

NEW CONSTRUCTION FOR LEASE

# Highcrest Distribution Center

2400 TERMINAL ROAD WEST, ROSEVILLE, MN



*Real estate. Real integrity.®*



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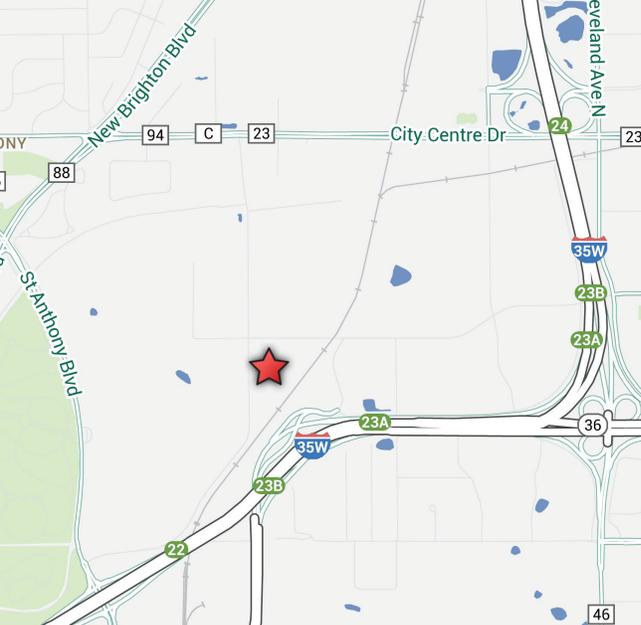
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## FEATURES

- This centrally located business park project offers a short commute to both Minneapolis and St. Paul CBD, the U of M and the Roseville retail trade area including the 1.2 million square foot Rosedale Mall.
- Corporate neighbors include: St. Jude Medical, FedEx, Weyerhaeuser, Old Dutch, Morton Salt and Unisys.
- The current I zoning, (Industrial) is designed primarily for warehousing, manufacturing, assembly and fabrication of materials, and allows for outside storage (with CUP).

## NET RENTAL RATES

\$5.25 PSF + amortized improvements

## 2015 (EST) CAM & REAL ESTATE TAX

\$0.60 PSF Tax

\$0.75 PSF CAM

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\$1.35 PSF Total

# Highcrest Distribution Center

2400 TERMINAL ROAD WEST, ROSEVILLE, MN

## PROPERTY DESCRIPTION

Highcrest Distribution Center is a premier leasing opportunity being developed by Meritex. The property offers a state-of-the-art 129,655 SF industrial center with a rare in-fill location and access to Minnesota Commercial Rail. Benefits of the location include outstanding freeway access to I-35W, State Hwy 36, and State Hwy 280, offering access to all parts of the metro with ease. Additionally, the property is in close proximity to a multitude of retail, restaurant and hotel accommodations in the Roseville trade area.

**CBRE**

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# BUILDING FEATURES

## TOTAL BUILDING SF

129,655 SF

## SPRINKLER SYSTEM

ESFR

## FLOOR THICKNESS

6" depth, slab-on-grade

## LAND AREA

8.73 Acres

## PARKING

93 striped personnel vehicle stalls

## FREEWAY ACCESS

I-35W and State Hwy. 36 via Industrial Blvd. and southbound Hwy. 280 via St. Croix Street

## OFFICE SF

B-T-S

## LOADING

20 Dock doors (9'x10') with concrete dolly pads  
Ability to provide up to 40

## COLUMN SPACING

52' x 60' Speed bay at docks  
52' x 40' Typical  
180' Bay depth

## WAREHOUSE SF

Divisible to 30,000 SF

Every dock equipped with 30,000 lb. manual rite-hite leveler  
Ability to provide 4 drive-in doors (12' x 14')

## POWER

1200 Amp, 277/480 V, 3 Phase

## CLEAR HEIGHT

32'

## FIBER

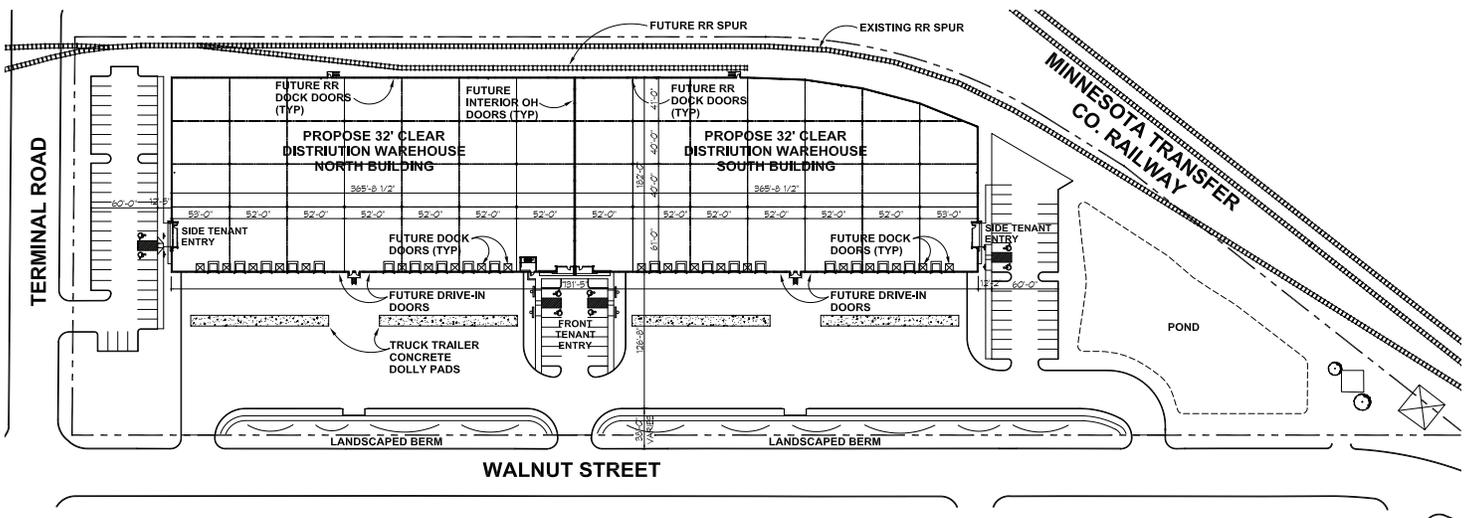
Available, currently in Walnut Street

## RAIL SERVICE

Minnesota Commercial Railway

## YEAR BUILT

4th Quarter 2014





HIGHCREST DISTRIBUTION CENTER, 2400 TERMINAL ROAD WEST, ROSEVILLE, MINNESOTA

## CONTACT US

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