

BUILDING FOR SUBLEASE
OFFICE - WAREHOUSE

INVERPOINT BUSINESS PARK

8300 COURTHOUSE BLVD
INVER GROVE HEIGHTS, MN 55077

108,000 SF Available Now
Term Expires 5/31/2032

CBRE

PROPERTY SPECIFICATIONS

SIZE	Office: 3,000 SF Warehouse: 105,000 SF Total: 108,000 SF
AVAILABLE THROUGH	5/31/2032
CLEAR HEIGHT	24'
DRIVE-INS	4
DOCK DOORS	13
PARKING	132 Stalls
SPRINKLERED	ESFR
POWER	2,000 Amp, 120/180 V
ZONING	PUD: Planned Unit Development
RATE	Negotiable
TAX	\$4.74 PSF



VISIBLE TO MN HWY 55

Building 3 of 5 at InverPoint Business Park



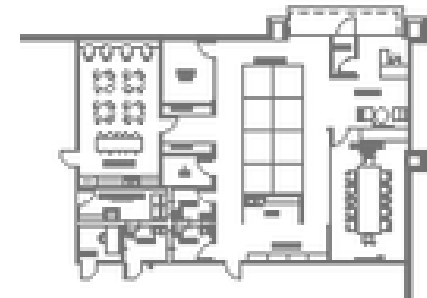
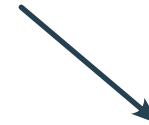
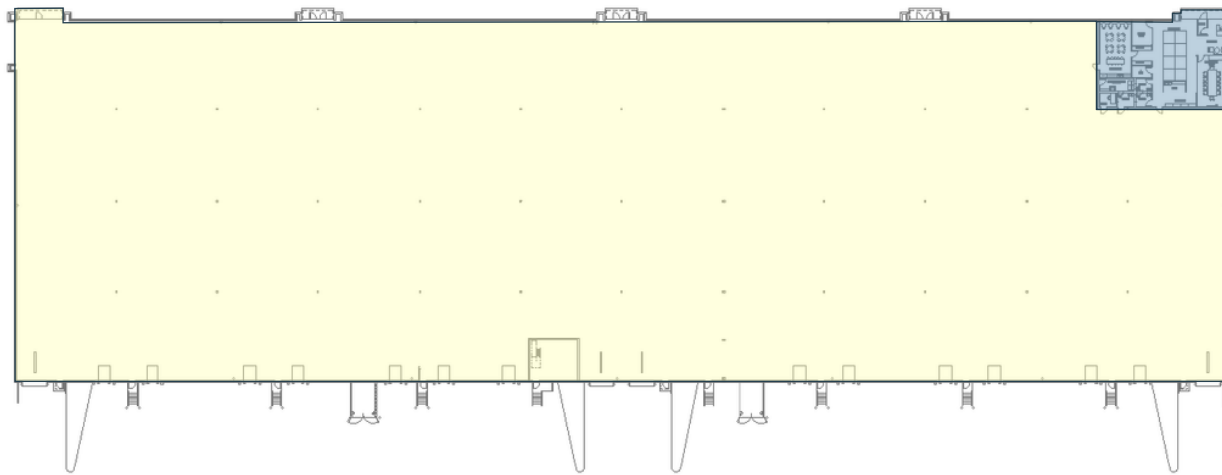
2022
YEAR BUILT



108K
BUILDING SF

FLOOR PLAN

BUILDING 3: 8300 COURTHOUSE BLVD



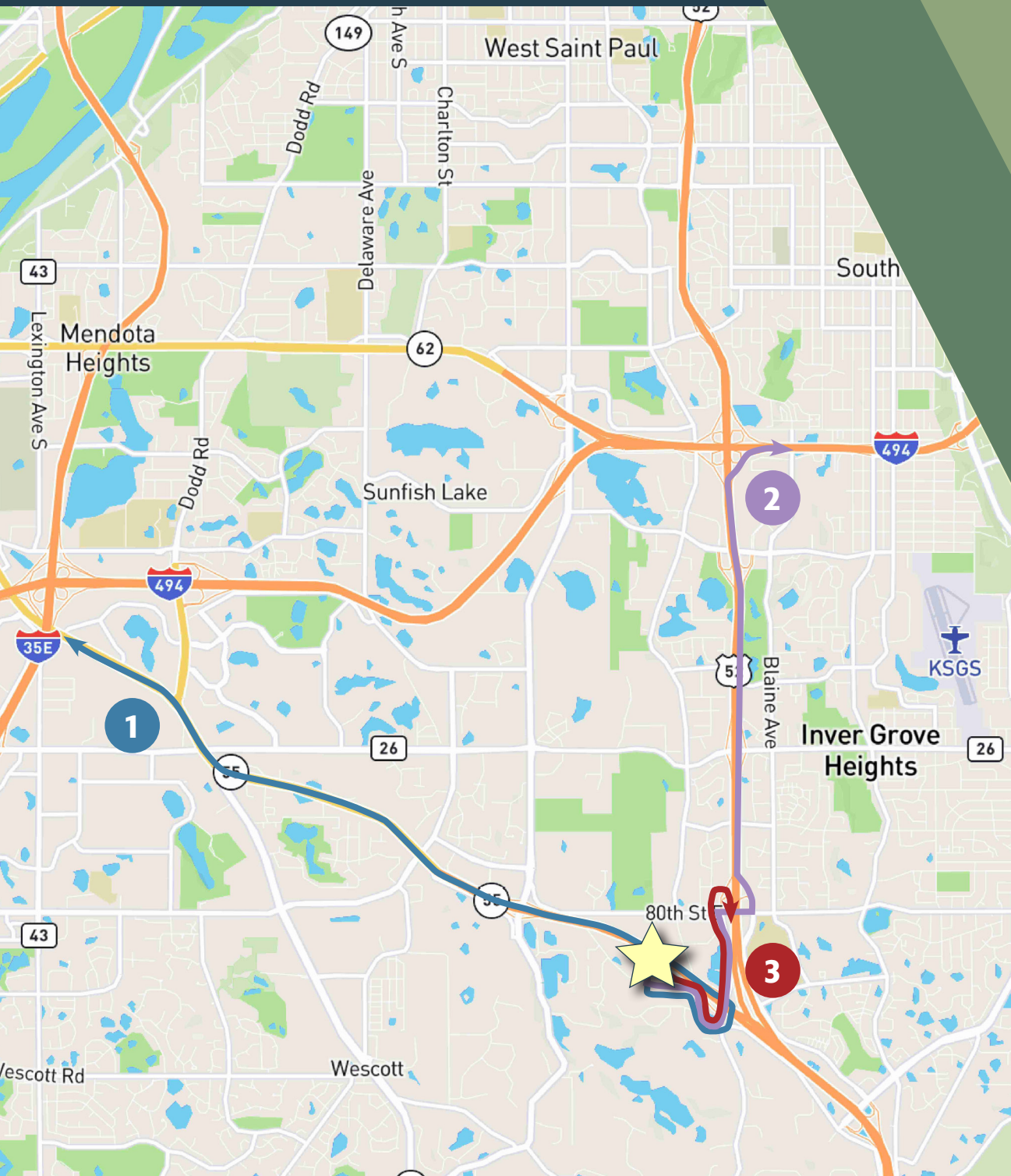
 OFFICE
3,000 SF

 WAREHOUSE
105,000 SF



5-BUILDING BUSINESS PARK





PREMIUM ACCESS

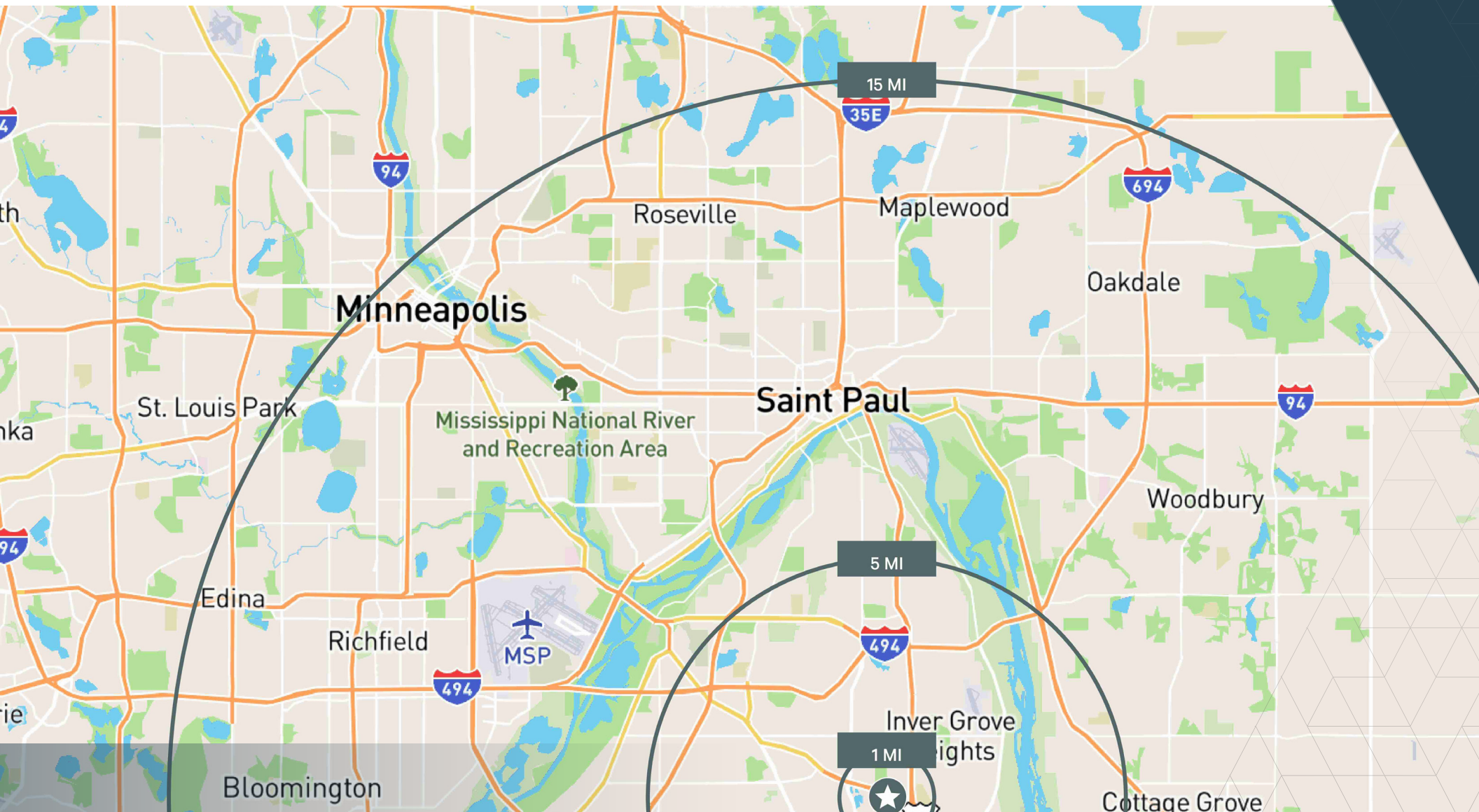
- 1 **I-35E**
5.8 MI / 10 MIN
- 2 **I-494**
4.6 MI / 7 MIN
- 3 **HWY 52**
0.6 MI / 4 MIN

LOCATION

DOWNTOWN MINNEAPOLIS
19 MI / 20 MIN

MSP INTL. AIRPORT
10 MI / 15 MIN

DOWNTOWN ST. PAUL
9 MI / 10 MIN



INVERPOINT BUSINESS PARK

BUILDING 3

8300 COURTHOUSE BLVD
INVER GROVE HEIGHTS MN



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CBRE

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