# LAKEVILLE 35 LOGISTICS CENTER

21300 Juniper Way, Lakeville, MN

## FOR LEASE

**Completion - December 2025**

Likewise Partners | CUSHMAN & WAKEFIELD

# A PREMIER OPPORTUNITY
IN LAKEVILLE

## PHASE I SPECS

SITE AREA:
**15.97 acres**

BUILDING AREA:
**189,678 GSF**

AVAILABLE SPACE:
**147,320 SF**

DIVISIBLE:
**21,000 SF**

BUILDING DEPTH:
**210'**

AUTO PARKING:
**226 stalls**

DOCK DOORS:
**14 doors**

DRIVE-IN DOORS:
**4 doors**

CLEAR HEIGHT:
**32'**

COLUMN SPACING:
**50' x 50'**

SPEED BAY:
**60'**

FIRE PROTECTION:
**ESFR**

TRAILER PARKING:
**46 stalls**

## PHASE II SPECS - BUILT TO SUIT

SITE AREA:
**14.9 acres**

BUILDING AREA:
**170,000 GSF**

DIVISIBLE:
**40,000 SF**

## RATES

NEGOTIABLE

### EST TAX & CAM PSF

2026 RE TAX $0.02 CAM $1.10
2027 RE TAX $1.25 CAM $1.17
2028 RE TAX $2.25 CAM $1.20

# PHASE I
## SHELL DESCRIPTION

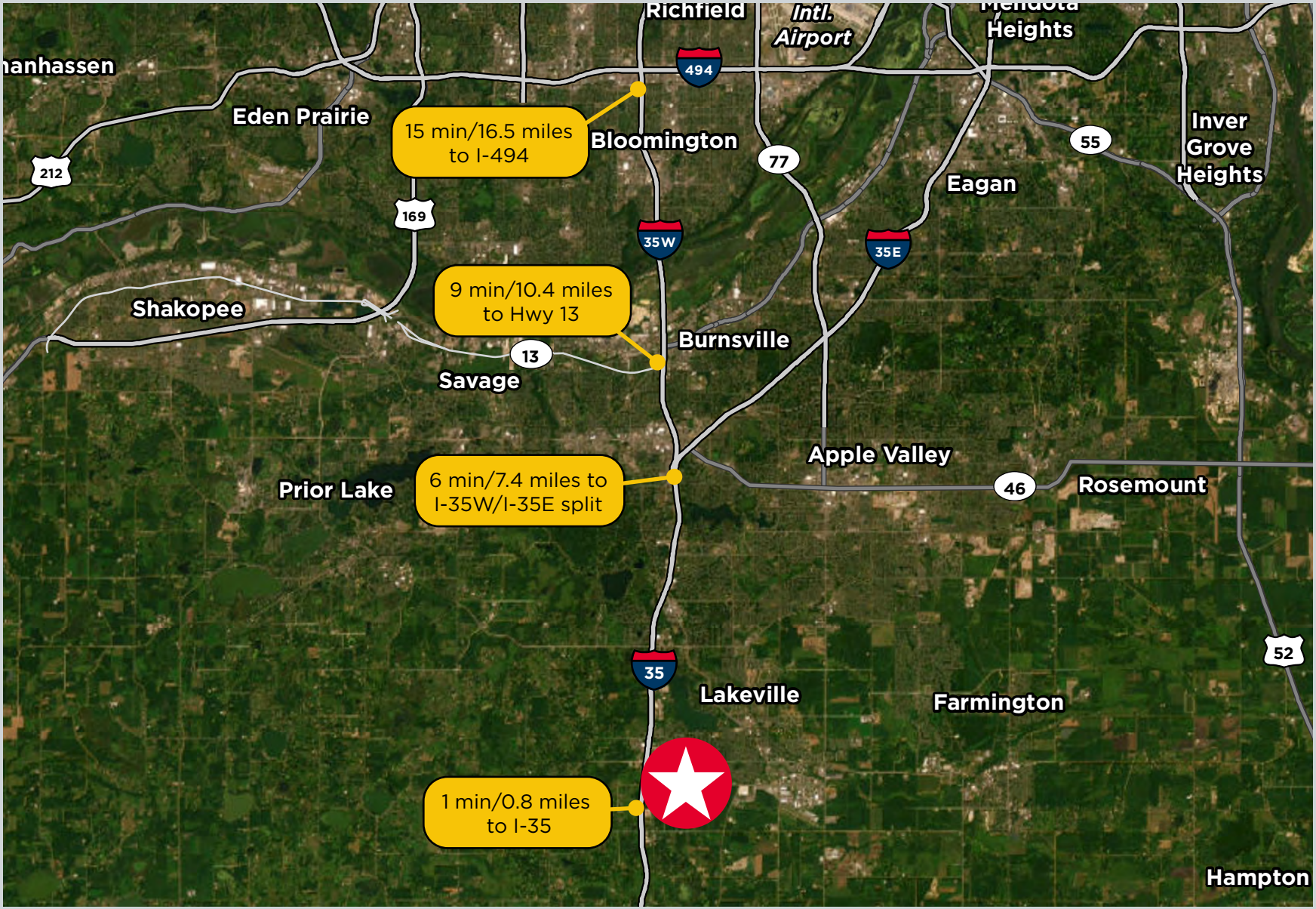
| | |
|---|---|
| BUILDING AREA: | 189,678 GSF |
| DIVISIBLE: | 21,000 SF |
| SITE ACREAGE: | 15.97 Acres |
| BUILDING DIMENSIONS: | 900 x 210 |
| SPEED BAY: | 60’ |
| COLUMN SPACING: | 50’ x 50’ |
| CLEAR HEIGHT: | 32’ |
| TRUCK COURT: | 46 stalls |
| AUTO PARKING: | 226 stalls |
| TRAILER PARKING: | 46 stalls |
| FOUNDATIONS: | Concrete reinforced strip footings |
| SLAB ON GRADE: | 7” thick unreinforced concrete |
| EXTERIOR WALLS: | Precast concrete wall panels |
| STRUCTURAL STEEL: | 30” & 32” K-series steel bar joists on WF beams |
| STRUCTURAL ROOF: | 1 1/2” x 20 Ga. metal roof deck |
| ROOFING: | Ballasted Roof R30 - 45 mil EPDM membrane |

| | |
|---|---|
| GLASS & GLAZING: | 3 main entrances with storefront |
| DOCK DOORS: | 14 doors |
| DRIVE-IN DOORS: | 4 drive-in doors |
| WAREHOUSE LIGHTING: | LED with 30-foot candle |
| ZONING: | OP Office Park / Industrial allowed by Conditional Use Permit |
| ACCESS: | Highway 70 exit on I-35 |
| FIRE PROTECTION: | ESFR |
| PLUMBING: | Sewer and water running full length of building 30’ back from front wall |
| HVAC: | Gas-fired unit heaters to maintain 50 degrees Fahrenheit |
| ELECTRICAL SERVICE: | 3,000 amps, 480/277V 3 phase |
| WAREHOUSE LIGHTING: | Motion sensored, high bay LED lights |
| OWNERSHIP ENTITY: | LPDC LLC dba Likewise Partners |
| MARKET / SUBMARKET | Minneapolis / South Central |
| ANTICIPATED TIMELINE | • May 2025 construction start<br>• December 2025 completion |

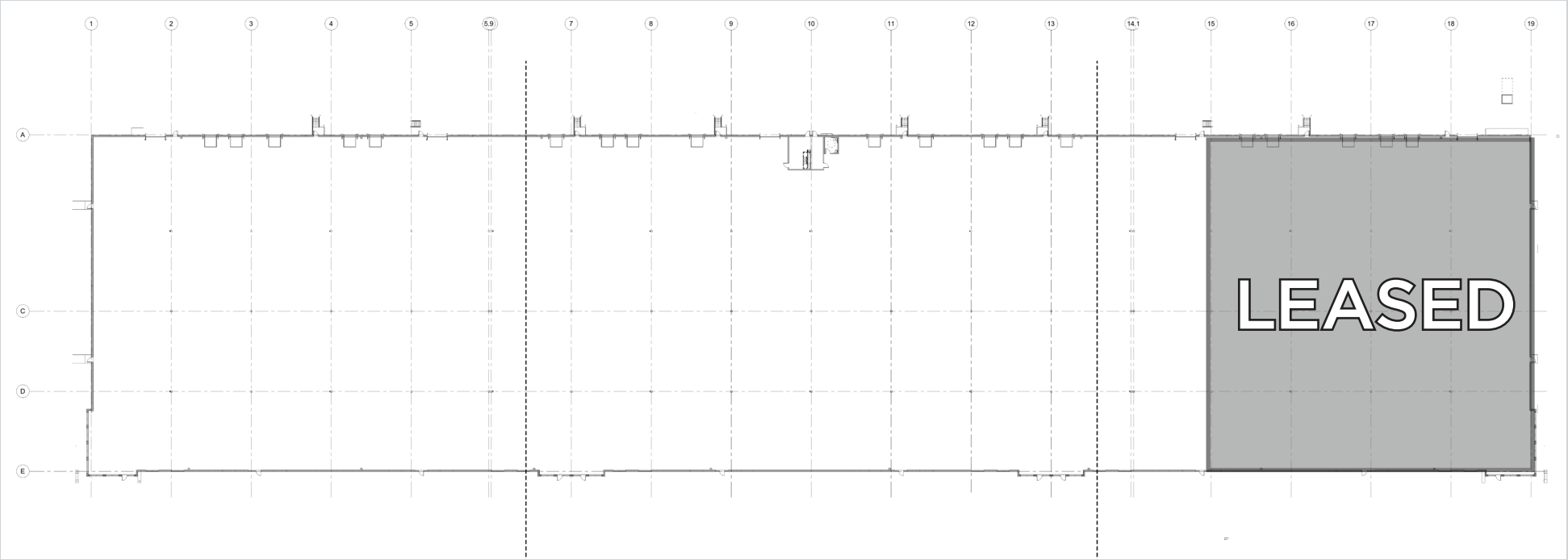
# LOCATION
## AERIAL

# PHASE I
## SITE PLAN

# DRIVE-TIME
## AERIAL

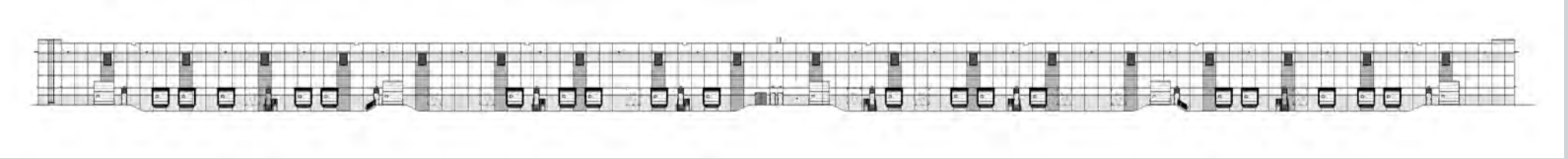


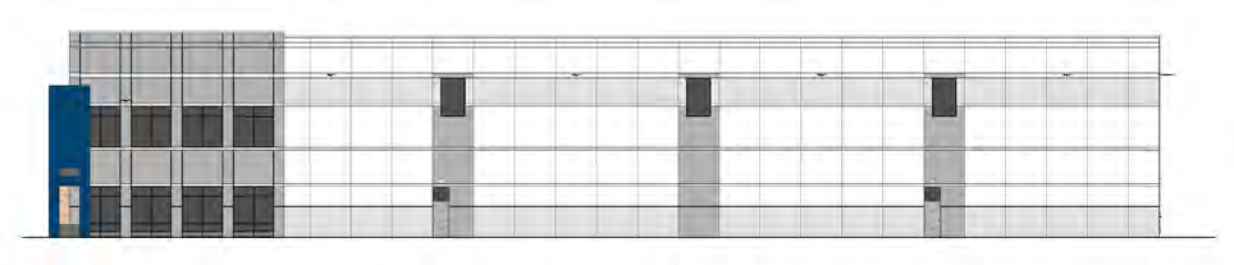
# **PHASE I**
# FLOOR PLAN

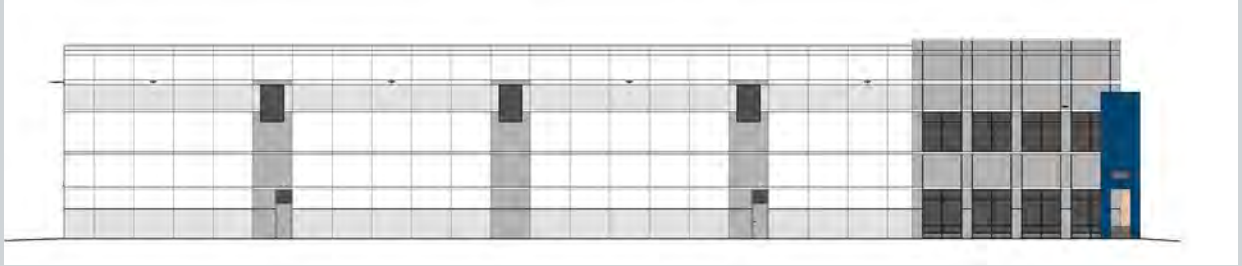


# **PHASE I**
# RENDERINGS

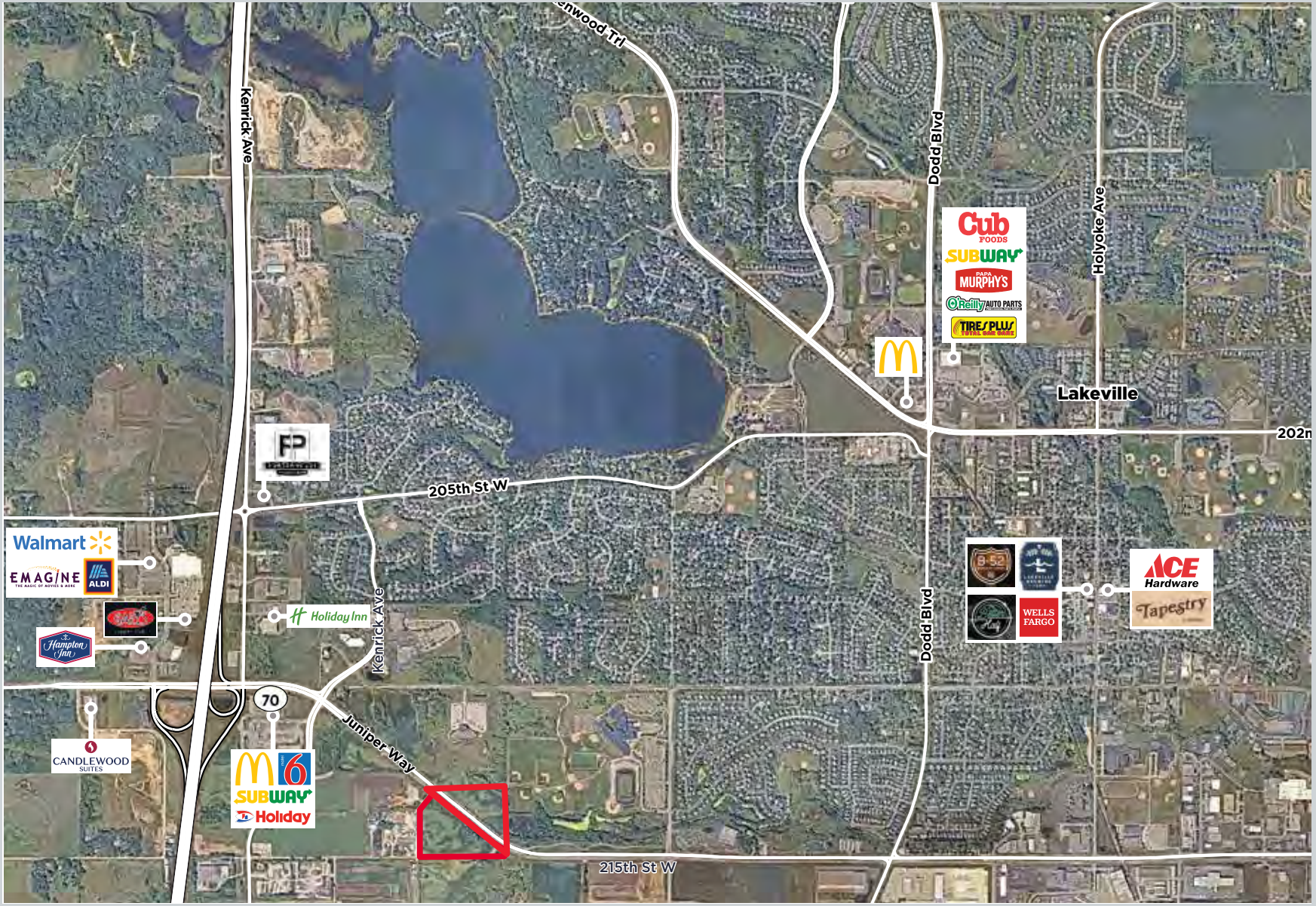
# **PHASE I**
# ELEVATIONS



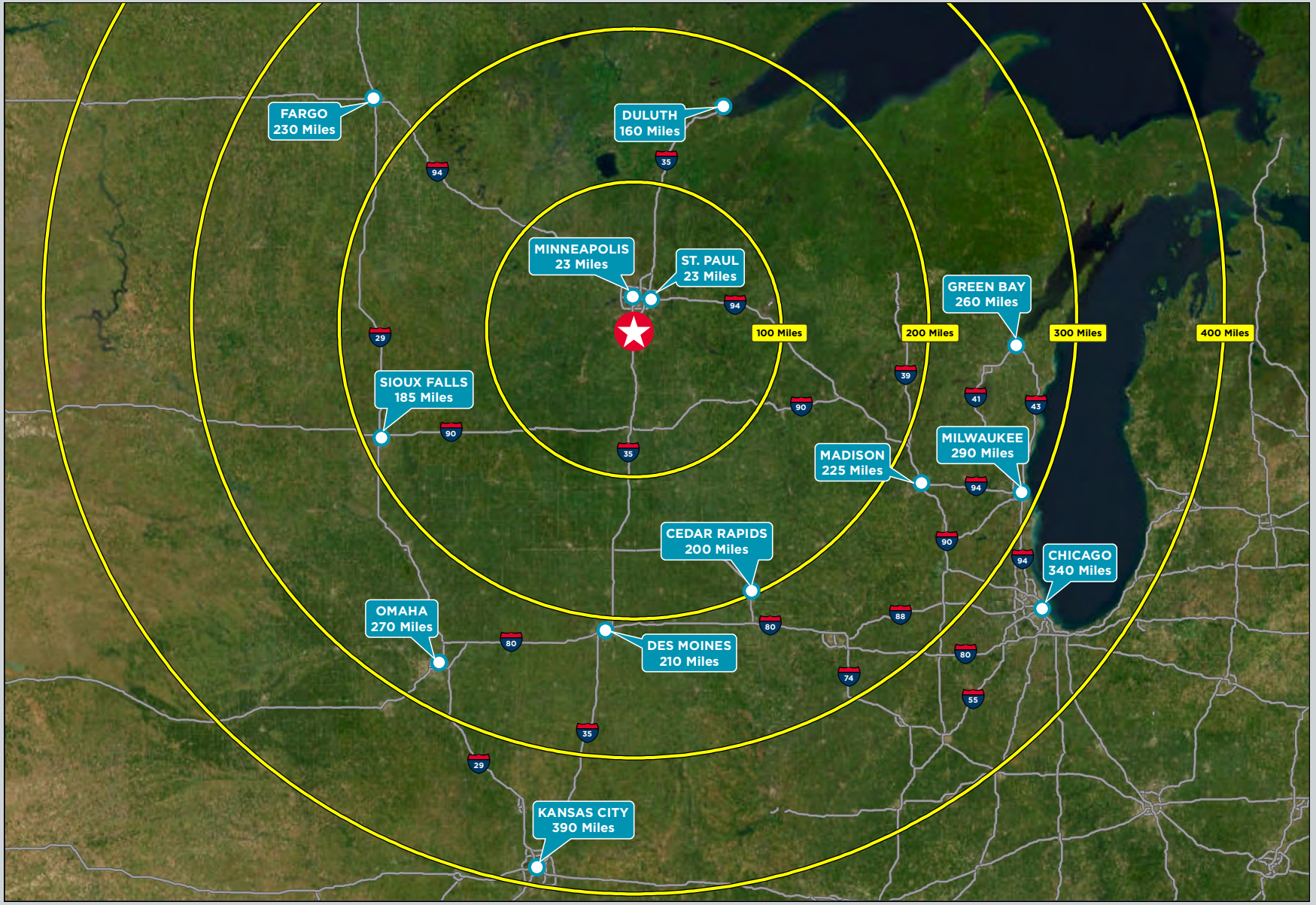




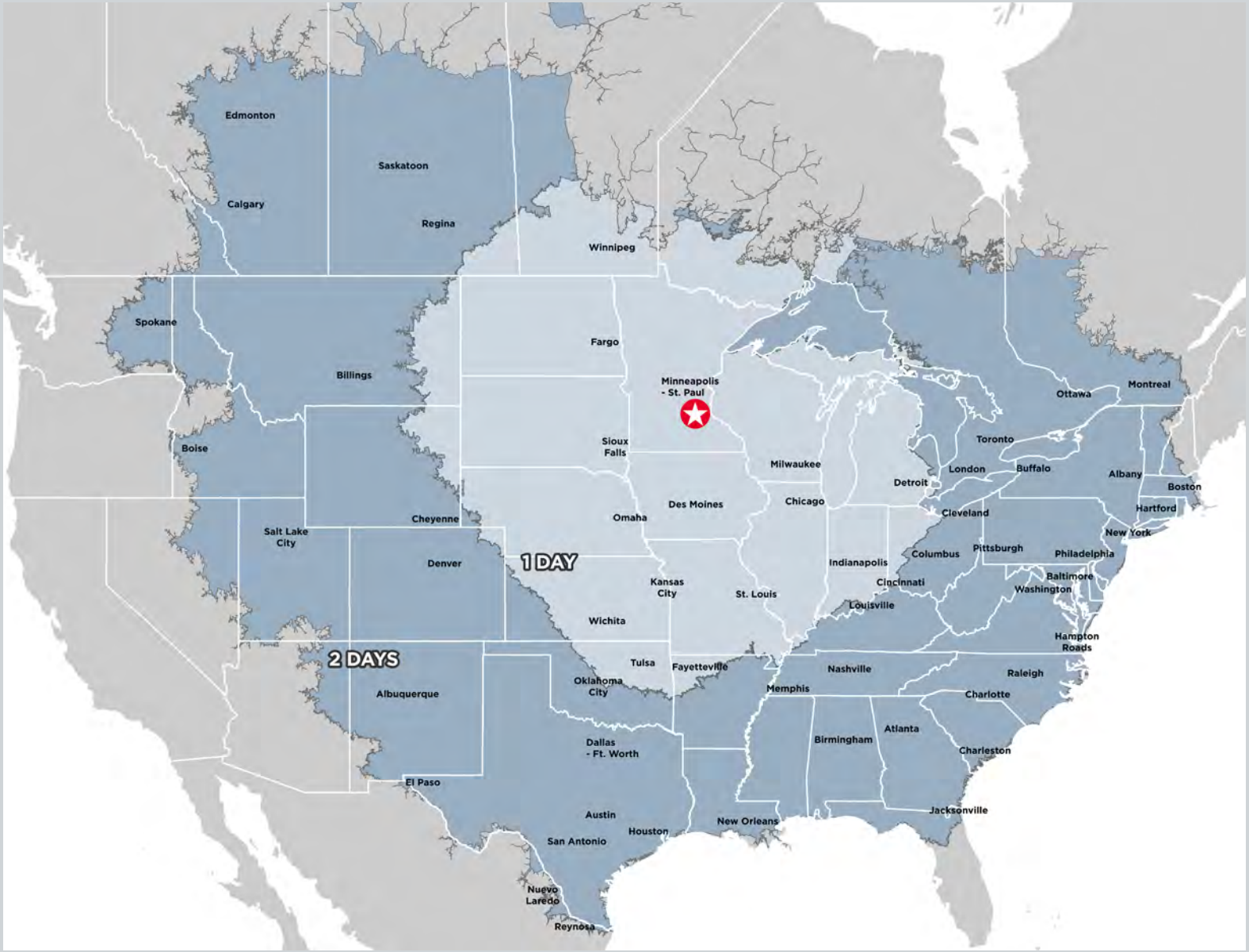
# **LOCAL**
# AMENITIES



# LOCATION
## REGIONAL REACH



# LOCATION
## NORTH AMERICAN TRUCKING REACH



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