



For lease

Brockton Business Park
10585 CR 101, Corcoran, MN

Phase II - 252,120 SF Available 2026
Two Building Park - 538,120 SF Total

 **JLL** SEE A BRIGHTER WAY

 **HEMPEL**
REAL ESTATE

Project features



Brockton Business Park II offers 252,120 SF of light industrial warehouse space just off the new Dayton Parkway Interchange, with the 610 Extension scheduled for completion by 2026. The site is available as a speculative warehouse space. The buildings will be rear loaded with the ability to build office space for corporate headquarters users.

Bulk Distribution

I-1 Light Industrial
Zoning

Trailer and outdoor
storage available

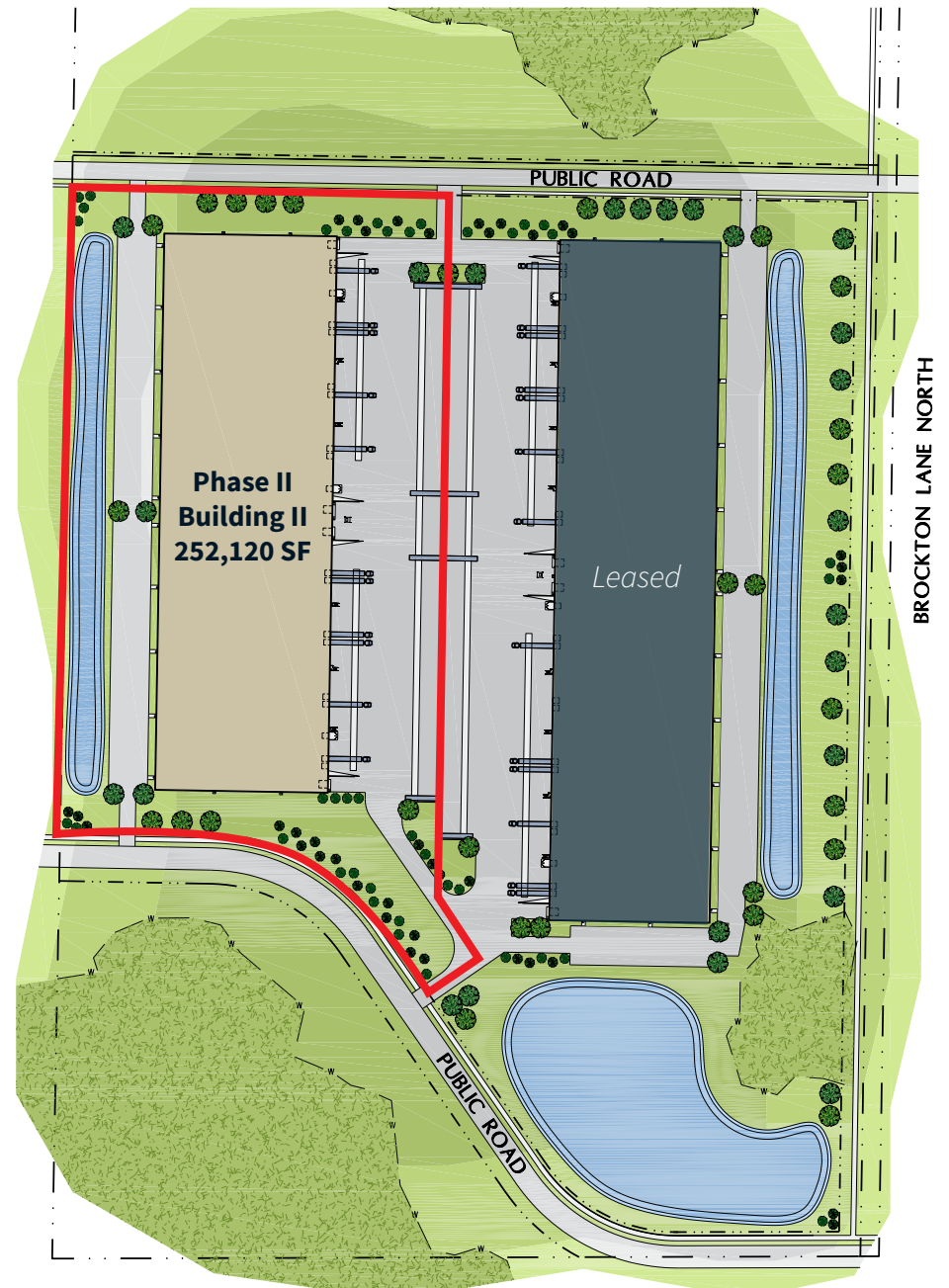
Ability to build
the space to your
specifications

Direct access to I-94
and Hwy 610

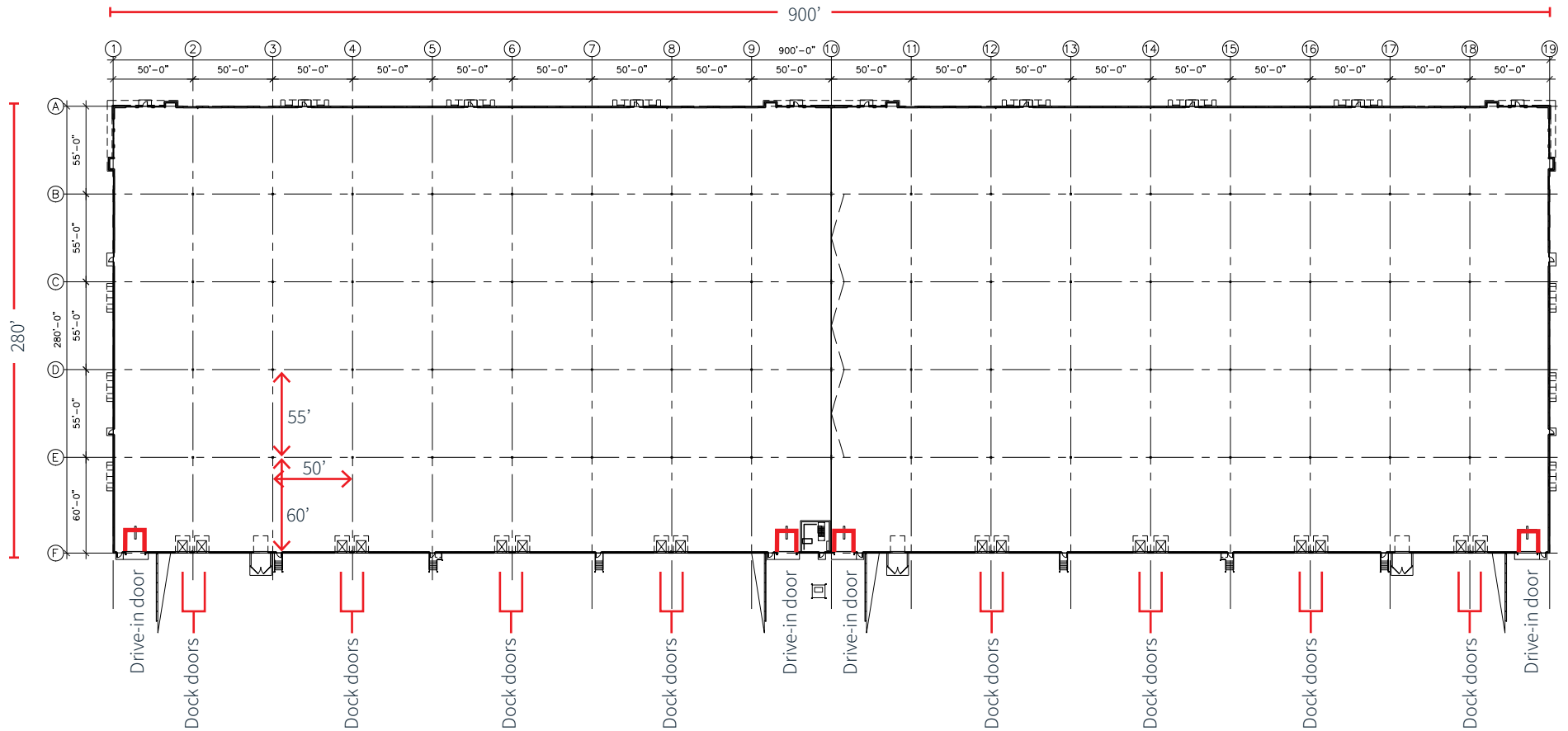
32' clear height

Phase II building specifications

Building Size	252,120 SF
Available SF	252,120 SF
Site Area	15.16 acres
Clear Height	32'
Dock Doors	16 dock doors (9' x 10') with 40,000 lb levelers, bumpers and seals <i>Can be expanded (cutouts available)</i>
Drive-in Doors	Four (4) drive-in doors (12' x 14')
Building Dimensions	280' x 900'
Column Spacing	55' x 50' with 60' speed bay
Auto Parking	214 stalls
Trailer Parking	66 trailer stalls <i>(or general outside storage)</i>
Truck Court Depth	180' deep including 60' concrete apron at loading dock
Roof	60 mil ballasted EPDM roof
Slab	7' unreinforced
Sprinkler	ESFR
Power	4000 amps, 277/480-volt, 3 phase
HVAC	Gas fired heaters for 55°



Phase II floor plan



Available SF

BTS Office

252,120 SF Warehouse

252,120 SF Total Available

Dock Doors

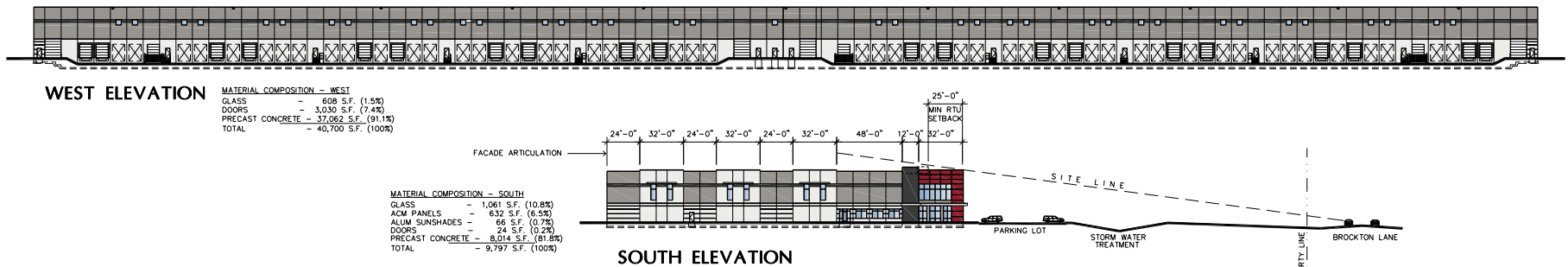
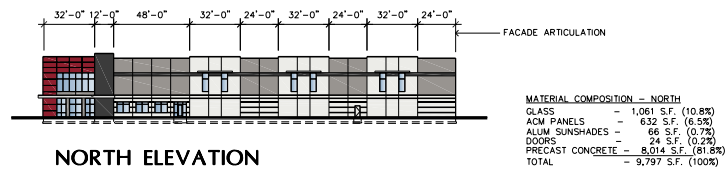
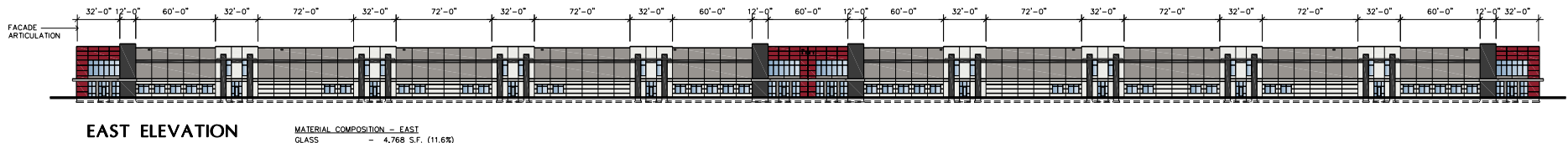
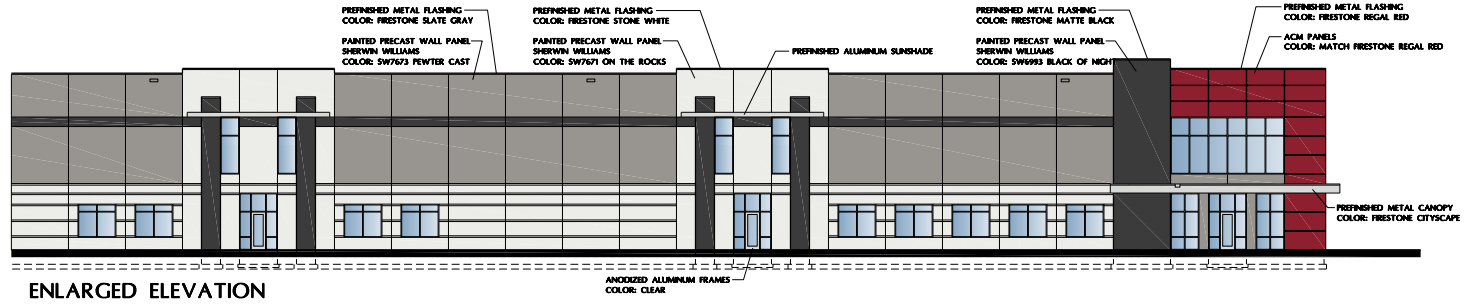
16 Dock Doors (9' x 10') with 40,000lb levelers, bumpers and seals

Can be expanded (cutouts available)

Drive-in Doors

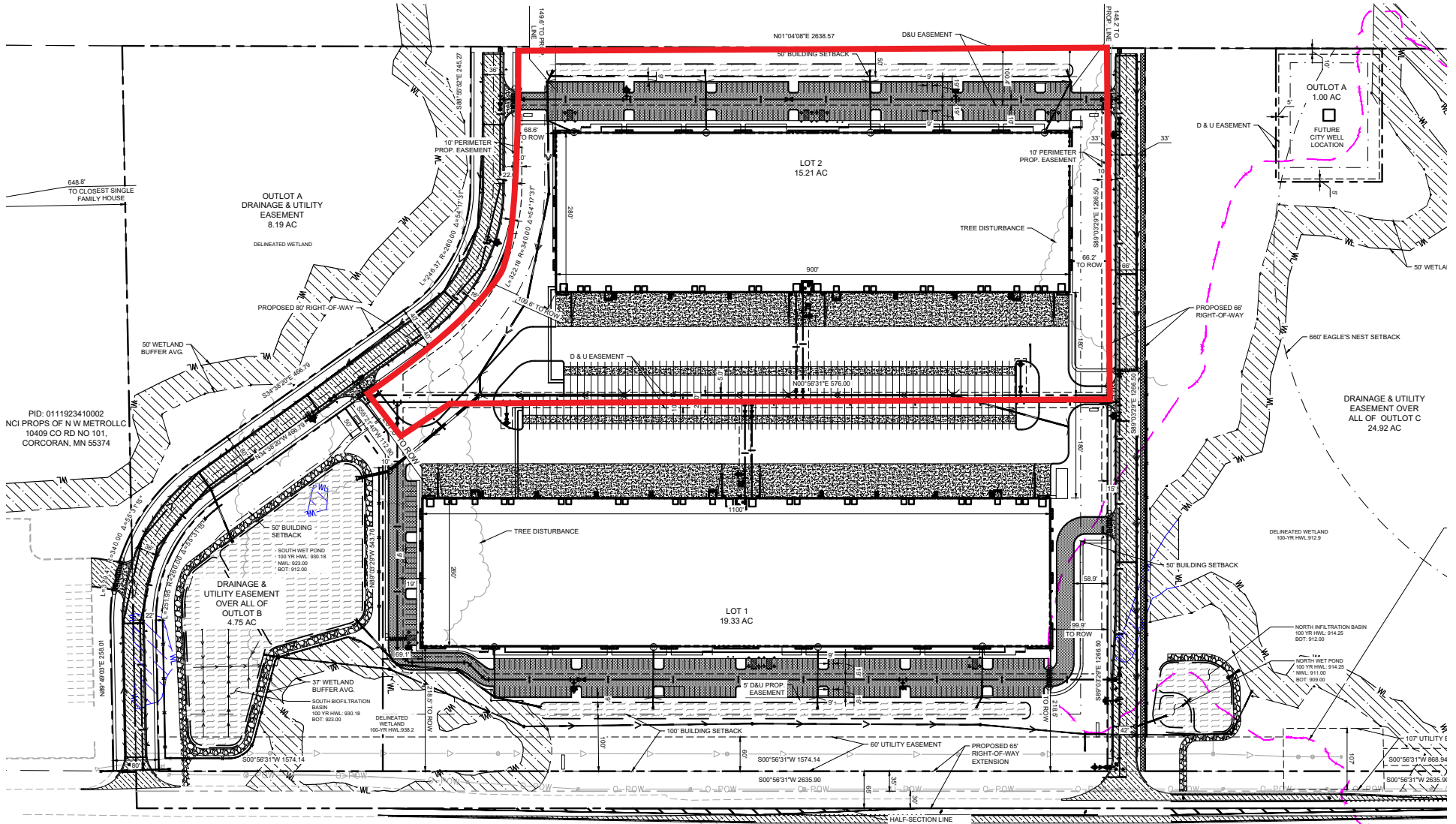
Four (4) Drive-in doors (12'x14')

Phase II building elevation



Site Plan

Phase II Building II 252,120 SF



PID: 0611922320001
SUNSHINE CAMPGROUND INC
10410 BROCKTON LA N,
MAPLE GROVE, MN 55311

PID: 0611922230005
SOURCE LAND CAPITAL LLC
76 ADDRESS UNASSIGNED,
MAPLE GROVE, MN 00000

PID: 0611922230004
SOURCE LAND CAPITAL LLC
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PID: 0611922230001
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MAPLE GROVE, MN
55311

PID: 061192220001
DOAA M MOUSSA & A M MOUSSA
76 ADDRESS UNASSIGNED,
MAPLE GROVE, MN 00000

Site Photos



Site aerial

Strengths

- Proximity to Rogers/Dayton industrial districts
- Immediate access to I-94 via Dayton Pkwy interchange
- Secondary access to I-94 via new Hwy 610 extension
- 6 minute drive to I-94/Maple Grove Parkway retail



Site access and Hwy 610 Extension Project

The 610 Extension Project will provide the final connections between Trunk Highway 610 to County Road 30 to complete the roadway system envisioned as part of the overall TH 610 project. It provides improved regional and local connections to I-94, TH 610, and County Road 30. The County Road 30 corridor, as it extends to the west, serves a larger area between Highway 55 and I-94 that currently goes unserved.

The project consists of a 4-lane roadway connection between County Road 30 and I-94, a connection across I-94 to Highway 610, and ramps to I-94 Eastbound and from I-94 Westbound to the 610 extension, as shown here.





Phase II Available



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