



Likewise at 205A

12900 44th Court NE
Saint Michael | MN

251,600 SF For Sale/Lease



CBRE

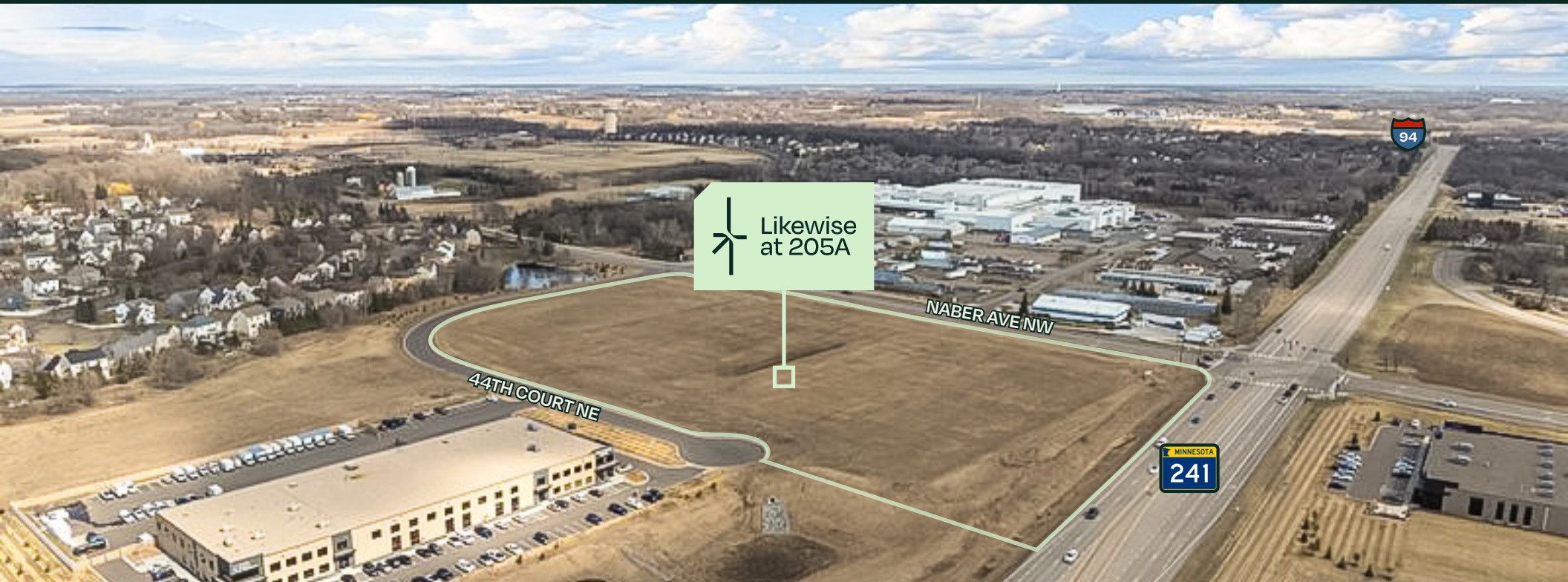
Likewise Partners

Pad Ready. Growth Ready.

Strategically positioned at the heart of opportunity just minutes from I-94 and located in the bustling St. Michael neighborhood, **Likewise at 205A** offers premier industrial space with unparalleled access to Minneapolis and St. Cloud. Expand your workforce, expand your reach – all within a thriving, rapidly developing community.

BUILDING HIGHLIGHTS

- 60,000 – 251,600 SF available
- BTS Dock and Drive-in Loading
- Trailer Parking Available
- 1.5 miles to I-94 and the State Highway 241 Interchange with excellent uncongested access
- 2.5 miles to I-94 and Highway 101 in Rogers
- Easily accessible to Minneapolis, St. Paul, Ostego, and Elk River via major roadways



Building Specifications

TOTAL BUILDING SF

→ 251,600 SF

SITE AREA

→ 13.44 Acres

CLEAR HEIGHT

→ Up to 40' Clear

COLUMN SPACING

→ 50' x 54' (flexible)

DOCK DOORS

→ BTS

BUILDING DIMENSIONS

→ 810' x 310'

CAR PARKING

→ 1.15 per 1,000 SF (expandable)

OFFICE SF

→ BTS

DRIVE-IN DOORS

→ BTS

TRAILER PARKING

→ AVAILABLE

CONSTRUCTION OVERVIEW



FIRE PROTECTION SYSTEM

60 mil Ballasted EPDM over
R-30 Insulation



R-VALUE

R-30



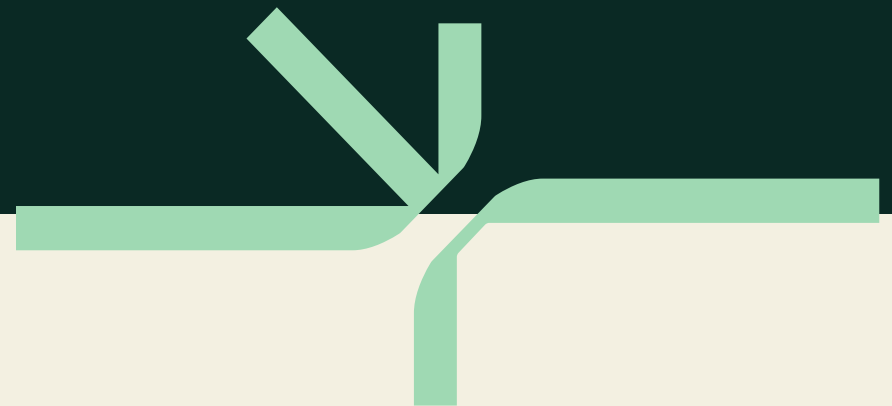
ROOF TYPE

60 mil Ballasted EPDM
over R-30 Insulation

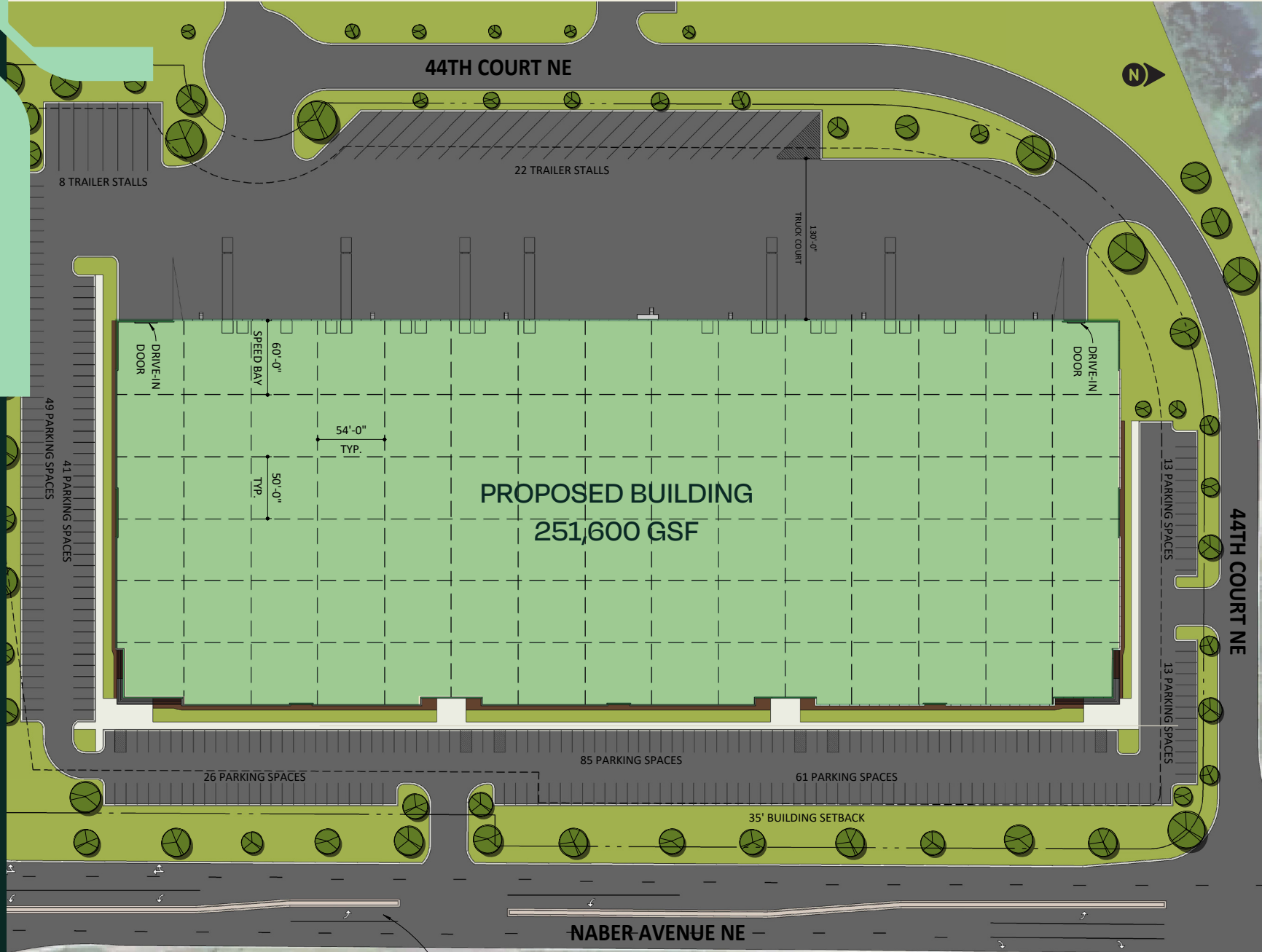


INTERIOR LIGHTING

High Bay LED Fixtures with
Motion Sensors



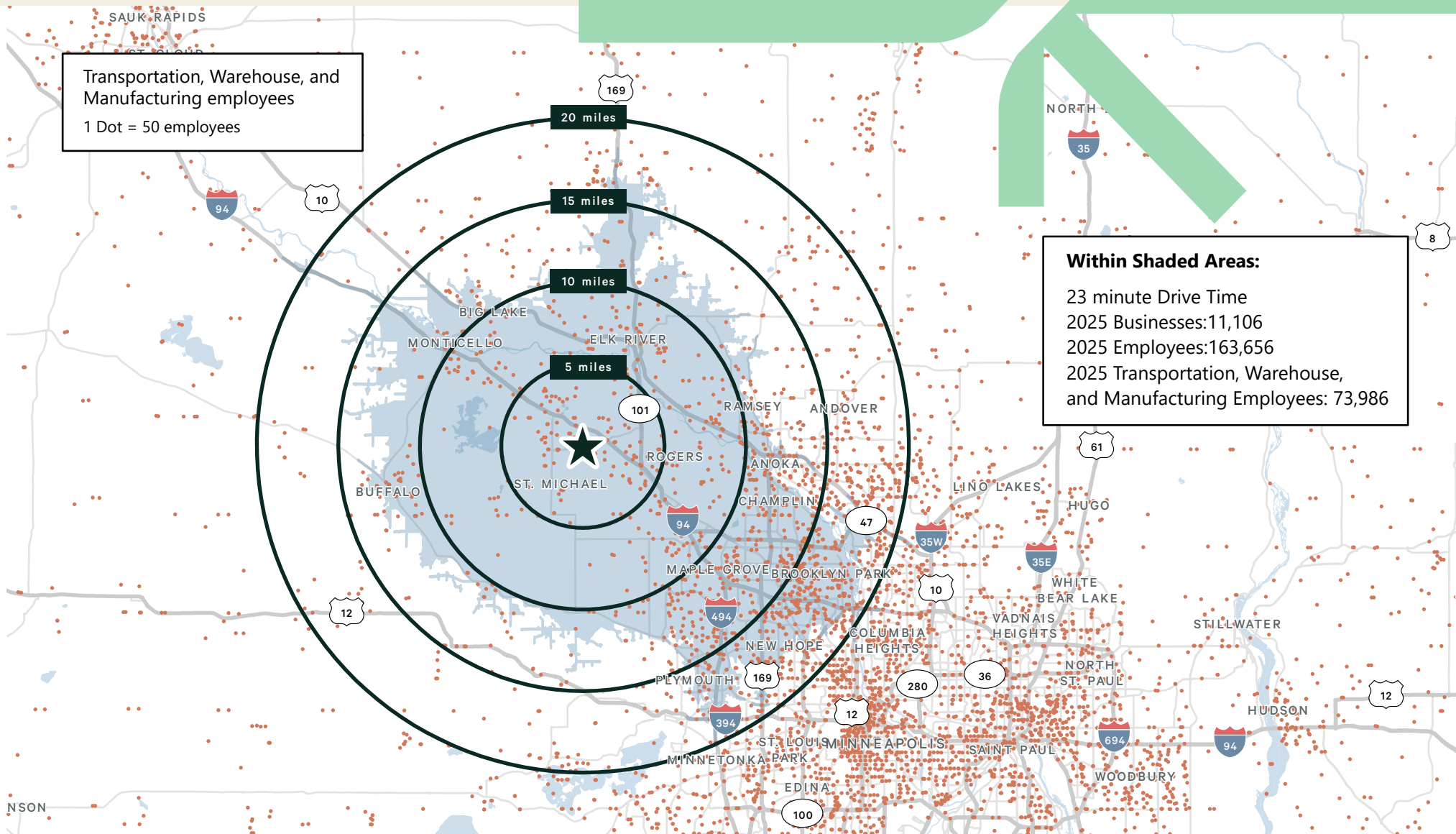
Site Plan



Likewise
at 205A

Strategic Reach in Location & Labor Pool

Likewise
at 205A



Unrivaled Access

30
Min

TO MINNEAPOLIS



35
Min

TO ST. PAUL



40
Min

ST. CLOUD



40
Min

TO MSP AIRPORT



The St. Michael Advantage



This strategically located development offers the ideal foundation for growth, with the flexibility to build up to 251,600 SF for sale or lease.

Benefit from significant operational savings from historically lower taxes in Wright County versus Hennepin County.

Tap into a robust workforce, rich with skilled technicians and manufacturing professionals, in a young, vibrant community (with a median age of 38.5 years) that is supportive of business.

WITHIN 20 MILES



- 916,100 people
- 623,352 people aged 25 and above
- 41.1% of people hold a bachelor's degree or higher
- 344,500 households
- \$139,100 average household income
- 27,605 businesses
- 388,853 businesses

JOIN THE RANKS OF SUCCESSFUL COMPANIES ALREADY
THRIVING ALONG THE 241 CORRIDOR, INCLUDING:





Likewise at 205A

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LEASING CONTACTS



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