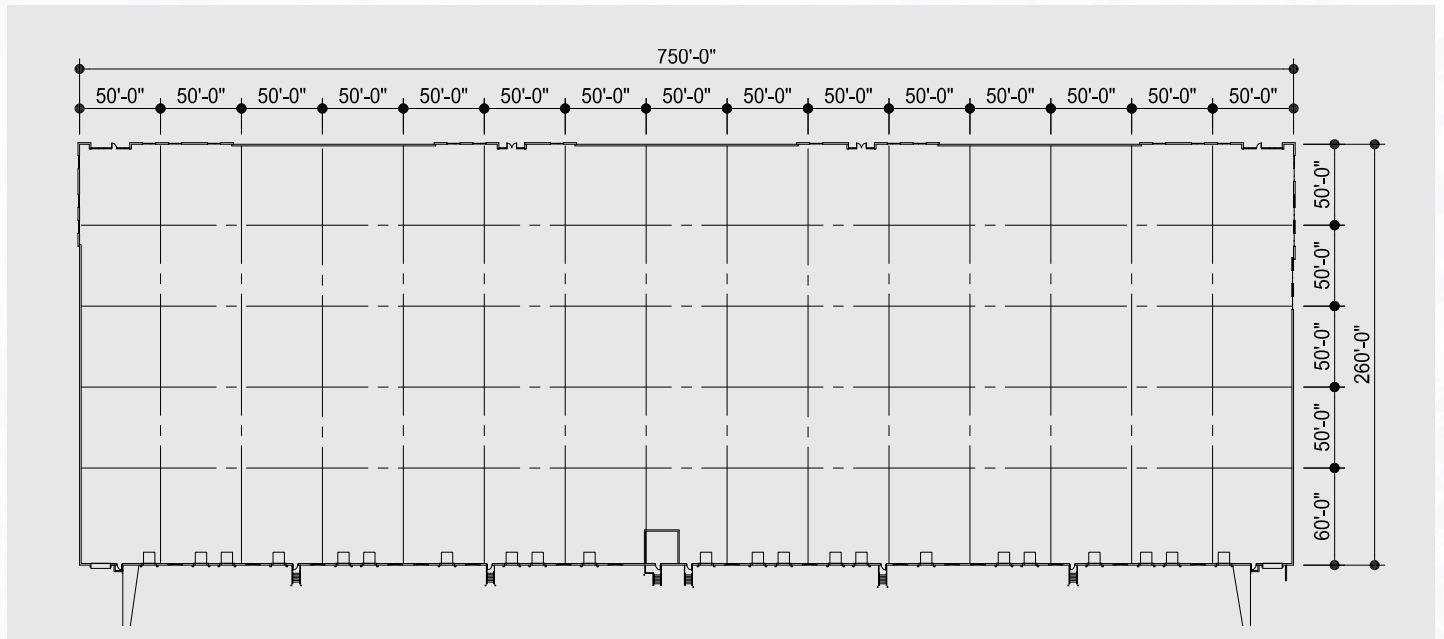
**AVAILABLE**  
Fall of 2023

<b>Building Dimensions</b>	260' deep x 750' wide - 195,000 SF total
<b>Structural Bay Size</b>	50' x 50' with a 60' speed bay (bays are 50' x 261' = 13,050 SF each)
<b>Clear Height</b>	32' clear to bottom of structure at first interior column
<b>Outdoor Storage</b>	300' x 350' outdoor storage lot (105,000 SF or 2.41 Acres)
<b>Truck Court</b>	185' deep - 10' concrete dolly pads
<b>Car Parking</b>	149 auto parking stalls
<b>Slab on Grade</b>	7" thick reinforced concrete
<b>Exterior Walls</b>	Pre-cast concrete structural wall panels insulated for total R-28-2
<b>Roofing</b>	Ballasted 60 mil EPDM roof system insulated for total R-30
<b>Glass &amp; Glazing</b>	Four (4) main entrances. Clerestory windows along rear wall
<b>Doors</b>	Twenty-two (22) 9' x 10' manual dock doors with vision windows Two (2) 12' x 14' automatic drive-in doors with vision windows
<b>Dock Equipment</b>	Twenty-two (22) 7' x 8' dock 30,000 lb. levelers, dock bumpers z-guards & foam dock seals
<b>Fire Protectant</b>	ESFR class I through class IV encapsulated commodities - 15,000gpm fire pump
<b>HVAC</b>	Gas-fired unit heaters
<b>Trailer Parking</b>	Thirty-seven (37) trailer parking spaces along the rear property line/loading area Eighty-three (83) trailer parking spaces can be added in the 2.41 acres of outdoor storage area on the SW corner of the property





# FLOOR PLAN & AMENITY MAP





# AREA DEMOGRAPHICS

(10-mile radius)



**561,347**

Population



**292,110**

Total Labor Force



**39**

Median Age



**\$88,722**

Median Household  
Income



**28,690**

Manufacturing  
Workforce



**6,990**

Transportation/  
Warehousing  
Workforce





# NAPLES II

INDUSTRIAL CENTER

## FOR MORE INFORMATION, CONTACT:

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**NEWMARK**

 **Capital Partners**

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