

AVAILABLE FALL 2026

I-94 & Manning Business Center

300 Maple Court S, Afton, MN 55001



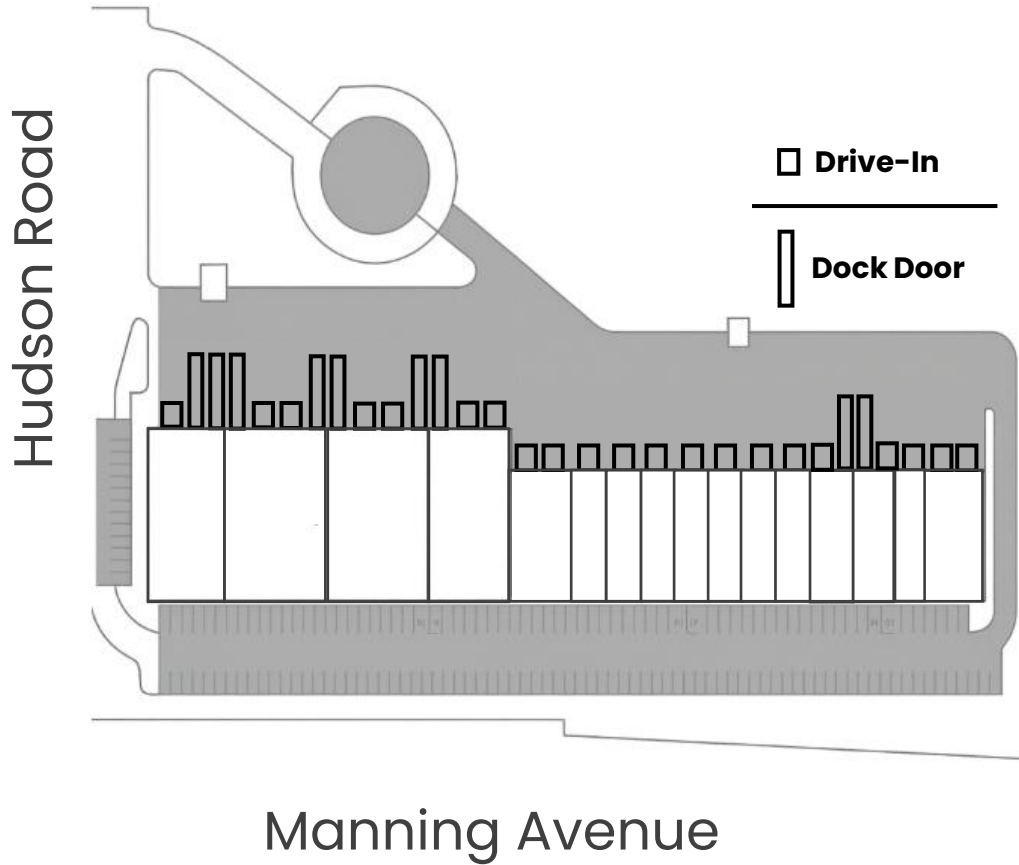
Small Bay Industrial Warehouse

4,800 – 91,753 SF

Contact Mark Young: (651) 233-2435



SITE PLAN



TOTAL BUILDING SF	125,460 SF
LEASE RATE PSF/YR, NNN	Negotiable
EST. TOTAL OPEX PSF/YR	\$1.50 PSF
SF AVAILABLE FOR LEASE	4,800-91,753 SF
AVAILABLE FOR OCCUPANCY	Fall 2026
CONSTRUCTION	Precast concrete w/ Steel Frame
CLEAR HEIGHT	24'
DOCK DOORS W/ LEVELERS	9
DRIVE-INS	21
COLUMN SPACING	40', 50', 60'
BUILDING DIMENSIONS	40'x120', 50'x160'
PARCEL NUMBER	06.028.20.23.0003
LAND	24.52 Acres
ZONING	Industrial, I-1C
PARKING	234 Spaces
OUTDOOR STORAGE	Ancillary Outdoor Storage Available

FOR LEASE | I-94 & Manning Business Center
 Mark Young 651-233-2435

LOCATION



15 Minutes
East of
St. Paul

10 Minutes
West of
Wisconsin

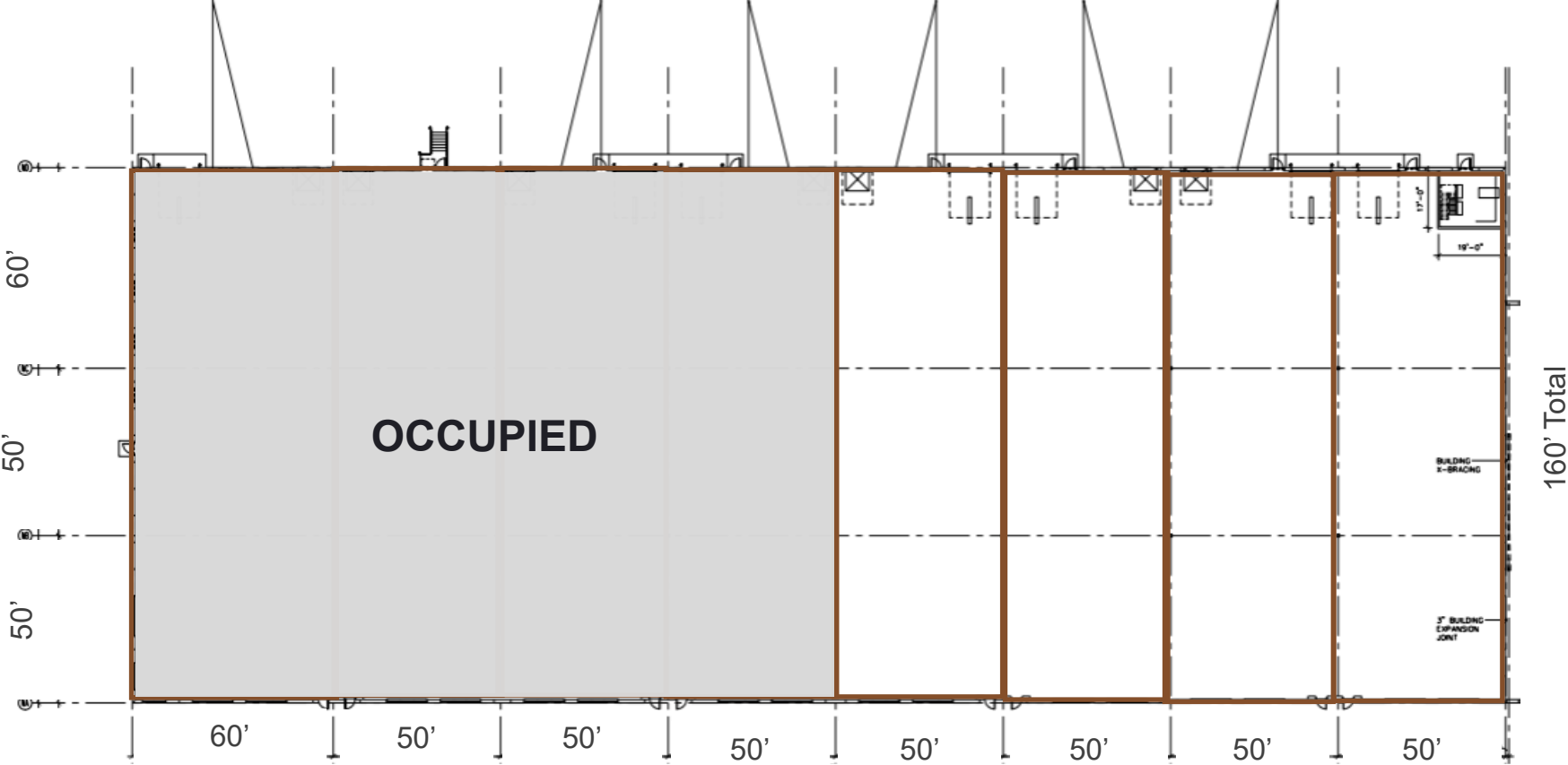
30 Minutes
East of
Minneapolis

Located on
Interstate 94
Exit

Near
694/494
Interchange

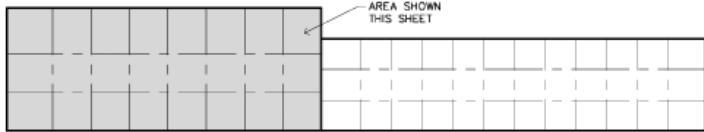
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FLOOR PLAN - NORTH END



8,000 – 31,893 SF AVAILABLE

-  7 Drive-In's
-  7 Dock's

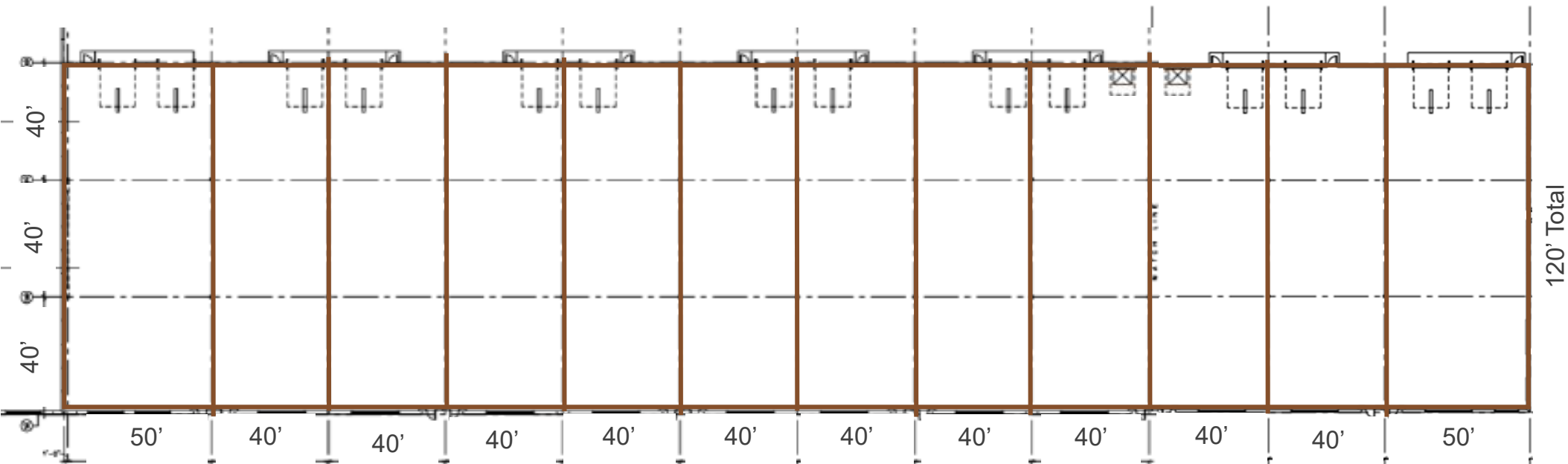


NORTH


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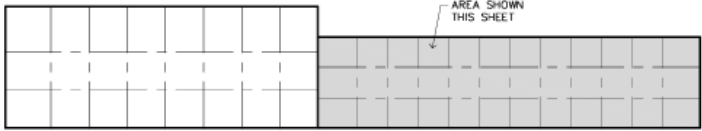


FLOOR PLAN - SOUTH END



4,800 - 44,400 SF AVAILABLE

 14 Drive-In's |
  2 Dock's



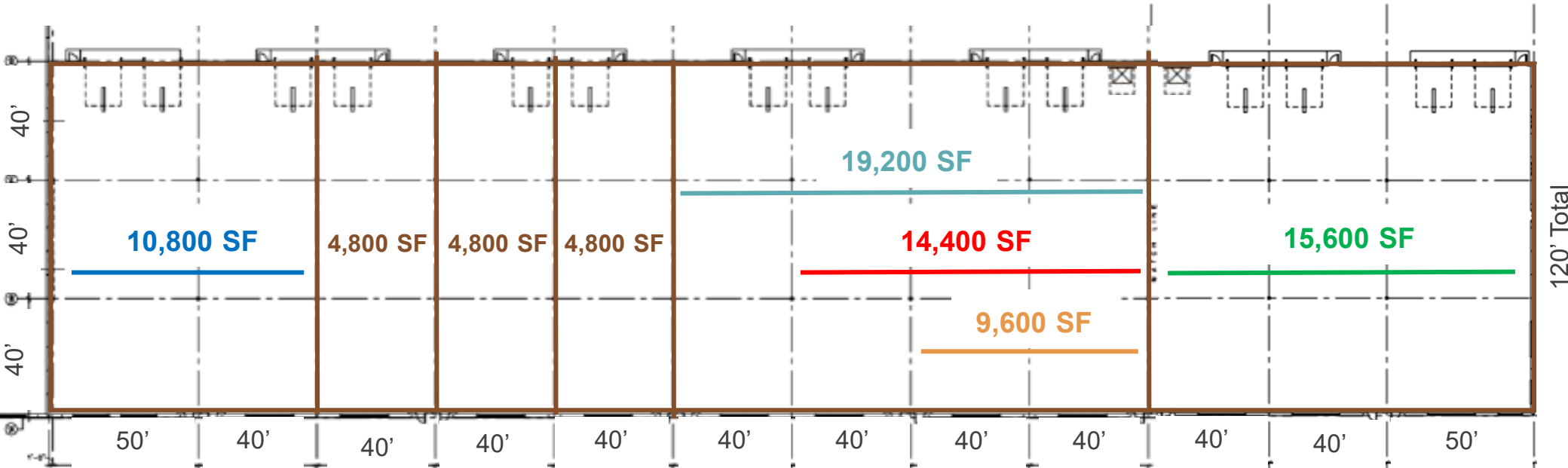
NORTH


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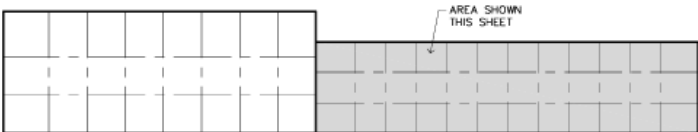
FLOOR PLAN - SOUTH END

DEMISABLE OPTIONS



4,800 - 44,400 SF AVAILABLE

14 Drive-In's | 2 Dock's



NORTH
←

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NEARBY AMENITIES



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DEMOGRAPHICS



POPULATION
(2025)

81,853

MEDIAN HH
INCOME (2025)

\$167,294

UNEMPLOYMENT
RATE

1.27%

DAILY I-94
TRAFFIC

164,000 Cars

DAILY
694/494 TRAFFIC

190,000 Cars

FOR LEASE | I-94 & Manning Business Center
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UNDER CONSTRUCTION!



FOR LEASE | I-94 & Manning Business Center
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CONTACT

Mark Young

Senior VP of Sales & Leasing

651-307-2371

myoung@crossroadsproperties.net

Zac Houle

VP of Sales & Leasing

651-248-7567

zhoule@crossroadsproperties.net



Crossroads Properties

7250 Hudson Blvd N, Oakdale, MN 55128

O: 651-731-0708

www.crossroadsproperties.net