



180,000 SF AVAILABLE

COTTAGE GROVE SITE

COTTAGE GROVE, MINNESOTA

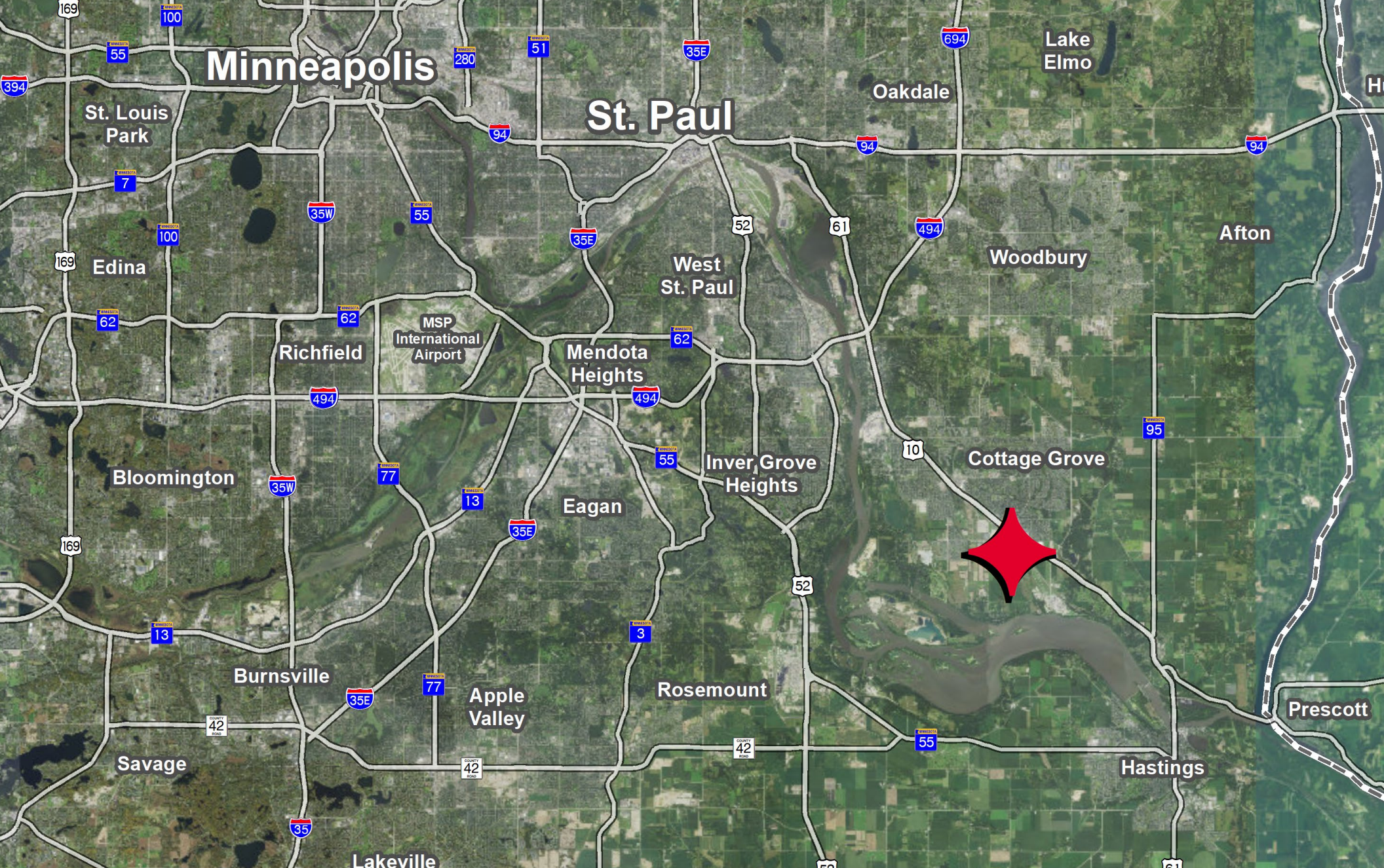


NW CORNER OF 100TH ST S & JAMAICA AVE S

PROPERTY HIGHLIGHTS

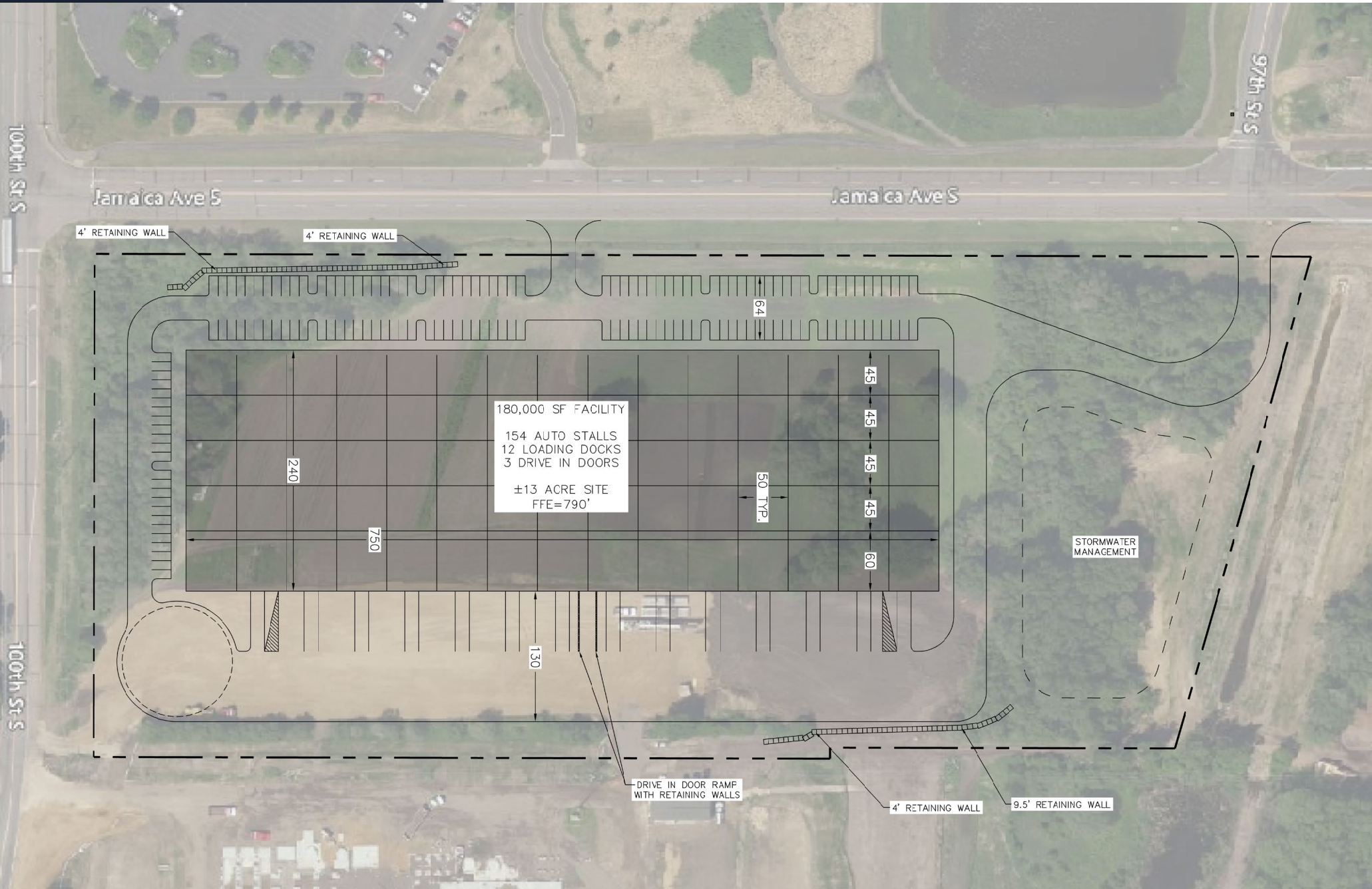


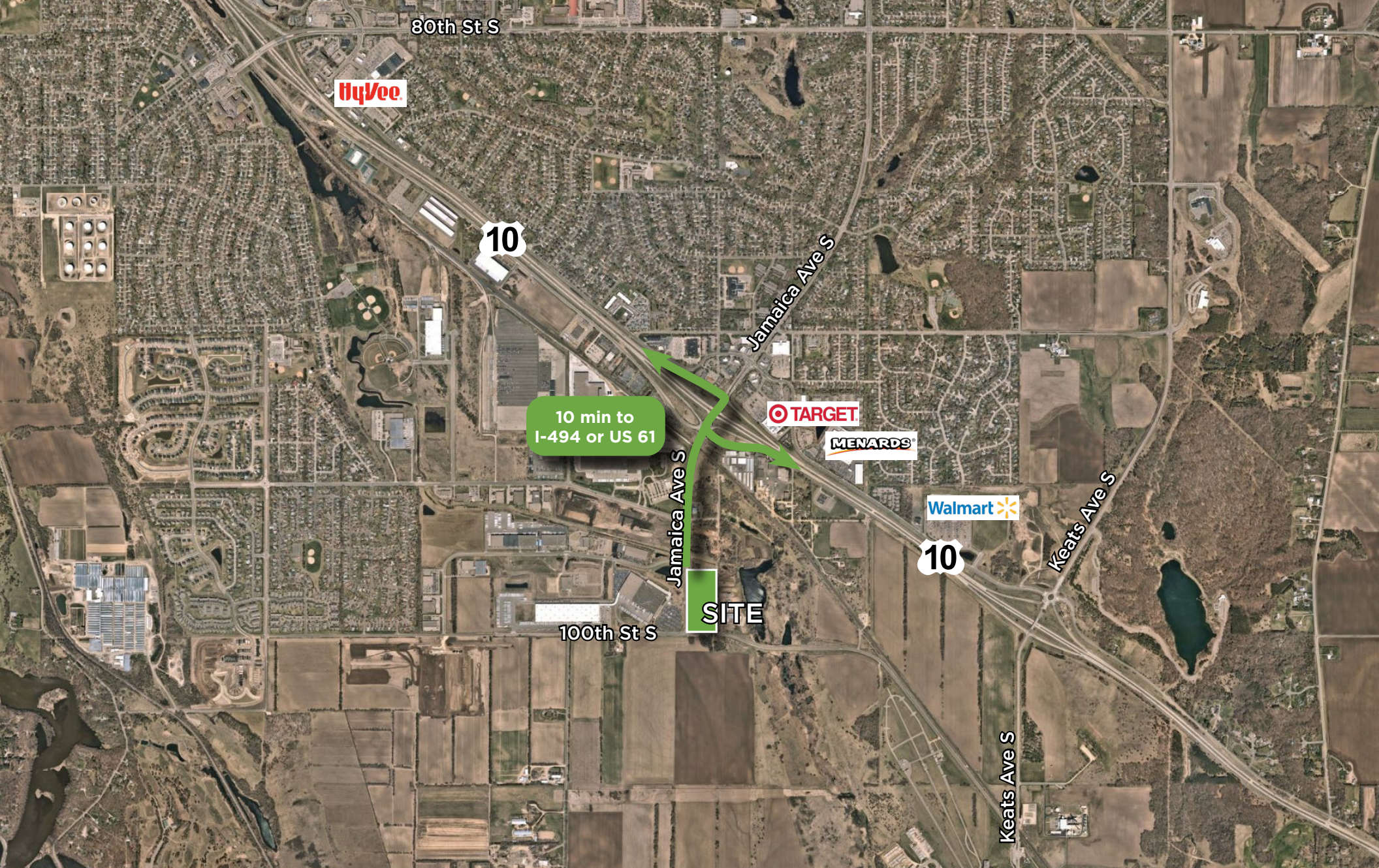
BUILDING SIZE	180,000 SF
DELIVERY	Q4 2023
LEASE RATE	\$6.50/FT + AMORTIZED IMPROVEMENTS
SALE PRICE	NEGOTIABLE
TAX & CAM	2023 - \$1.00-\$1.25 2024 - \$2.50-\$2.75 2025 - \$3.25-\$3.50 (Fully Assessed)
CLEAR HEIGHT	28'-32'
COLUMN SPACING	45' x 45'
SITE SIZE	15.1 Acres
AUTO STALLS	Up to 150 Stalls
LOADING	43 Docks (sealed, pads, levelers)
TRUCK COURT	130'
EASY ACCESS	US 10



PROPERTY
AERIAL

PROPERTY SITE PLAN





80th St S

HyVee

10

10 min to
I-494 or US 61

TARGET

MENARDS

Walmart

10

Jamaica Ave S

Jamaica Ave S

Keats Ave S

100th St S

SITE

Keats Ave S

PROPERTY AERIAL

FOUNDED
1938

PROJECTS DELIVERED IN
NEARLY EVERY STATE

2021 REVENUE
\$4.2 BILLION

HEALTHCARE
INDUSTRIAL
RETAIL
SENIOR LIVING
MULTIFAMILY
BUILD-TO-SUIT

SERVICES
DEVELOPMENT
ARCHITECTURE +
ENGINEERING
CONSTRUCTION
REAL ESTATE
MANAGEMENT
CAPITAL MARKETS



ATLANTA
AUSTIN
CEDAR RAPIDS
CHICAGO
DALLAS/FORT WORTH
DENVER
DES MOINES
KANSAS CITY
MILWAUKEE
MINNEAPOLIS
PHOENIX
ROCHESTER
SAN DIEGO
SEATTLE
TAMPA
TUCSON
WESTMONT

RYAN

RYAN

CORPORATE PROFILE

CONTACT INFORMATION

KRIS SMELTZER

Executive Director
+1 952 837 8575
kris.smeltzer@cushwake.com

HUDSON BROTHEN

Managing Director
+1 952 893 8261
hudson.brothen@cushwake.com

BRENT MASICA

Executive Director
+1 952 893 8231
brent.masica@cushwake.com

3500 American Blvd W, Suite 200
Minneapolis, MN 55431
952 831 1000
industrialmn.com

