



30,000 SQUARE FEET AVAILABLE



SHOREVIEW, MINNESOTA  
438,985 SQUARE FEET

**NEWMARK**





# PREMIER NEW CONSTRUCTION OPPORTUNITY

Scannell Properties and Newmark are pleased to present Seven Lakes, a 438,985-square-foot industrial development centrally located in Shoreview, Minnesota. This new, state-of-the-art industrial development features 438,985 square feet of warehouse, tech or manufacturing space with build-to-suit office opportunities.







Excellent  
Visibility & Access  
to I-694



Building Signage  
Opportunities



Multiple Docks &  
Drive-ins



28'  
Clear Height



+/- 50 Acres



**Building 1:**  
187 Parking Stalls

**Building 2:**  
212 Parking Stalls

# AREA DEMOGRAPHICS

(10-mile radius)



**1,004,849**

Population



**466,081**

Total Labor Force



**35**

Median Age





# AREA DEMOGRAPHICS

(10-mile radius)



**\$97,048**

Average Household  
Income



**50,034**

Manufacturing  
Workforce



**23,230**

Transportation/  
Warehousing  
Workforce





## BUILDING I // 148,000 SF



### LEASE RATE

Negotiable



### EST. CAM & TAX

\$3.55 PSF



### AVAILABLE

30,000 SF

Site Acreage	+/- 12.2 acres
Building Dimensions	200' x 750', rear-loaded
Structural Bay Size	Dock bays: 60'-0" x 50'-0", Interior bays: 50' -0" x 50'-0'
Clear Height	28' clear at first column line
Truck Court	130' deep - 60' concrete apron, 70' asphalt driveway
Trailer Parking	Within concrete dock apron
Slab on Grade	6" thick concrete reinforced with Fiber Mesh
Exterior Walls	Pre-cast concrete wall panels (R-28.2 insulation)
Roofing	Ballasted 60 mil EPDM roof system insulated for total R-30
Roof Drain System	Internally piped roof drains located along perimeter walls and overflow drains via outside scuppers
Glass & Glazing	Four (4) main entrances and store front window.
Doors	Seventeen (17) 9' x 10' manual dock doors (more can be added) Two (2) 12' x 14' automatic drive-in doors (more can be added)
Dock Equipment	Dock bumpers, z-guards and foam dock seals
Fire Protection	ESFR class I through class IV encapsulated commodities with a 1,500gpm fire pump
Plumbing	Sanitary sewer and water main along front bay with extensions to the loading dock wall
HVAC	Build-to-Suit
Electrical Service	3,000-amp service at 480/277 V - 3 phase
Warehouse Lighting	Build-to-Suit







**BUILDING II // 150,000 SF**



**SOLD**

**CURRENTLY UNDER  
CONSTRUCTION**





**BUILDING III // 150,000 SF**

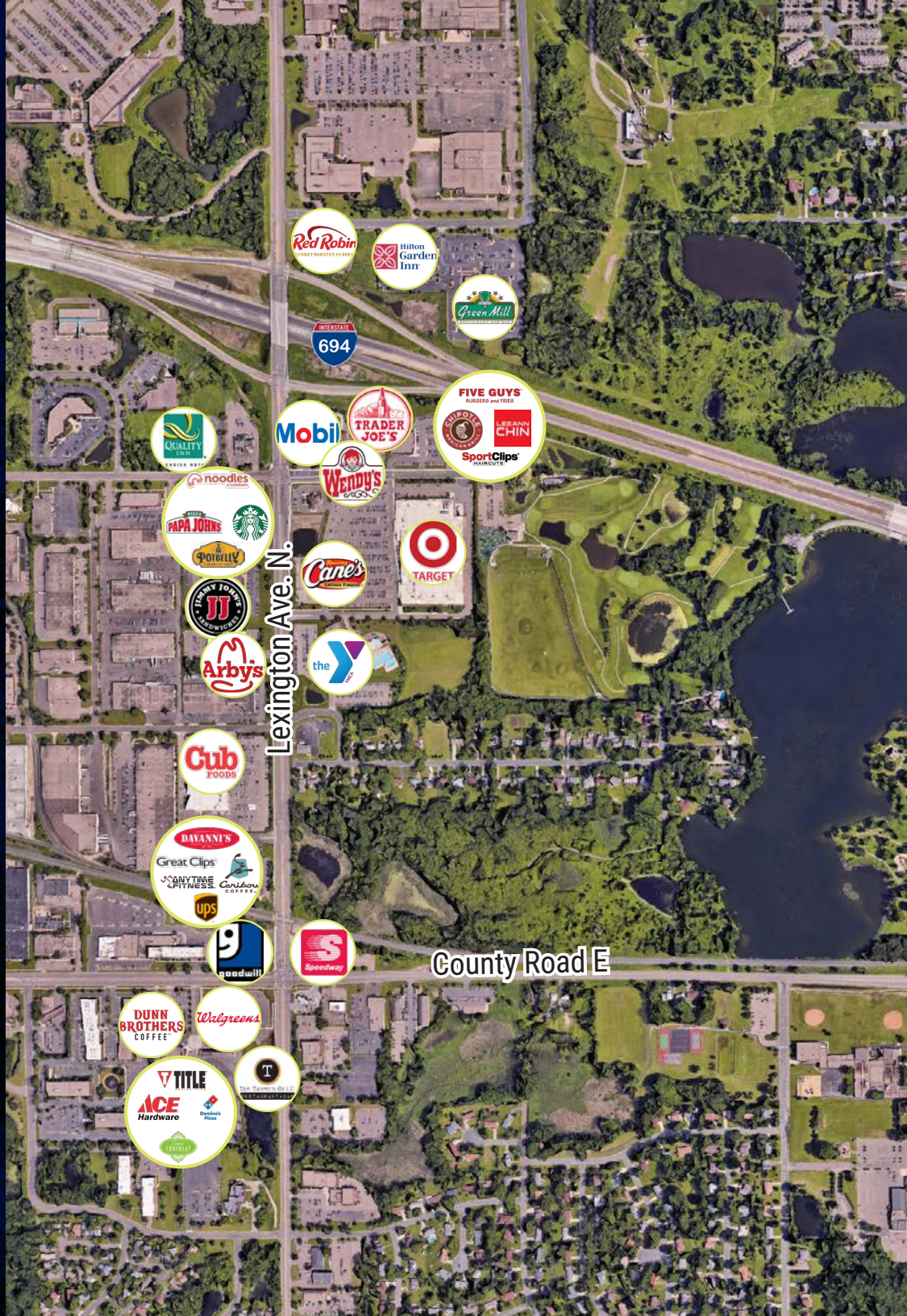


**FULLY LEASED**

**CURRENTLY UNDER  
CONSTRUCTION**



# NEARBY AMENITIES





## DRIVE TIMES



**To 694**

.4 Miles

1 Min



**MPLS**

13.4 Miles

18 Min



**ST. Paul**

8.6 Miles

10 Min



**MSP Airport**

18 Miles

25 Min

Gramsie Road

694

**Development  
Site**

County Road E

694





# SEVEN LAKES

ESTD  2023

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# NEWMARK



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