

# PARK 35E



MULTI-PHASE DEVELOPMENT WITH GREAT FREEWAY VISIBILITY  
STRATEGICALLY LOCATED ALONG 35E BETWEEN HIGHWAY 96 AND CR J

AVAILABLE 2026



VIEW DRONE  
FOOTAGE



# SITEPLAN

5124 Centerville Road  
White Bear Township, MN

## SIGNIFICANT SIGNAGE ON I-35E WITH 65,000 VPD



# BUILDING SPECIFICATIONS

**Location** 5124 Centerville Rd, White Bear Township, MN 55127

Building Size 149,248 SF

Available SF 20,000 SF - 149,248 SF

Clear Height 32'

Column Spacing 50' x 50' with a 60' Speed Bay

Truck Court Rear loaded, 60' deep asphalt with a 60' deep concrete

Car Parking 169 stalls (expandable)

Loading 15 dock doors | 2 drive-ins (expandable)

Fire Protection ESFR

HVAC Gas-fired unit heaters to maintain 50 degrees fahrenheit each unit heater controlled by individual thermostat ventilation per code

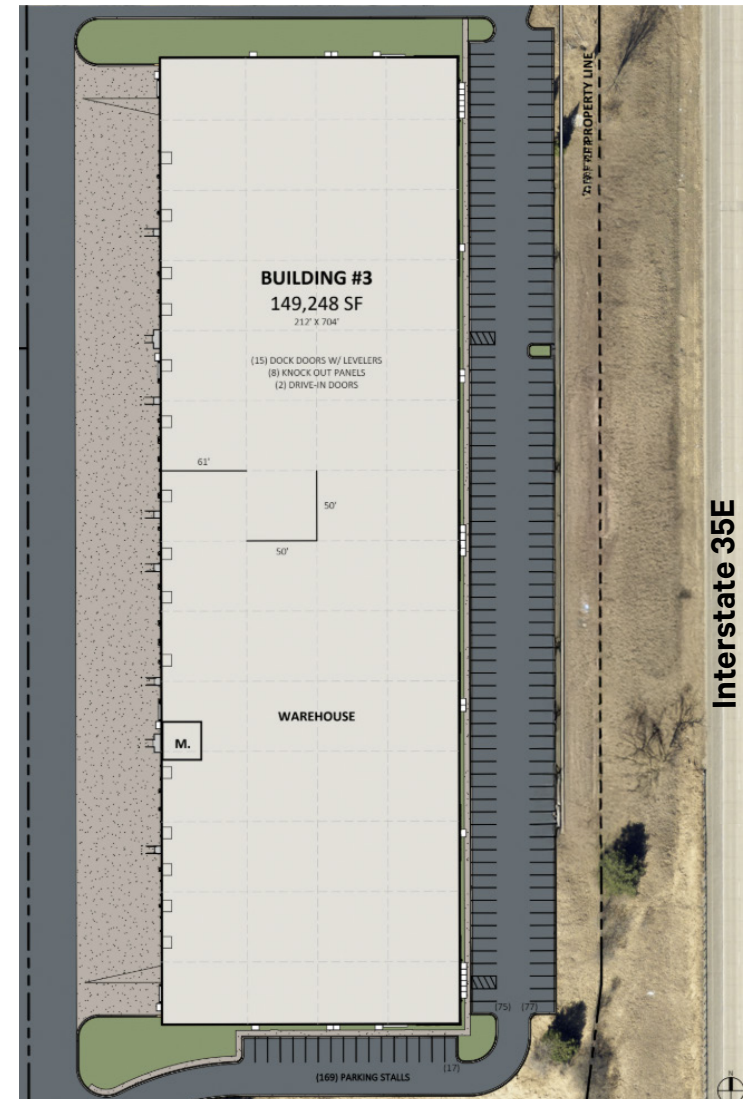
Power 2000 amps, 480 volt, 3 phase

Lease Rates Negotiable

Est. Tax/CAM \$0.75 PSF

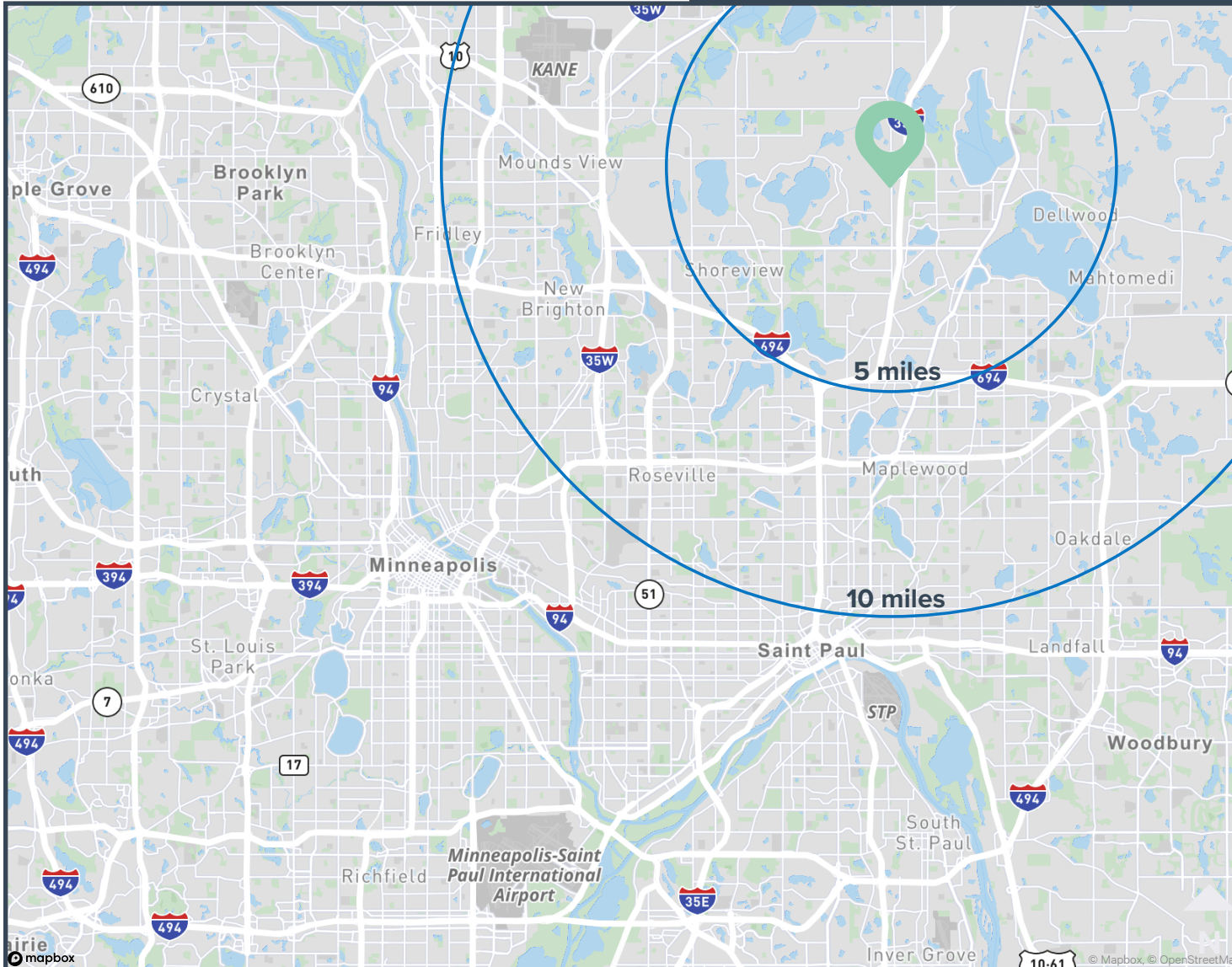
PARK 35E

# FLOORPLAN



# DRIVE TIME MAP

PARK 35E



INTERSTATE 694  
**6 MINUTES**

ST. PAUL  
**19 MINUTES**

MINNEAPOLIS  
**22 MINUTES**

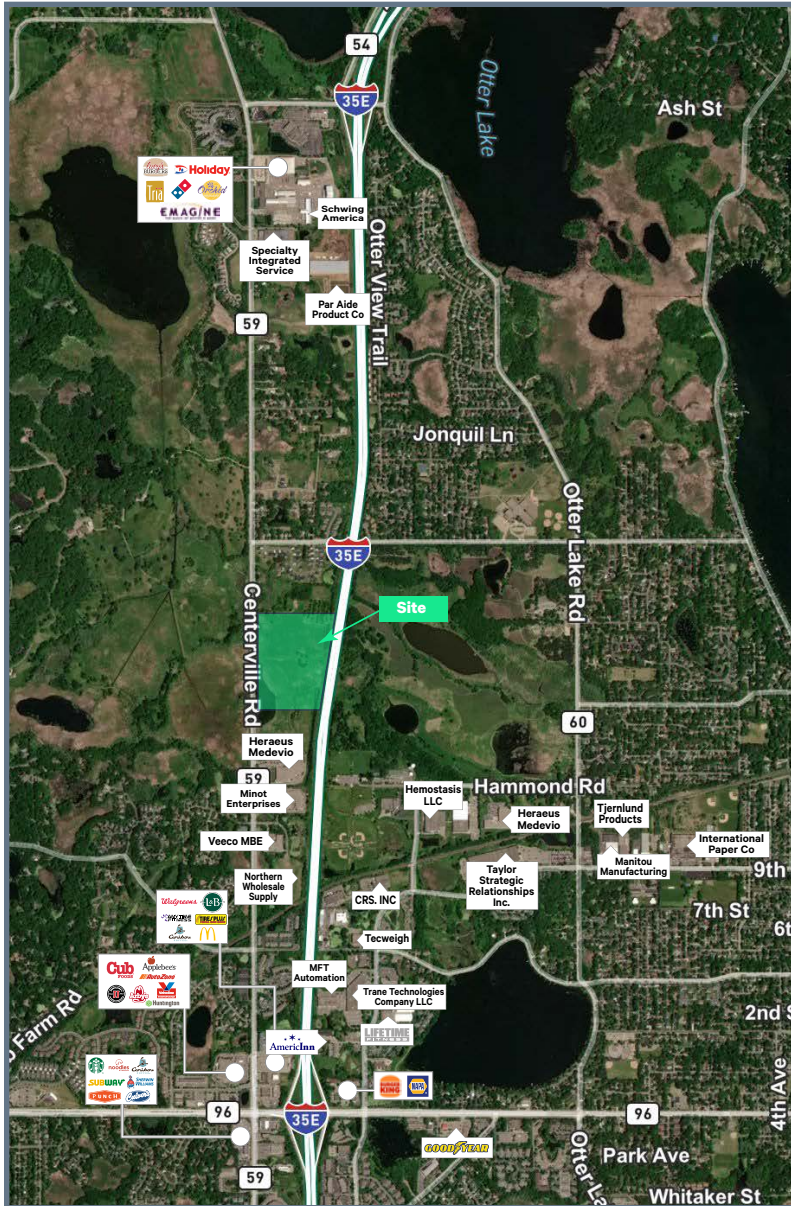
MSP AIRPORT  
**26 MINUTES**

# SITE AERIAL

PARK 35E



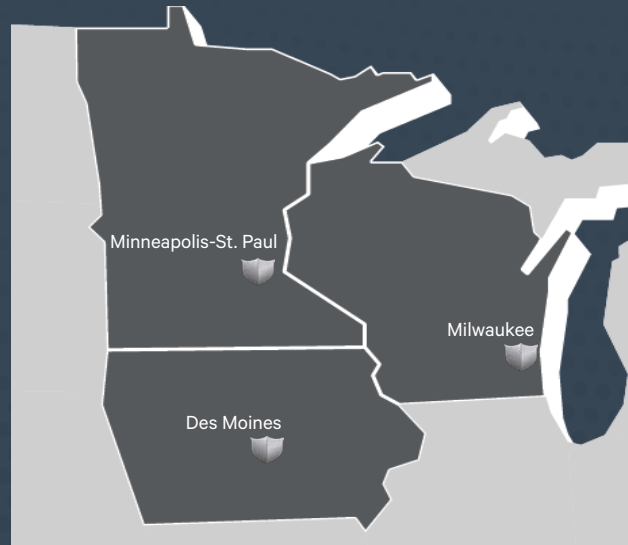
# AMENITIES



# ABOUT ENDEAVOR DEVELOPMENT

The need for industrial real estate has greatly accelerated. It's a specialized market Endeavor knows well. We develop, acquire and manage industrial real estate assets using our thorough understanding of the current climate and landscape. Drawing on our results in the Minneapolis - St. Paul metro area, we have successfully brought our proven approach to new markets. The Endeavor business model provides our clients unmatched industry knowledge and allows our team the flexibility and entrepreneurial spirit to get creative with solutions. We can adapt to your needs when others often can't. Offering unique solutions and opportunities to clients is where Endeavor shines.

## INDUSTRIAL EXPERIENCE. ENTREPRENEURIAL SPIRIT



### Minnesota

- Arbor Lakes Buildings 3-8, Maple Grove
- Highview 610 Business Center, Brooklyn Park
- I-94 Logistics Center, Rogers
- Nathan Lane Business Center, Plymouth
- Pilot Knob Business Center, Mendota Heights
- Blu Dot Global Distribution Center, Otsego
- Yankee Doodle Business Center, Eagan
- Zachary Distribution Center, Maple Grove
- Columbia Business Center, Eagan, MN

### Iowa

- I-35 Distribution Center, Ankeny
- I-80 Distribution Center, Altoona

### Wisconsin

- I-94 Business Center, Mt. Pleasant



**2022**  
Top Three Industrial Developer  
in Minneapolis-St. Paul by  
Square Footage



**2023**  
Top Three Industrial Developer  
in Minneapolis-St. Paul by  
Square Footage

**Nimble and Adaptable Approach**  
Endeavor has the flexibility and expertise to deliver state-of-the-art projects for clients. We deliver build-to-suit for lease, build-to-suit for sale, and speculative building projects to fit a variety of needs.



5124 CENTERVILLE ROAD  
WHITE BEAR TOWNSHIP, MN 55127

**PARK  
35E**

**BUILDING I: LEASED**

**BUILDING II: LEASED**

**BUILDING III: UP TO 149,248 SF**

**DAN SWARTZ**  
Executive Vice President  
+1 952 924 4652  
dan.swartz@cbre.com

**AUSTIN LOVIN**  
First Vice President  
+1 612 336 4255  
austin.lovin@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.