




# For lease

Brockton Business Park  
10585 CR 101, Corcoran, MN

**Phase II - 252,120 SF Available 2026**  
**Two Buildings - 538,120 SF Total**

 **JLL** SEE A BRIGHTER WAY

 **HEMPEL**  
REAL ESTATE

# Project features



Brockton Business Park 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

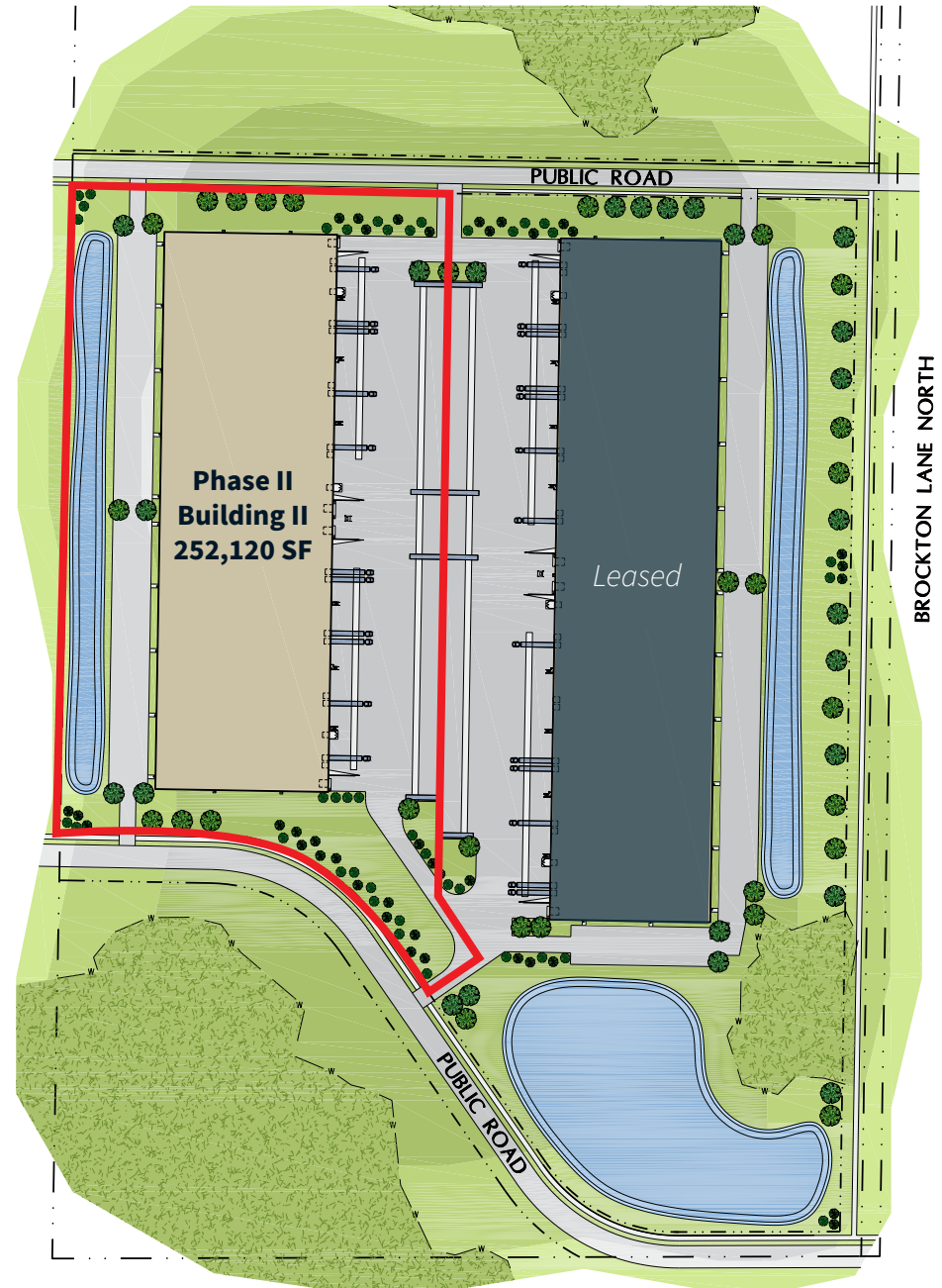
Ability to build  
the space to your  
specifications

Direct access to I-94  
and Hwy 610

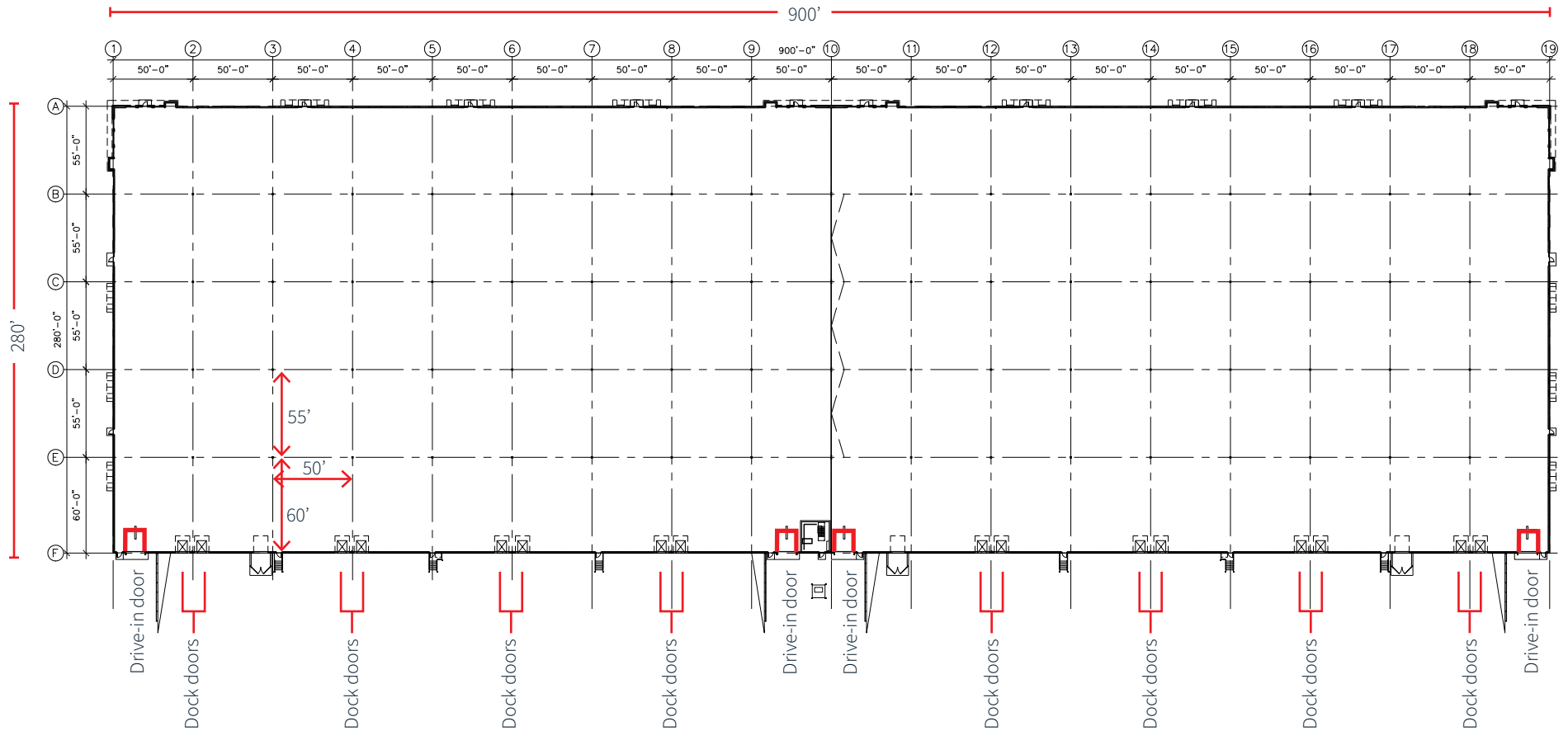
32' clear height

# Phase II building specifications

<b>Building Size</b>	252,120 SF
<b>Available SF</b>	252,120 SF
<b>Site Area</b>	15.16 acres
<b>Clear Height</b>	32'
<b>Dock Doors</b>	16 dock doors (9' x 10') with 40,000 lb levelers, bumpers and seals <i>Can be expanded (cutouts available)</i>
<b>Drive-in Doors</b>	Four (4) drive-in doors (12' x 14')
<b>Building Dimesions</b>	280' x 900'
<b>Column Spacing</b>	55' x 50' with 60' speed bay
<b>Auto Parking</b>	214 stalls
<b>Trailer Parking</b>	66 trailer stalls <i>(or general outside stroage)</i>
<b>Truck Court Depth</b>	180' deep including 60' concrete apron at loading dock
<b>Roof</b>	60 mil ballasted EPDM roof
<b>Slab</b>	7' unreinforced
<b>Sprinkler</b>	ESFR
<b>Power</b>	3000 amps, 277/480-volt, 3 phase
<b>HVAC</b>	Gas fired heaters for 55°



# Phase II floor plan



## Available SF

BTS Office

252,120 SF Warehouse

**252,120 SF Total Available**

## Dock Doors

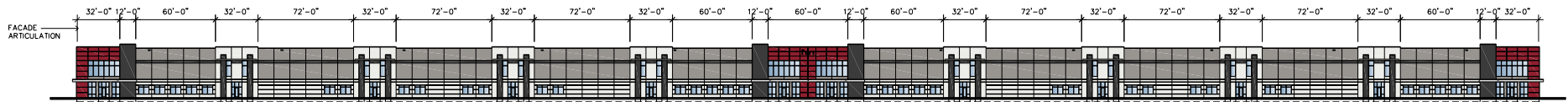
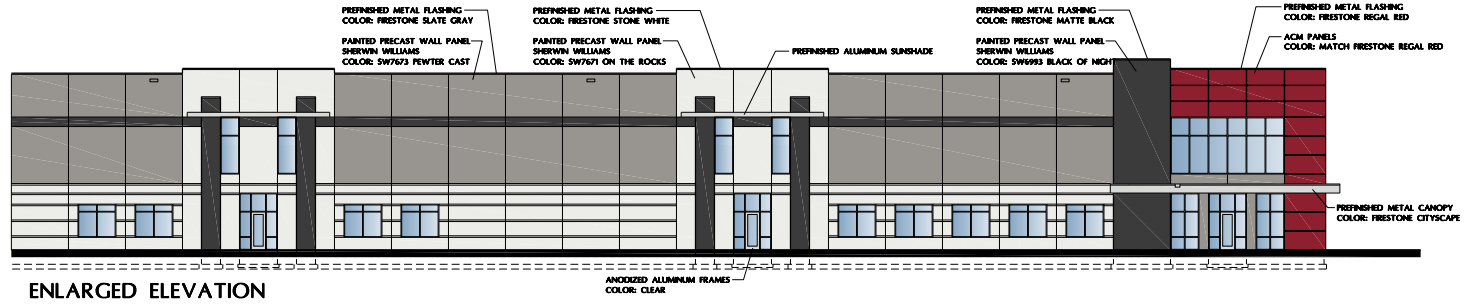
16 Dock Doors (9' x 10') with 40,000lb levelers, bumpers and seals

*Can be expanded (cutouts available)*

## Drive-in Doors

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

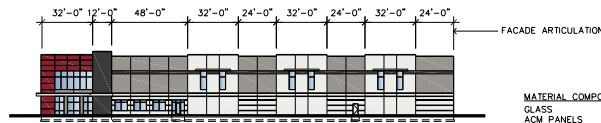
# Phase II building elevation



**EAST ELEVATION**

**MATERIAL COMPOSITION - EAST**

GLASS	- 4,768 S.F. (11.6%)
ACM PANELS	- 2,326 S.F. (5.6%)
ALUM SUNSHADES	- 240 S.F. (0.4%)
PRECAST CONCRETE	- 33,991 S.F. (82.4%)
<b>TOTAL</b>	<b>- 41,235 S.F. (100%)</b>



**NORTH ELEVATION**

**MATERIAL COMPOSITION - NORTH**

GLASS	- 1,061 S.F. (10.8%)
ACM PANELS	- 632 S.F. (6.5%)
ALUM SUNSHADES	- 66 S.F. (0.7%)
DOORS	- 24 S.F. (0.2%)
PRECAST CONCRETE	- 8,014 S.F. (81.8%)
<b>TOTAL</b>	<b>- 9,797 S.F. (100%)</b>



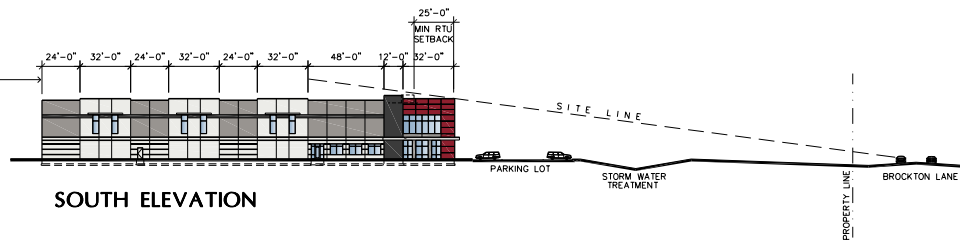
**WEST ELEVATION**

**MATERIAL COMPOSITION - WEST**

GLASS	- 608 S.F. (1.5%)
DOORS	- 3,030 S.F. (7.4%)
PRECAST CONCRETE	- 37,082 S.F. (91.1%)
<b>TOTAL</b>	<b>- 40,700 S.F. (100%)</b>

**MATERIAL COMPOSITION - SOUTH**

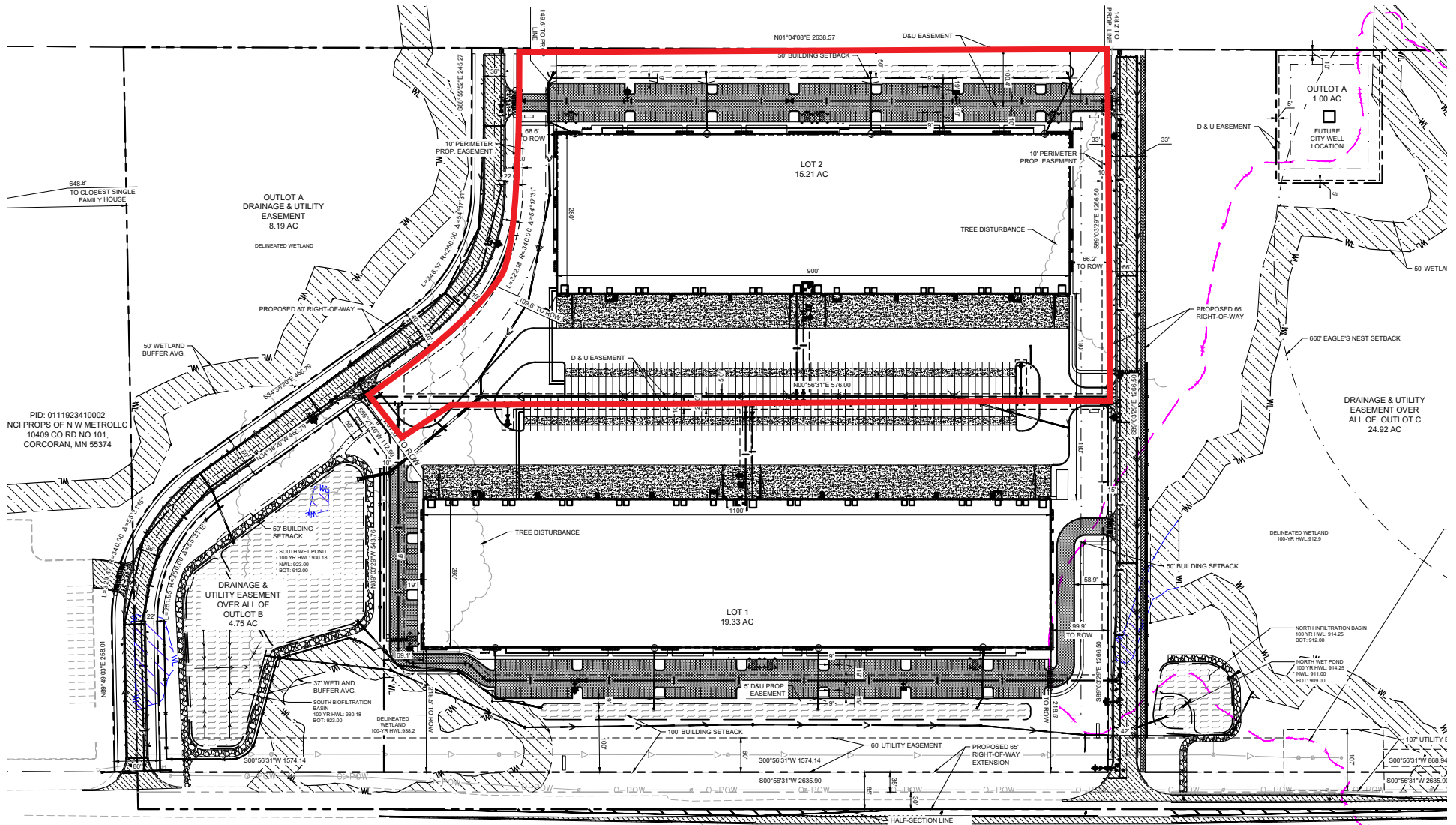
GLASS	- 1,061 S.F. (10.8%)
ACM PANELS	- 632 S.F. (6.5%)
ALUM SUNSHADES	- 66 S.F. (0.7%)
DOORS	- 24 S.F. (0.2%)
PRECAST CONCRETE	- 8,014 S.F. (81.8%)
<b>TOTAL</b>	<b>- 9,797 S.F. (100%)</b>



**SOUTH 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  
10650 BROCKTON LA N,  
MAPLE GROVE, MN 55311

PID: 0611922230001  
THERESA PRESCOTT  
10660 BROCKTON LA N,  
MAPLE GROVE, MN  
55311

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

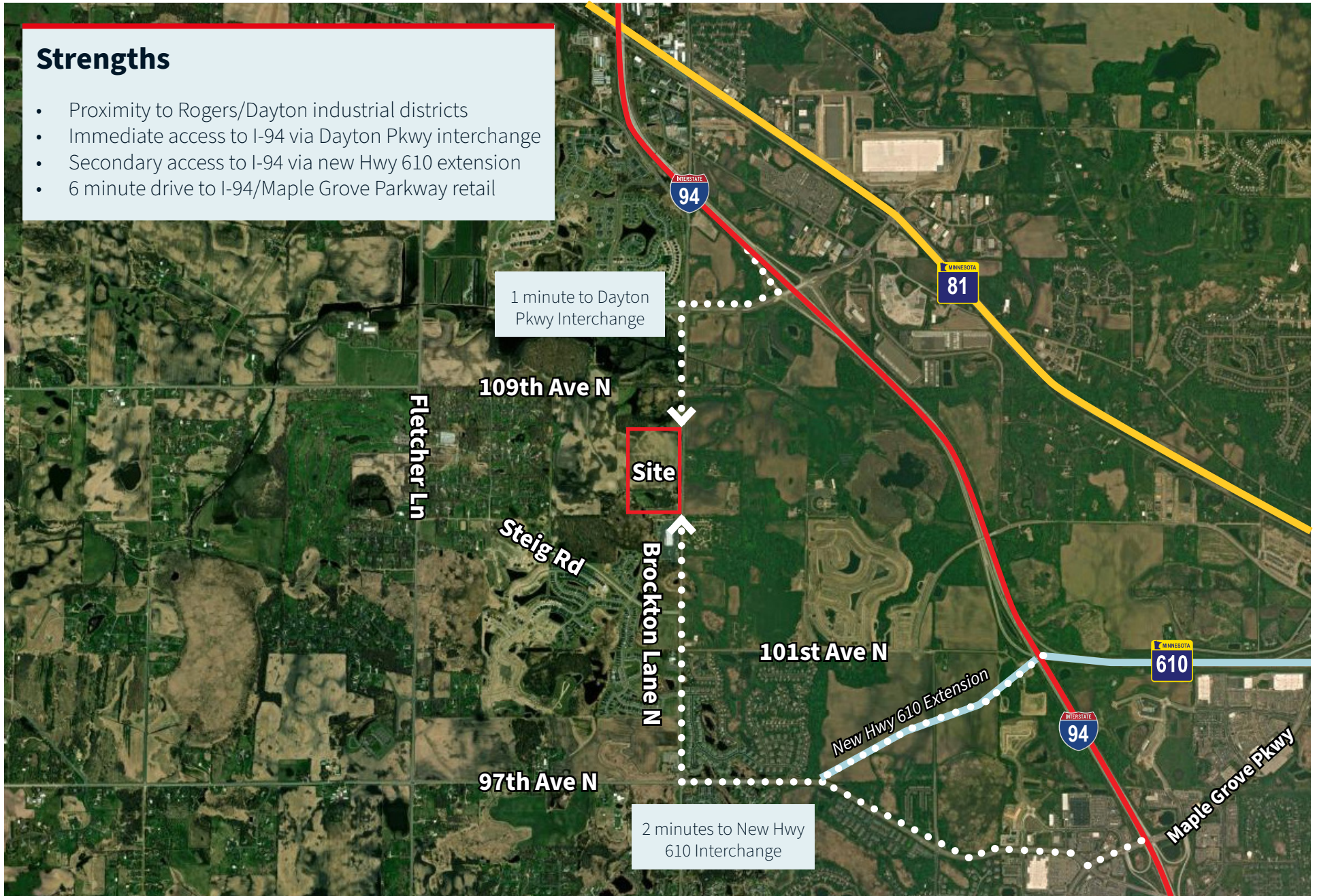
# Site Photos



# 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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