



STORAGE/ WAREHOUSE SPACE FOR LEASE

2010 Fairview Street, Centerville, MN 55038

Andrei Bortnov

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5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416

Anders Priley

Director of Leasing

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3033 Excelsior Blvd 100, Minneapolis, MN 55416



PROPERTY FEATURES

A newly developed storage/warehouse facility located in the Centerville/Hugo area a couple of minutes away from 35E. Each bay is equipped with two 14-foot high drive-in doors.

- ✓ Two 14-foot tall roll-up doors
- ✓ 16-foot clear ceiling height
- ✓ Bay size 52 feet by 50 feet
- ✓ 200-amp single phase power with ability to add
- ✓ Private bathroom
- ✓ Heat with ability to add A/C
- ✓ Smart garage door openers and thermostat
- ✓ Full exterior surveillance camera system



SPACE TYPE
Storage/Light Industrial

SUITE SIZE
2,600 SF per bay

LEASE RATE
\$3,600/mo Modified Gross

AVAILABLE
May 1, 2026

OPERATING EXPENSES
**CAM included in lease rate
(separately metered gas and electric)**

YEAR BUILT
2026

ZONING
I-1 (industrial)

PERMITTED USES
**Storage, Contractor Spaces,
Warehouse, Distribution**



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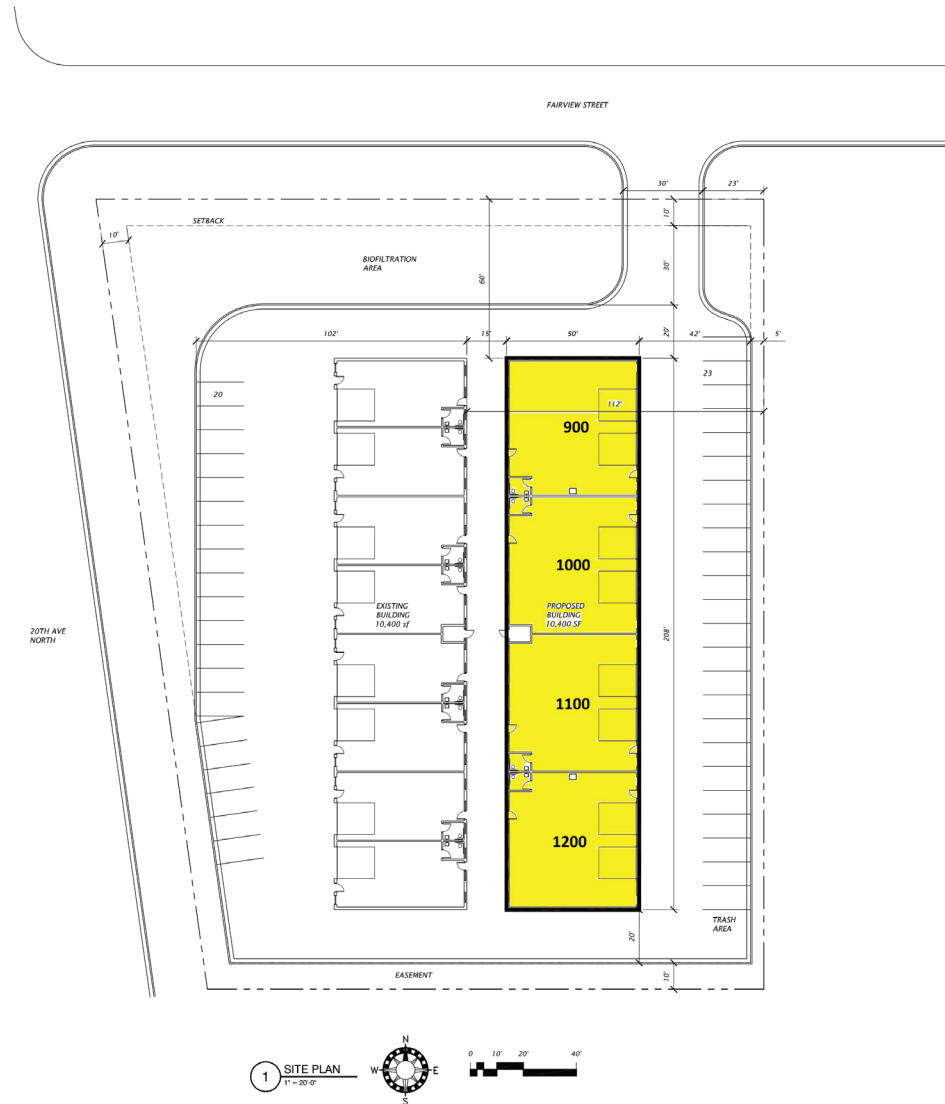
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FLOOR PLAN



Suite 900: 2,600 SF

Suite 1000: 2,600 SF

Suite 1100: 2,600 SF

Suite 1200: 2,600 SF

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DEMOGRAPHICS



**Subject
Property**

DEMOGRAPHICS	1 Mile	3 Mile
POPULATION	2,031	12,507
POPULATION (OVER 25)	1,230	7,800
NEW HOMES	144%	266%
MEDIAN HH INCOME	\$79,483	\$85,015

DEMOGRAPHICS	1 Mile	3 Mile
DAYTIME EMPLOYEES	1,147	7,274
AVE ANNUAL HH EXPENDITURES	\$58,560	\$59,725
EDUCATION-HIGH SCHOOL	309	2,090
EDUCATION-BACHELORS	286	1,778

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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