

A detailed architectural rendering of the Settlers Ridge Business Park. The image shows a long, modern industrial building with a facade of light grey panels and blue horizontal accents. A prominent corner entrance features large glass windows and doors, with several people walking nearby. The building is surrounded by a parking lot with several cars and landscaped areas with greenery and flowering plants. The sky is a clear, vibrant blue. In the top right corner, there is a decorative graphic of a grid of white arrows pointing diagonally upwards and to the right.

SETTLERS RIDGE BUSINESS PARK

NEW CONSTRUCTION

DELIVERY 2027

CBRE



NW OF HUDSON RD & SETTLERS RIDGE PKWY
WOODBURY, MN 55129

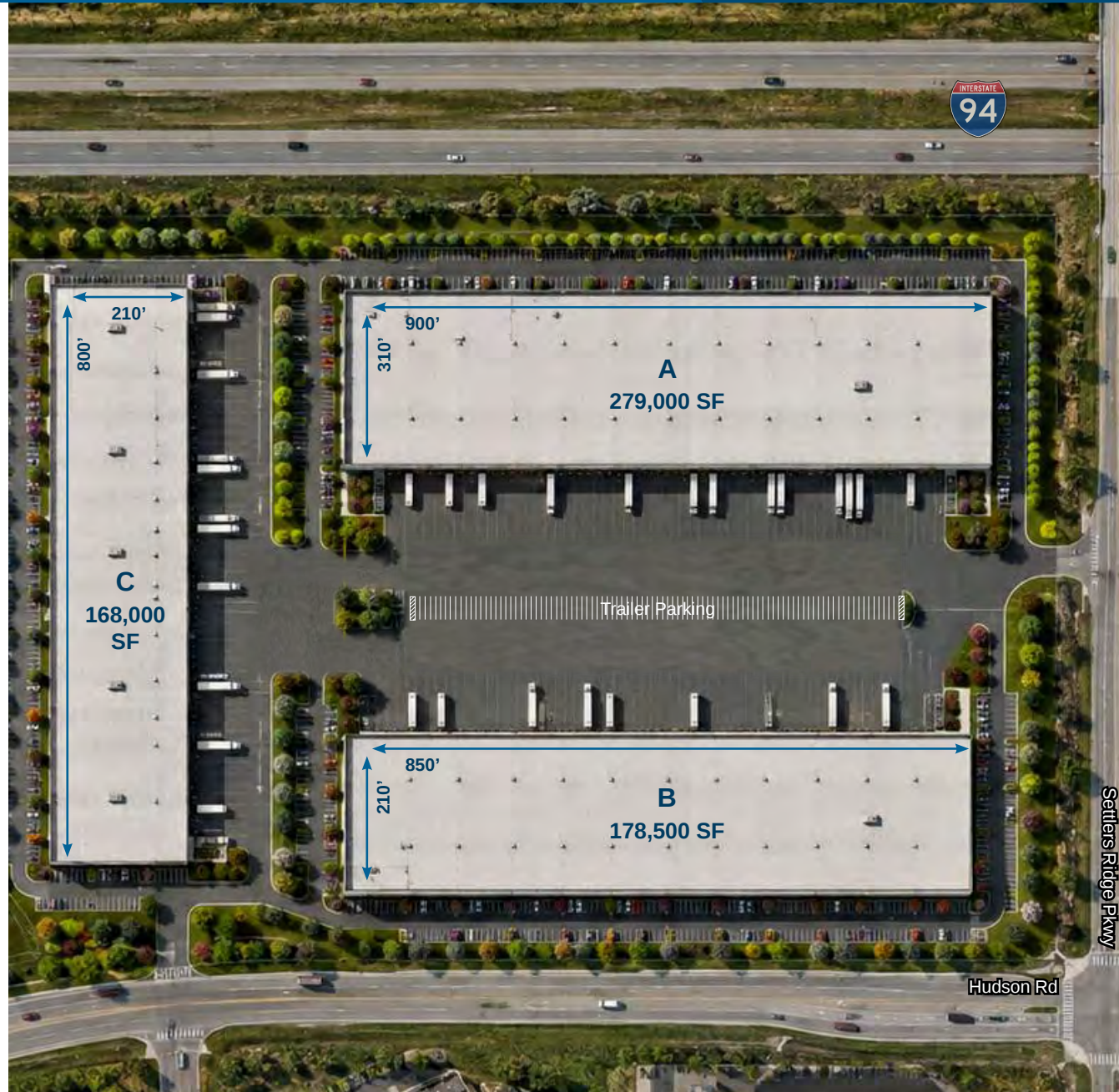
Property Highlights

Settlers Ridge Business Park

NW of Hudson Rd & Settlers Ridge Pkwy
Woodbury, MN 55129

Specifications:

Available SF	52,000 - 636,000 SF
Site Size	45.06 Acres 1,962,976 SF
Office SF	Build-to-suit
Loading	Build-to-suit
Zoning	Business Campus District
Parking	840 Stalls (entire site)
Truck Court	185'
Column Spacing	50' x 50' w/ 60' speed bay
Bay Depth	210' (Buildings B & C) 310' (Building A)
Sprinklers	ESFR
Lighting	LED
Clear Height	32'
Power	3,000 Amps (each building)
Trailer Stalls	96 (Shared)
Lease Rates	Negotiable
CAM & Tax PSF (Est.)	Year 1: \$1.50 Year 2: \$2.00 Year 3: \$2.75



Property Highlights

Alternative Plan

Settlers Ridge Business Park
Woodbury, MN

Building A:

Total SF: 338,000
Office SF: BTS
Loading:
33 Docks (9' x 10')
2 Drive-in Doors
+/- 414 Parking Stalls

Building B:

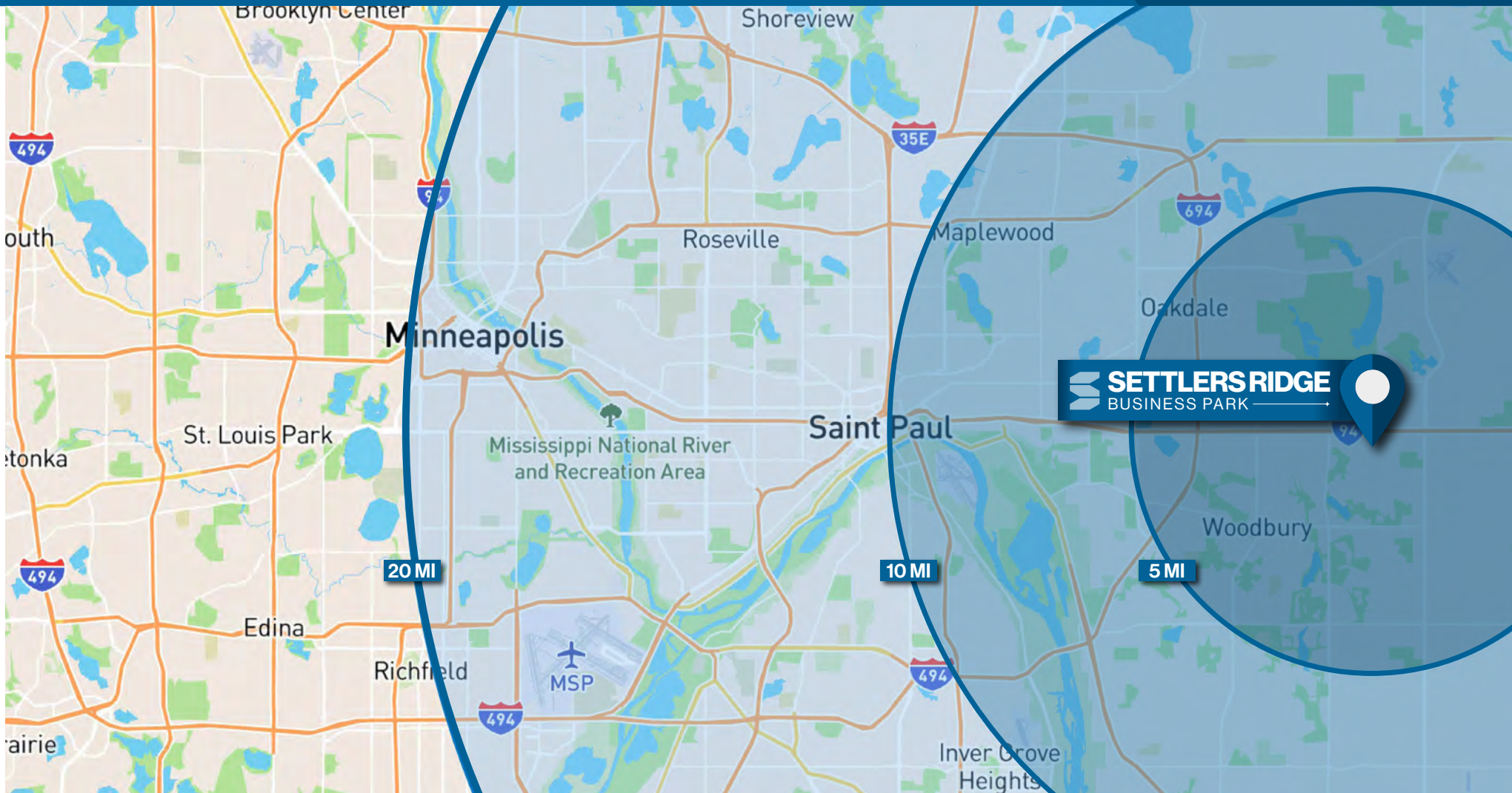
Total SF: 273,000
Office SF: BTS
Loading:
27 Docks (9' x 10')
2 Drive-in Doors
+/- 349 Parking Stalls

Both Buildings:

Available SF	52,000 - 611,000 SF
Site Size	46 Acres
Truck Court	185'
Column Spacing	50' x 50' w/ 60' speed bay
Bay Depth	260'
Sprinklers	ESFR
Lighting	LED
Clear Height	32'
Power	3,000 Amps (Each Building)
Trailer Stalls	96 (Shared)
Lease Rates	Negotiable
CAM & Tax PSF (Est.)	Year 1: \$1.50 Year 2: \$2.00 Year 3: \$2.75



Location



**5
Miles**

2,947 BUSINESSES
33,970 EMPLOYEES
103,863 PEOPLE

**10
Miles**

12,074 BUSINESSES
167,508 EMPLOYEES
464,016 PEOPLE

**20
Miles**

52,482 BUSINESSES
911,405 EMPLOYEES
1,558,158 PEOPLE

Amenities



East Access

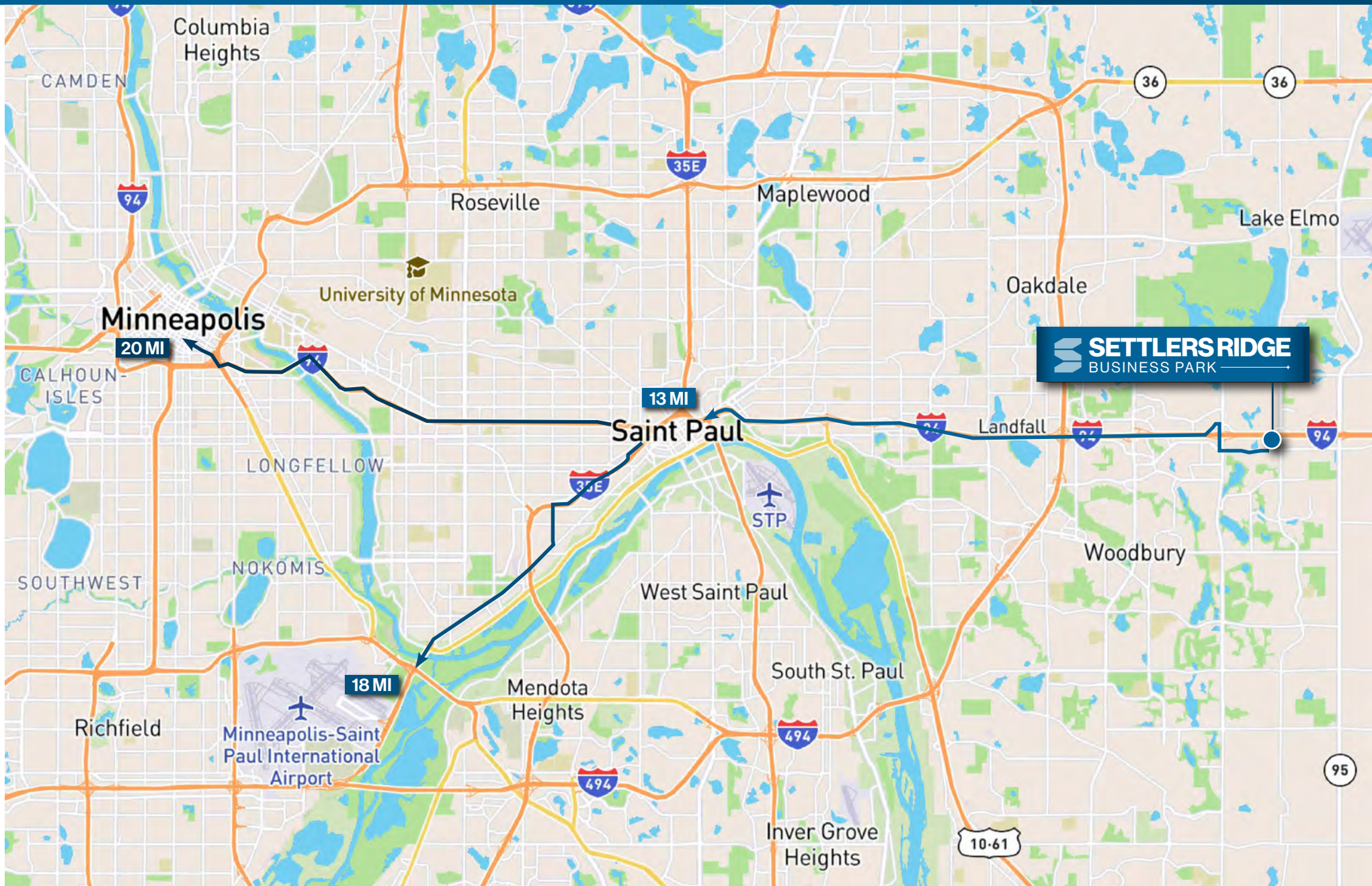


3 MIN TO I-94
VIA MANNING AVENUE

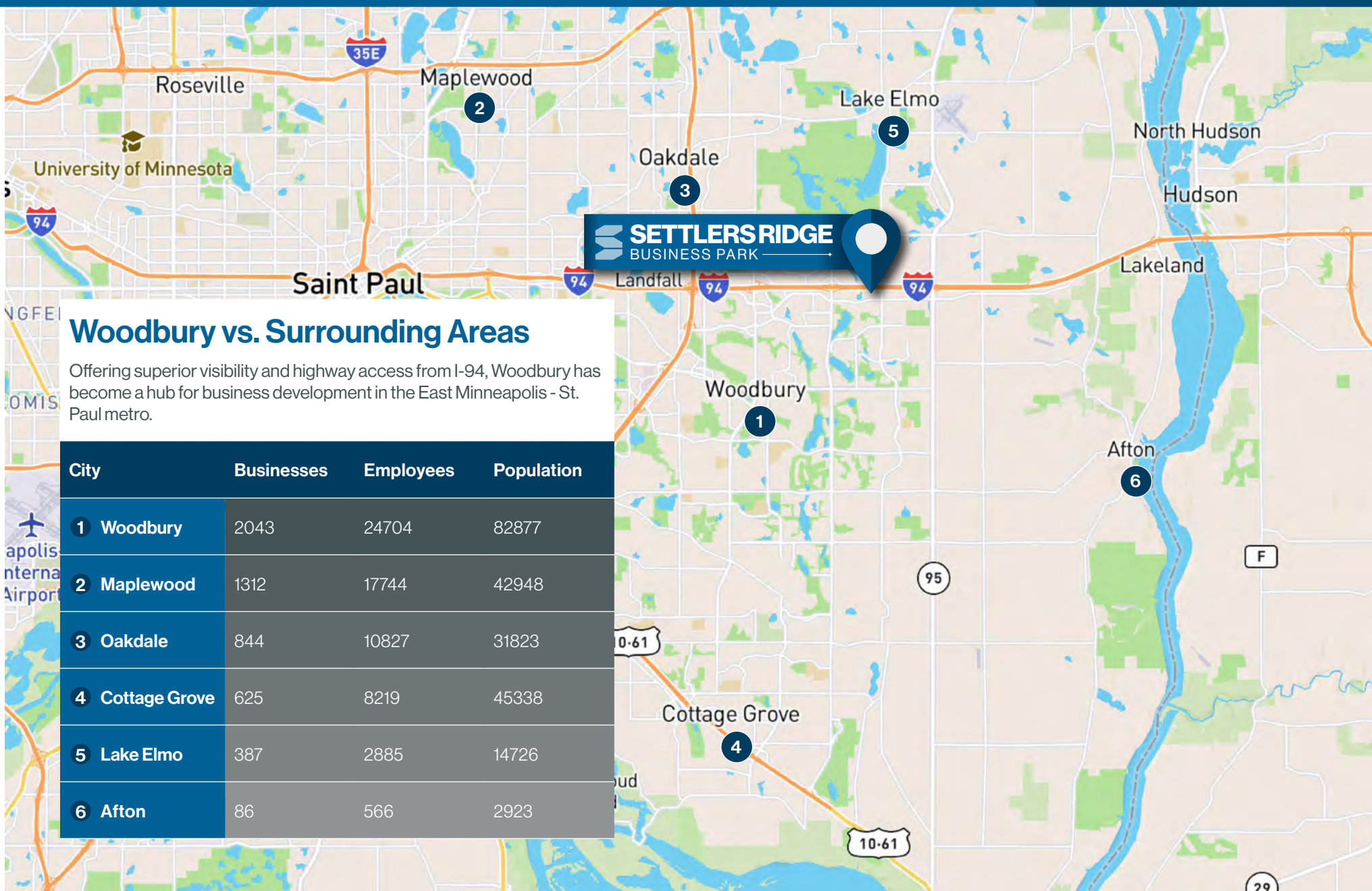
West Access



Metro Access



East Metro Growth



A Centralized Hub



ABOUT



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.

INSTITUTIONAL EXPERIENCE. ENTREPRENEURIAL SPIRIT.



Minneapolis - St. Paul

- 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
- Nexus at Opus Park 1&2, Eden Prairie
- Cobalt Business Center, Mendota Heights

Des Moines

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

Milwaukee

- I-94 Business Center, Mt. Pleasant



2025
Top Three Industrial Developer
in Minneapolis-St.Paul
by Square Footage



2024
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.

SETTLERS RIDGE BUSINESS PARK



NEW CONSTRUCTION

DELIVERY 2027

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CBRE



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