

RICH VALLEY

BUSINESS CENTER

3855 145TH ST E
ROSEMOUNT, MN



FOR SALE OR LEASE

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PROPERTY OVERVIEW

Specifications

SPACE AVAILABLE	Up to 191,700 SF
SITE AREA	14.4 acres
CLEAR HEIGHT	32' (ability to modify)
LOADING	Docks & Drive-ins
COLUMN SPACING	50' x 50' with 60' speed bay
AUTO PARKING	Ample
TRAILER PARKING	Ample
SPRINKLER	ESFR
LEASE RATES	Negotiable
SALE PRICE	Negotiable

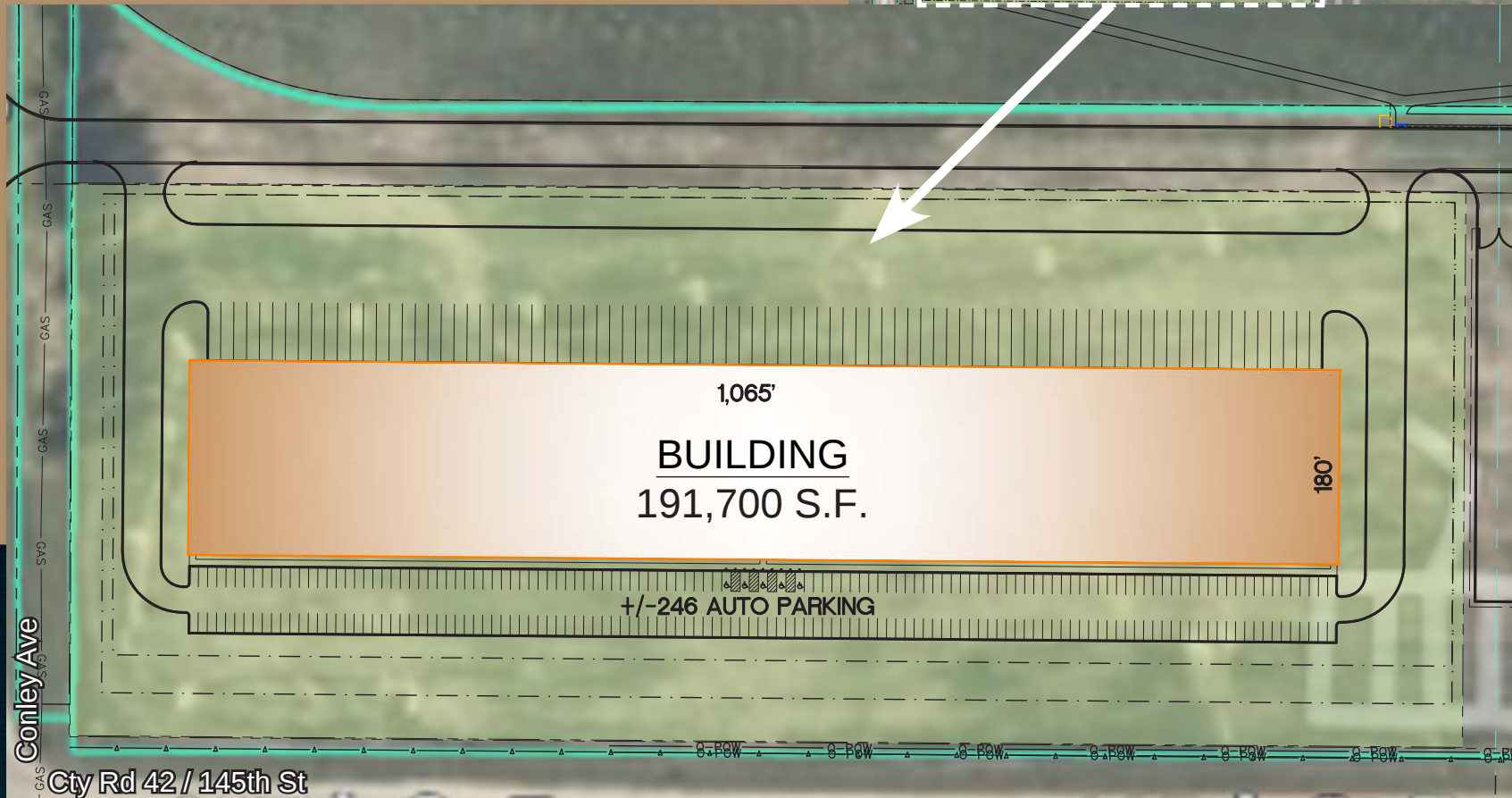
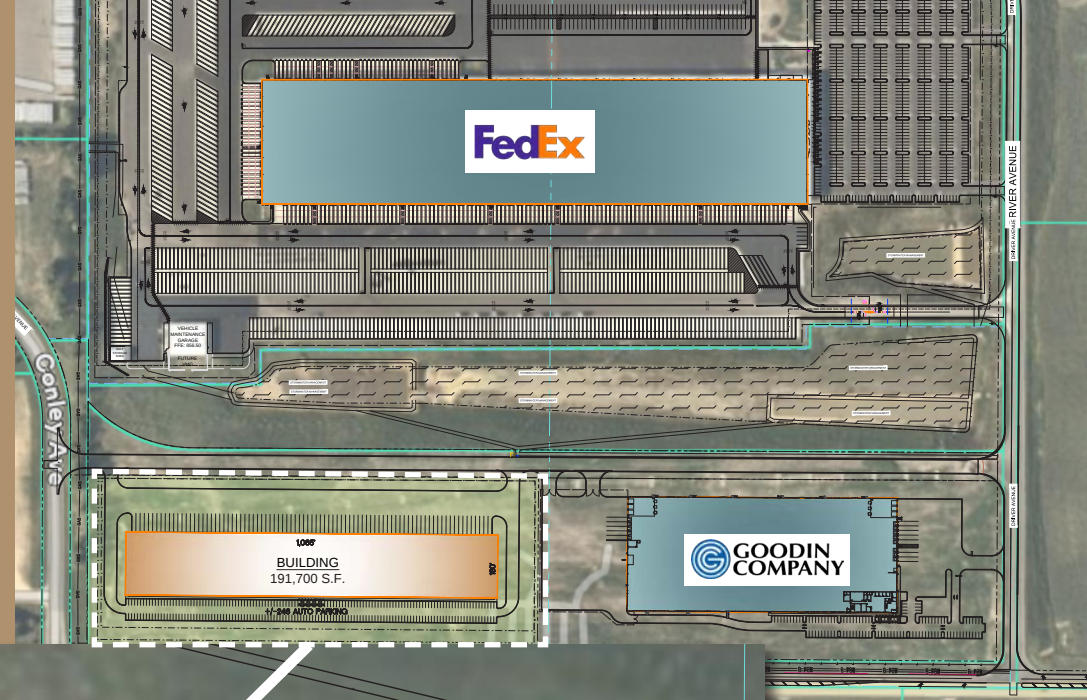
(Ability to modify building specs)



SITE PLAN

One Building

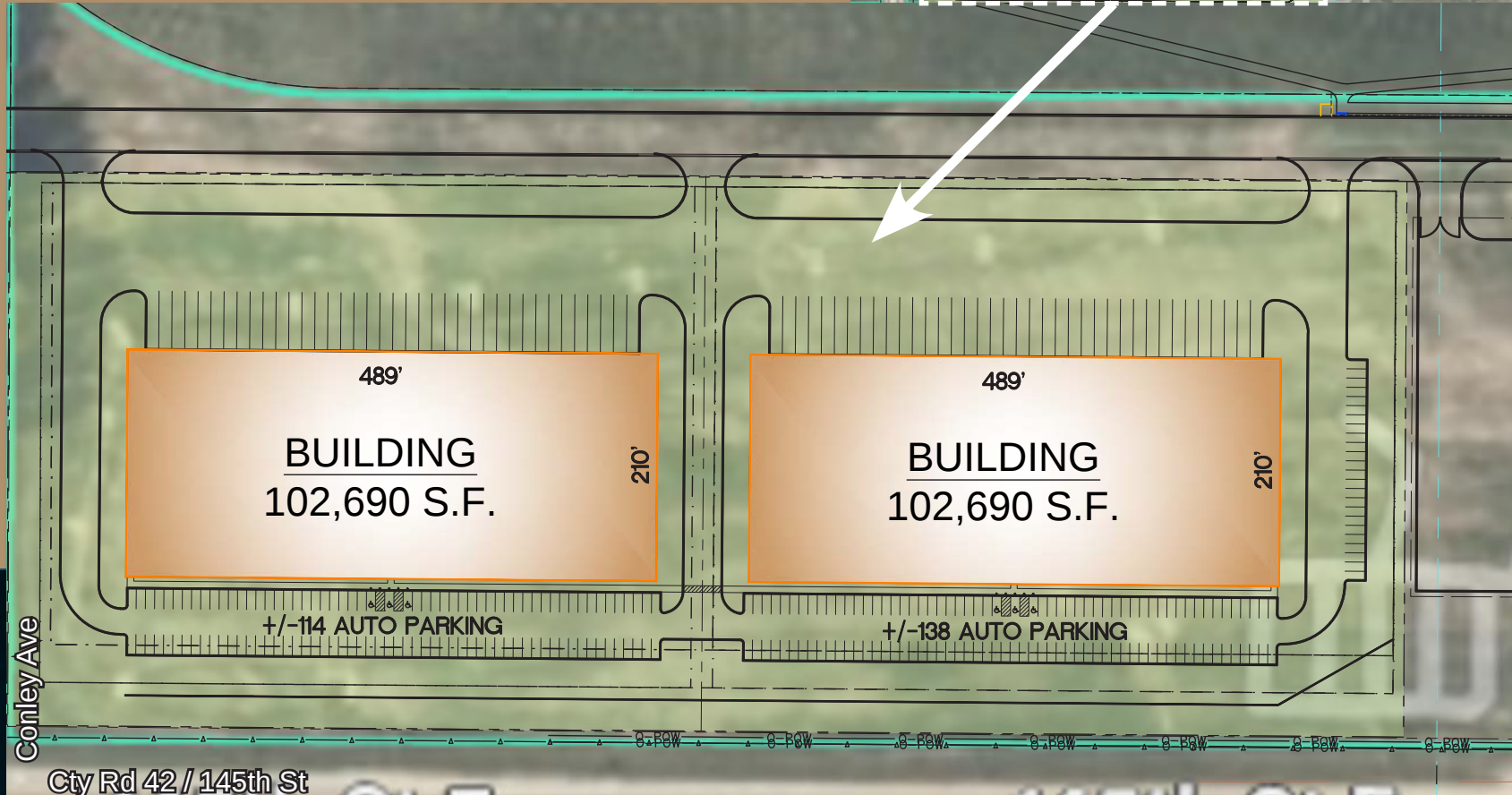
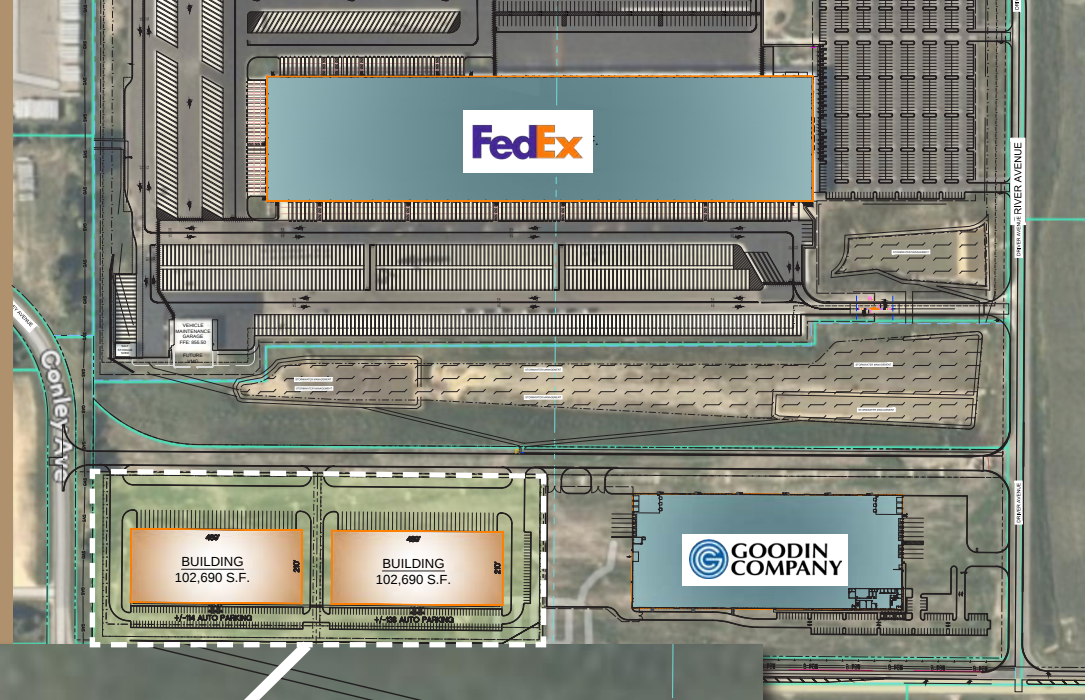
SPACE AVAILABLE	191,700 SF
DIMENSIONS	1,065' x 180'
PARKING	246 Spaces



SITE PLAN

Two Buildings (Specifications Per Building)

SPACE AVAILABLE	102,690 SF
DIMENSIONS	489' x 210'
PARKING	114 - 138 Spaces

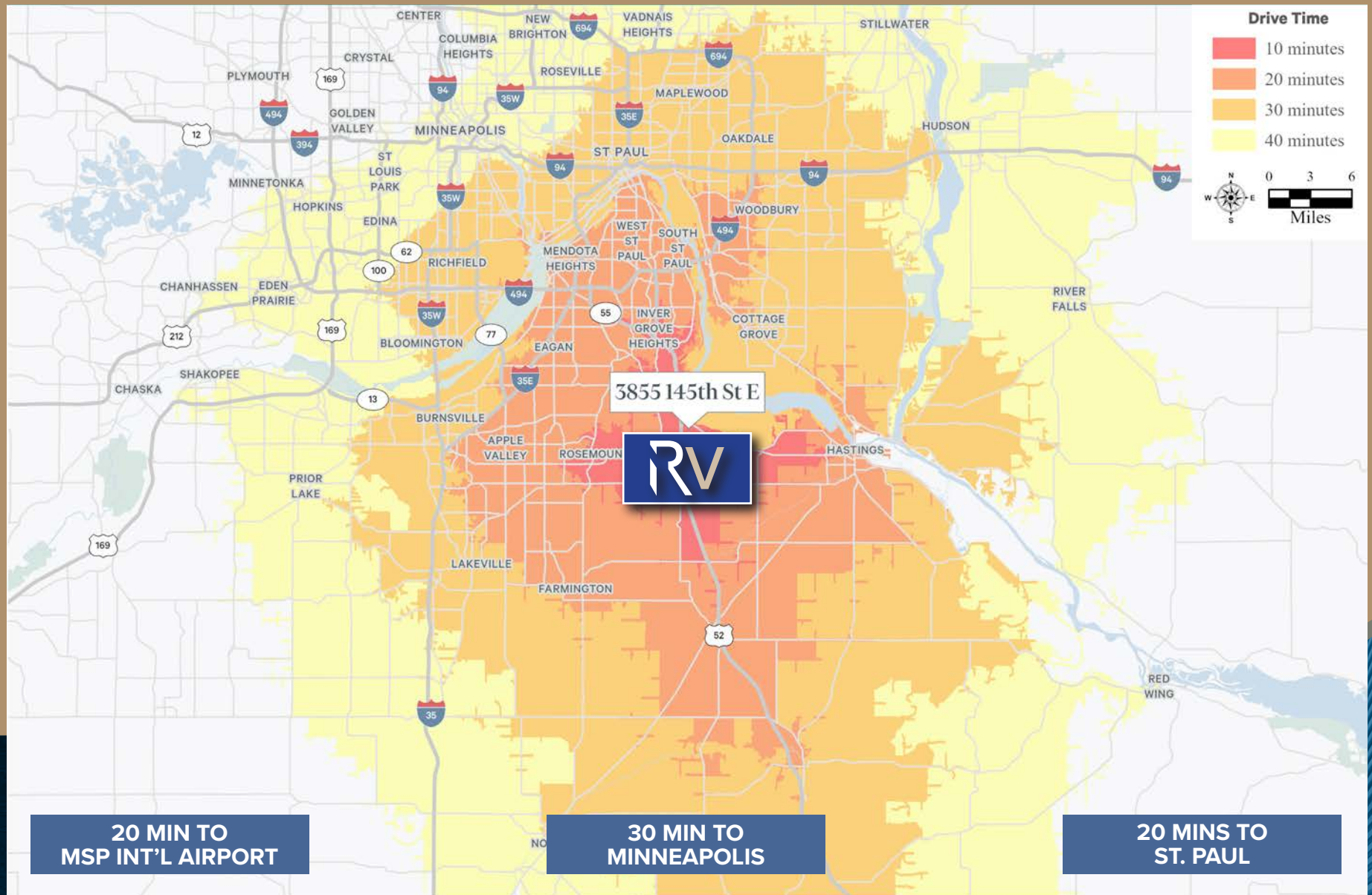


LOCATION MAP



A map of the Minneapolis-Saint Paul area. The map shows major highways including I-35E, I-494, I-94, and I-394. Key locations marked include Minneapolis, Saint Paul, West Saint Paul, South St. Paul, Mendota Heights, Eagan, Burnsville, Rosemount, and Woodbury. The Minneapolis-Saint Paul International Airport is also indicated. A blue line with arrows shows a route starting from a point labeled 'RV' (with a blue square icon) near the bottom center, heading north to I-494 (10.4 MI TO 494), then west to I-35E (13 MI TO 35E), and finally south towards Rochester (61.6 MI TO ROCHESTER). Other labels on the map include St. Louis Park, Calhoun-Isles, Phillips, Longfellow, Nokomis, Southwest, Richfield, Bloomington, Cottage Grove, Grey Cloud Island, Nininger, and Landfall.

DRIVE TIME MAP



WHY SCANNELL

At Scannell Properties, our proven turnkey development model ensures we consistently meet our client's unique business needs by providing innovative building solutions that improve operational efficiencies and productivity, while delivering the highest quality construction at the most competitive cost.

CONTACT US

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EXPERIENCE

29 years / 450 projects / 114,000,000 square feet developed

GEOGRAPHIC REACH

In Northern America: 44 states, 3 Canadian Provinces
In Europe our focus is on the core markets of France, Italy, Germany, the Netherlands, Spain and the UK

RESOURCES

In-house team of architects, engineers, development managers, finance, legal and construction management with local market knowledge throughout the U.S and Europe.

EXPERTISE

National build-to-suit and speculative development of industrial, office, retail, government and multi-family facilities

CAPITALIZATION

Financial capacity that allows us to fund investments and developments of any size, type or location without reliance on joint venture or third party equity sources, which ensures our ability to execute and deliver projects on time.

STRUCTURE

Flat organization that enables us to provide clients with greater accessibility to decision makers, faster response times, fluid communications and flexibility to changing conditions and client needs.

CBRE

