



Colliers



Interstate South Logistics Park - Building II

9875 217th Street West, Lakeville MN 55044

New Construction

Ryan Krzmarzick CCIM, SIOR
Executive Vice President
+1 952 897 7746
ryan.k@colliers.com

Evan Molde
Associate Vice President
+1 952 897 7776
evan.molde@colliers.com

1600 Utica Ave S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700
colliers.com



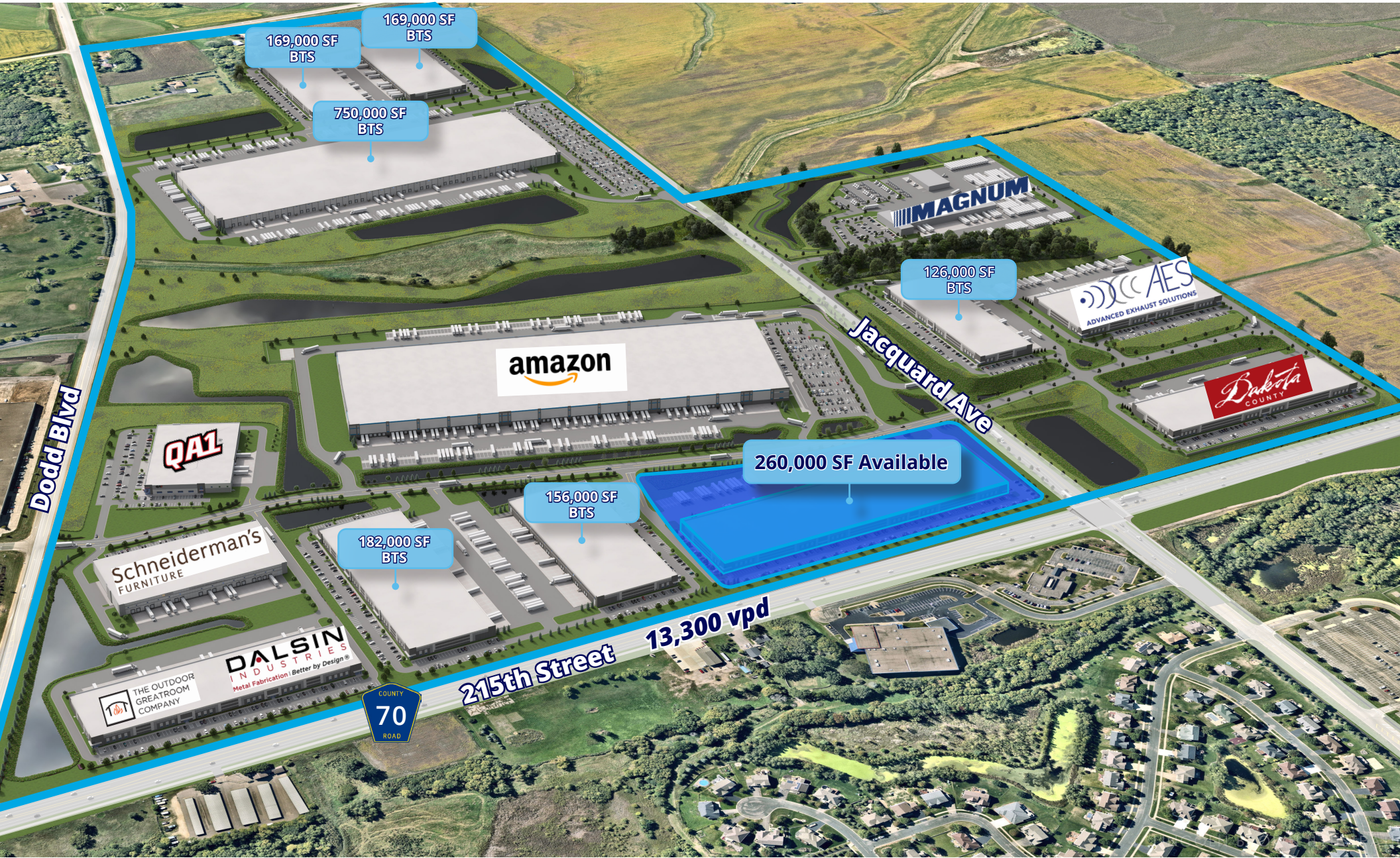
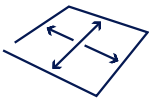
Opportunity

Interstate South Logistics Park is a 330-acre industrial development with flexibility to accommodate industrial users of all sizes. Seven buildings occupied by Schneiderman's Furniture, Amazon, Magnum Trucking, Dalsin Industries, Outdoor GreatRoom, QA1 Precision Products, Dakota County and Advanced Exhaust Solutions were recently developed along with a road with utilities brought through the business park connecting CR 70 (recently upgraded to a 4 lane divided road), Jacquard Ave and Dodd Blvd via 217th Street West allowing for multiple access points and an accelerated delivery timeline for future buildings. This premier site is well positioned with easy access to Interstate 35, great visibility to CR 70 & Dodd Blvd, and is located in one of the fastest growing communities in Minnesota.

In addition, the overall park has been master planned to provide over 3,200,000 square feet of first-class Multi-Tenant and Build-to-Suit solutions. We can offer a variety of flexible solutions to meet market needs of any industrial use, including trailer parking and outdoor storage.

Interstate South Logistics Park II, is a 260,000 SF state-of-the-art modern office warehouse facility equipped with ample dock doors and drive-ins, 32' clear height, an ESFR sprinkler system, and trailer parking.

Property Overview



Building II Specifications



Building Site

- 260,000 SF

Available

- 260,000 SF (13,000 SF bay size)

Net Rental Rate

- Negotiable

Loading

- 29 dock doors (more can be added)
- 2 drive-in doors (12' x 14')
 - Dock doors will be equipped to meet tenant specifications
 - Ability to add more

Clear Height

- 32'

Dimensions

- 50' x 50' Column Spacing
- 60' Speed Bay
- 260' Building Depth

Zoning

- I-1; Light Industrial

Truck Court

- 130' Depth
- 60' Concrete Apron

Parking

- 391 stalls
- Ability to increase parking

Trailer Parking

- Ability for 64 stalls

Lighting

- Tenant specs

Sprinkler

- ESFR

Electrical

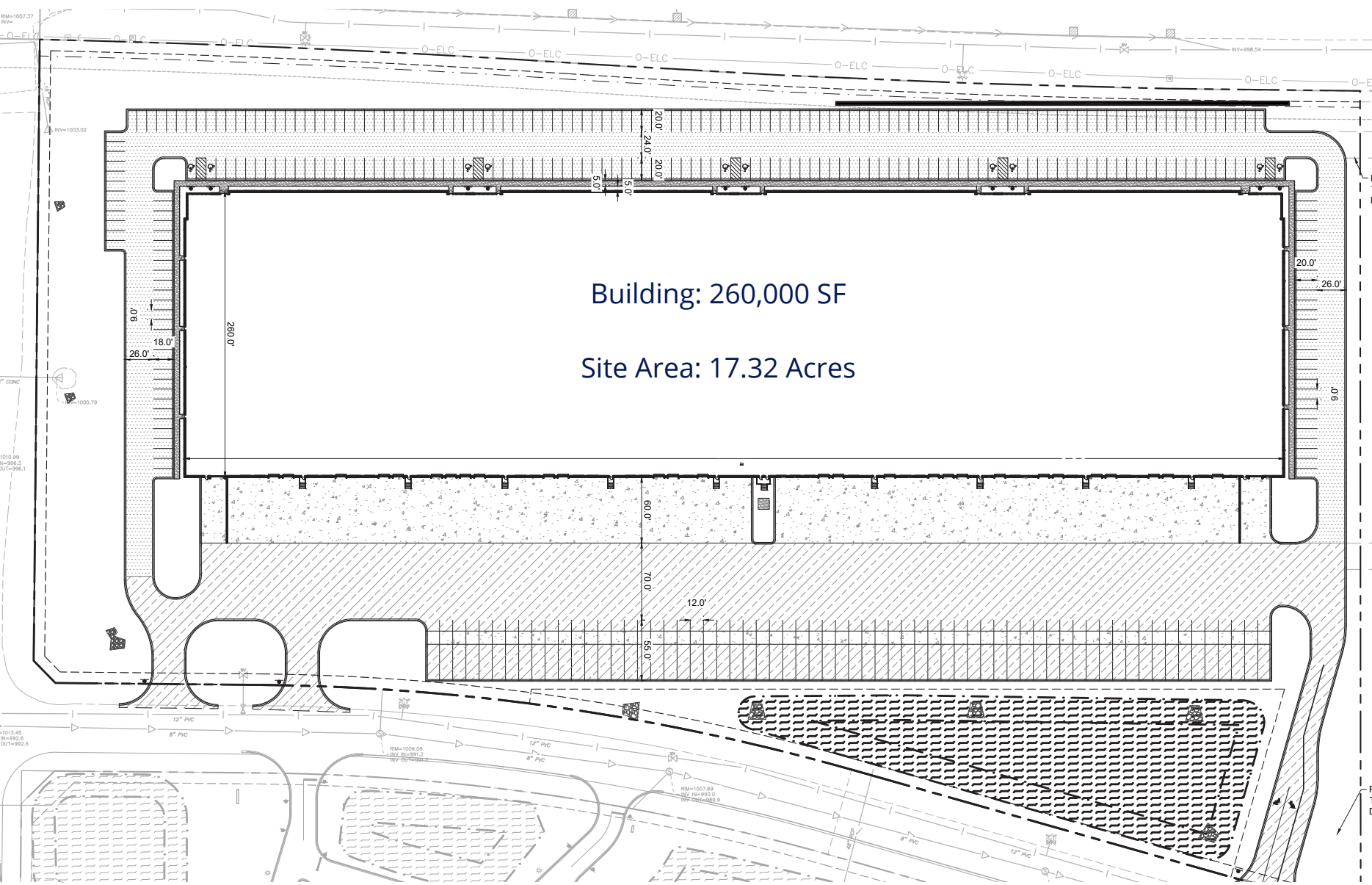
- 3,000 amp
- 480/277 volt
- 3-phase

Additional BTS Opportunities

- 100,000 - 1,000,000 SF
- 10 - 90+ Acres



Building II Plan



Building II Highlights

Total Development

- 20,000 - 3,200,000 SF
- 10-330 acres
- 24'-38' clear height
- Dock and drive in loading
- Trailer storage

Site Details

- I-1 Light Industrial zoning
- Regional ponding
- Site served by public utilities
- Incentives available
- Flexibility in site design
- CR 70 upgraded to 4 lane divided road

Drive Times

- 2 minutes to Interstate 35
- 15 minutes to Interstate 494
- 2 minutes to Airlake Airport
- 25 minutes to Minneapolis-St. Paul International Airport
- 60 Minutes to Interstate 90

← 35 1.9 Miles or 2 Minutes



**Conceptual plan only - Ability to modify based on user requirements*

Drive Times



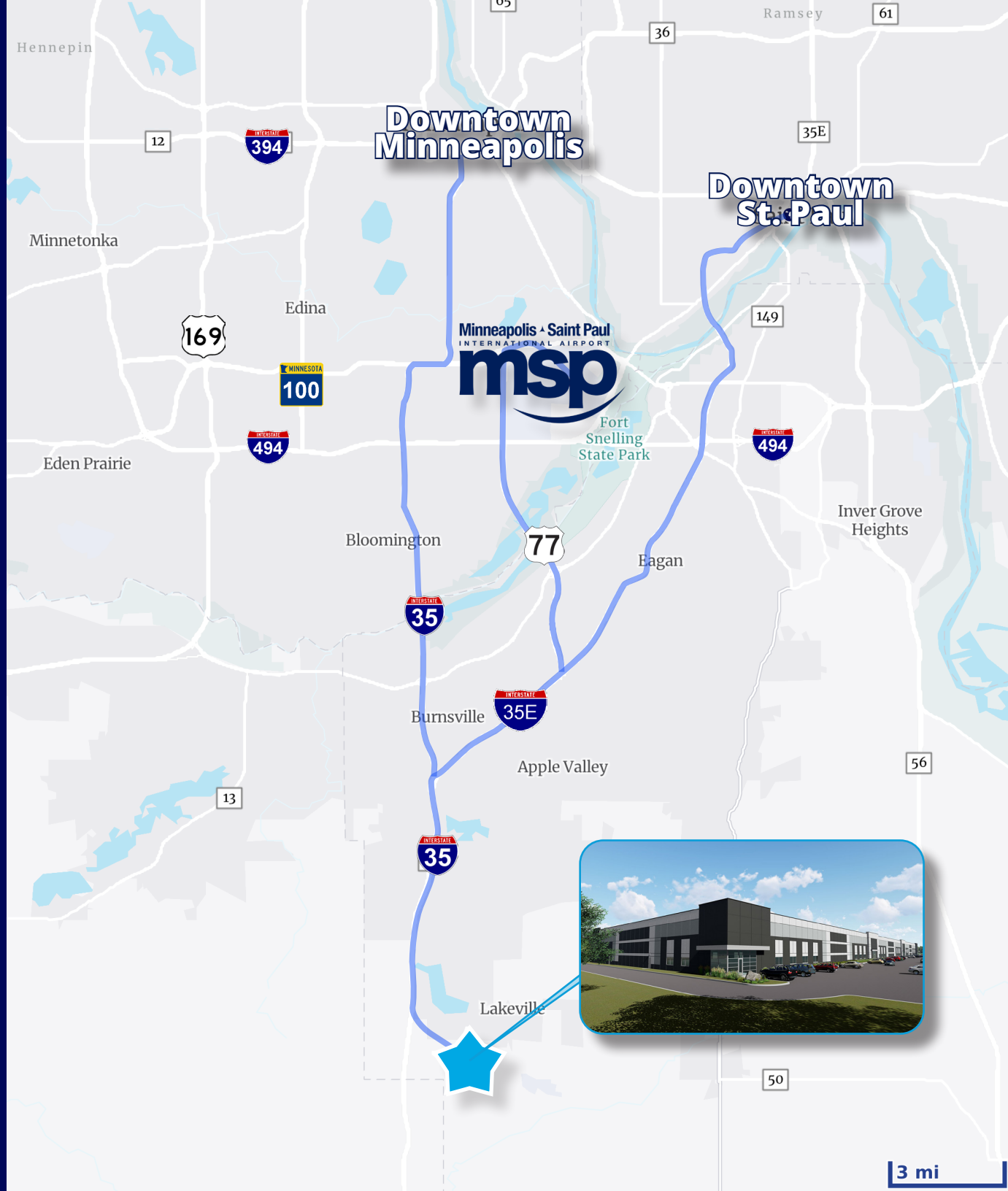
Downtown Minneapolis
28 minutes - 26.1 miles



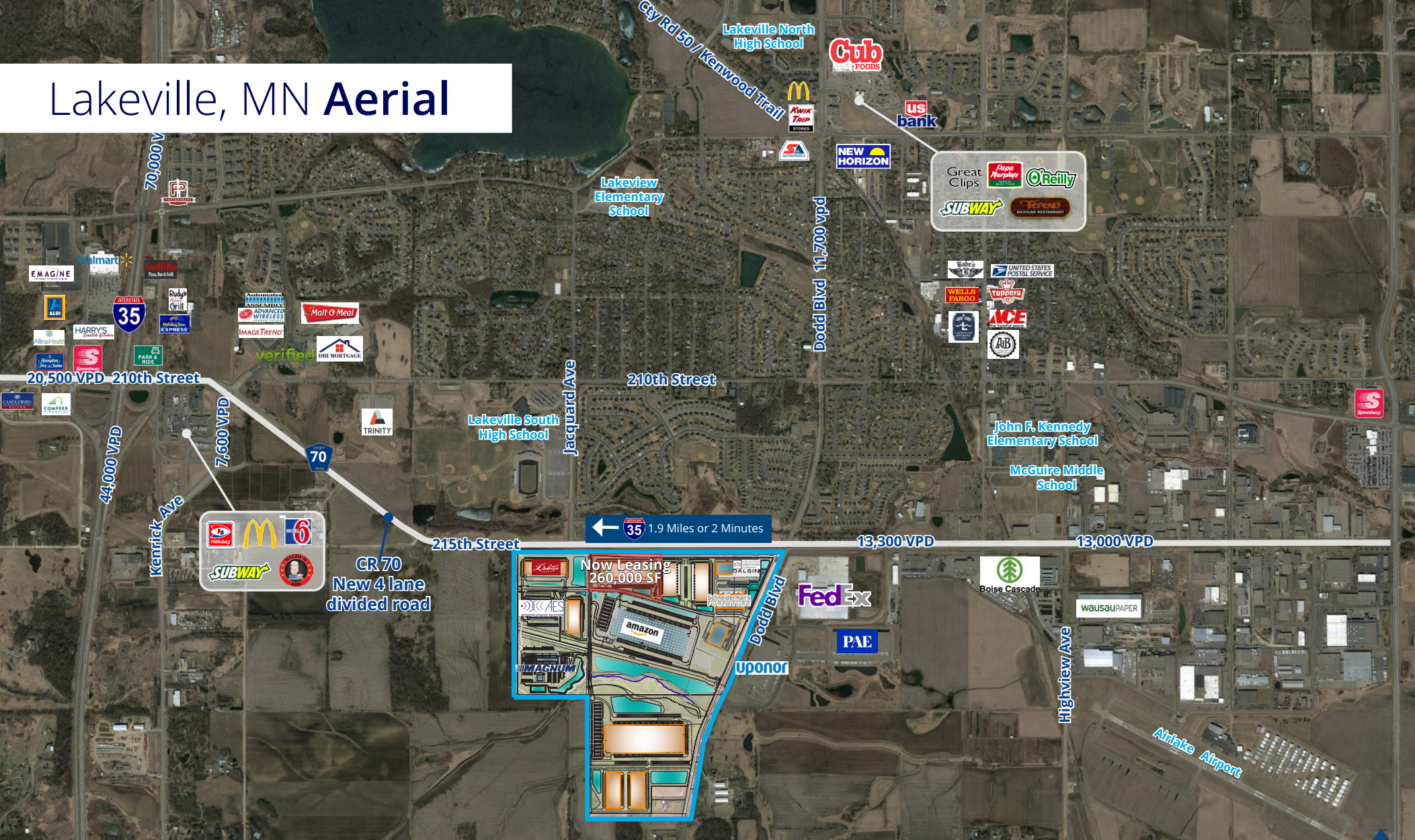
Downtown St. Paul
30 minutes - 27.8 miles



Minneapolis-St. Paul Airport
26 minutes - 24 miles



Lakeville, MN Aerial



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