

RICH VALLEY

BUSINESS CENTER

3855 145TH ST E
ROSEMOUNT, MN



FOR LEASE UP TO 540,000 SF

BRYAN VAN HOOFF

Senior Vice President
+1 952 924 4624
bryan.vanhoof@cbre.com

JEFFREY PRZYTARSKI

Senior Vice President
+1 952 924 4895
jeff.przytarski@cbre.com

SAM MANKE

Vice President
+1 763 398 9047
sam.manke@cbre.com



PROPERTY OVERVIEW

SPACE AVAILABLE	Concept A: Two 191,000 SF Buildings Concept B: 400,400 SF Concept C: 540,000 SF
SITE AREA	30.1 acres
CLEAR HIEGHT	32' (ability to modify)
LOADING	Docks & Drive-ins
COLUMN SPACING	50' x 50' with 60' speed bay
BUILDING DEPTH	210' x 260'
AUTO PARKING	Ample
TRAILER PARKING	Ample
SPRINKLER	ESFR
LEASE RATES	Negotiable

(Ability to modify building specs)

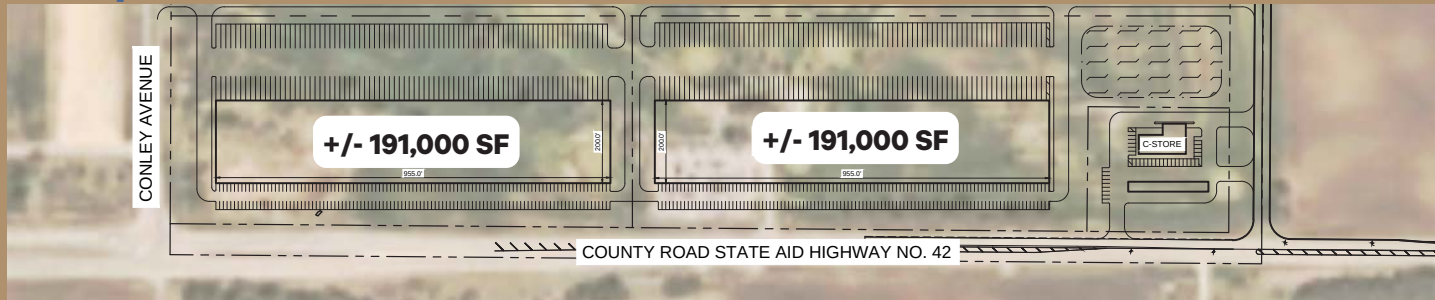


SITE PLAN

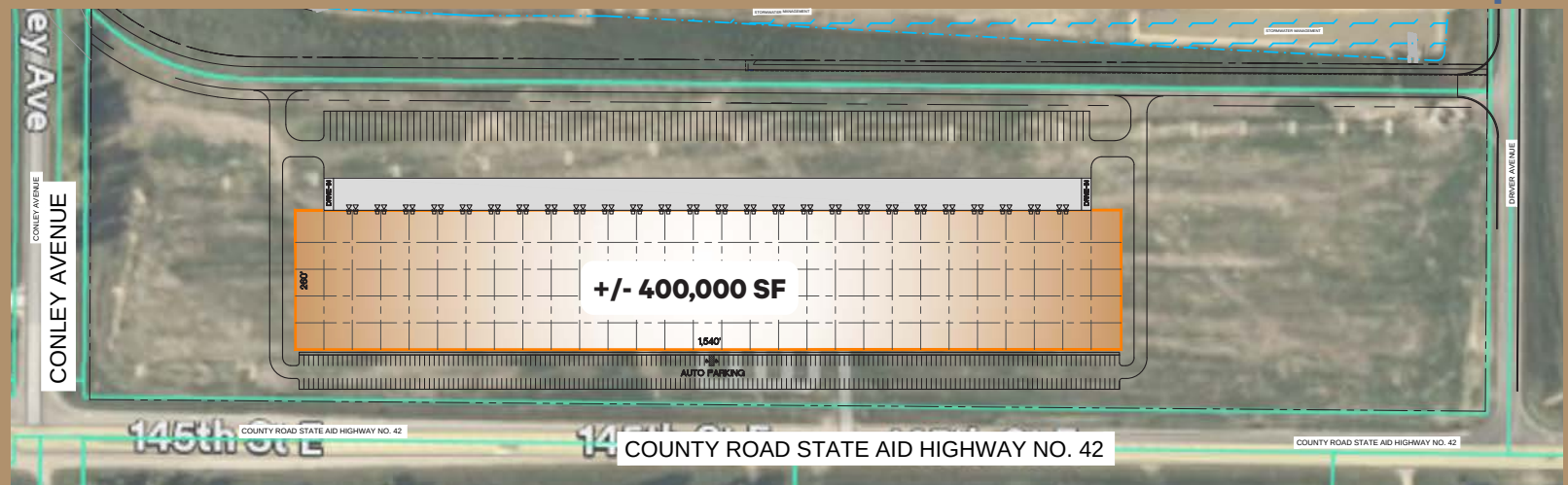


FLOOR PLAN

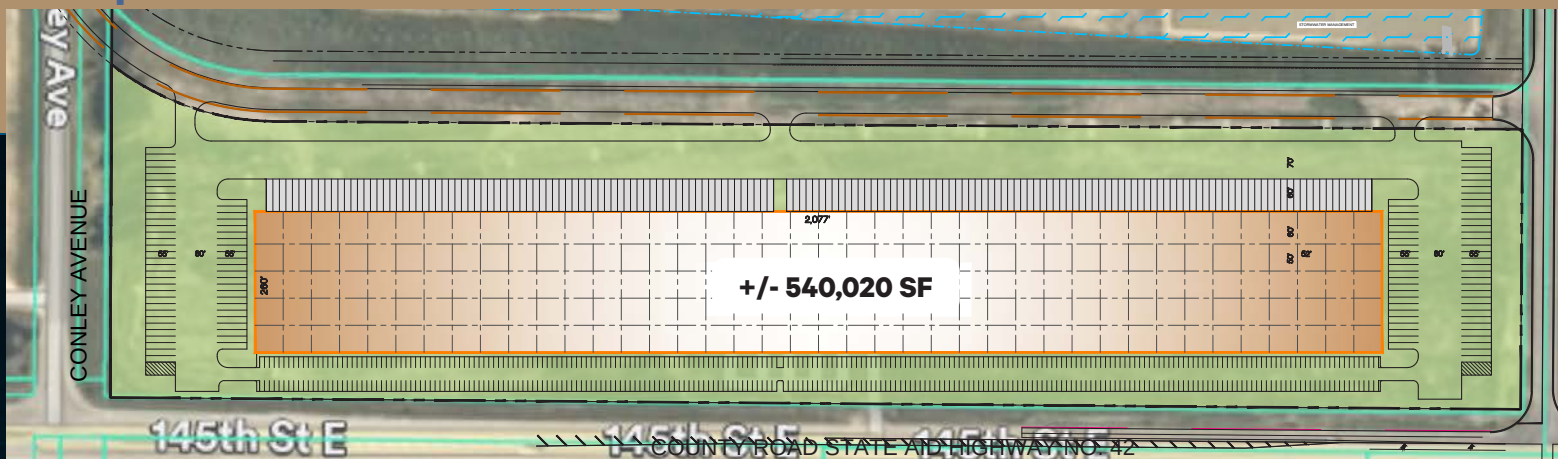
Concept A



Concept B



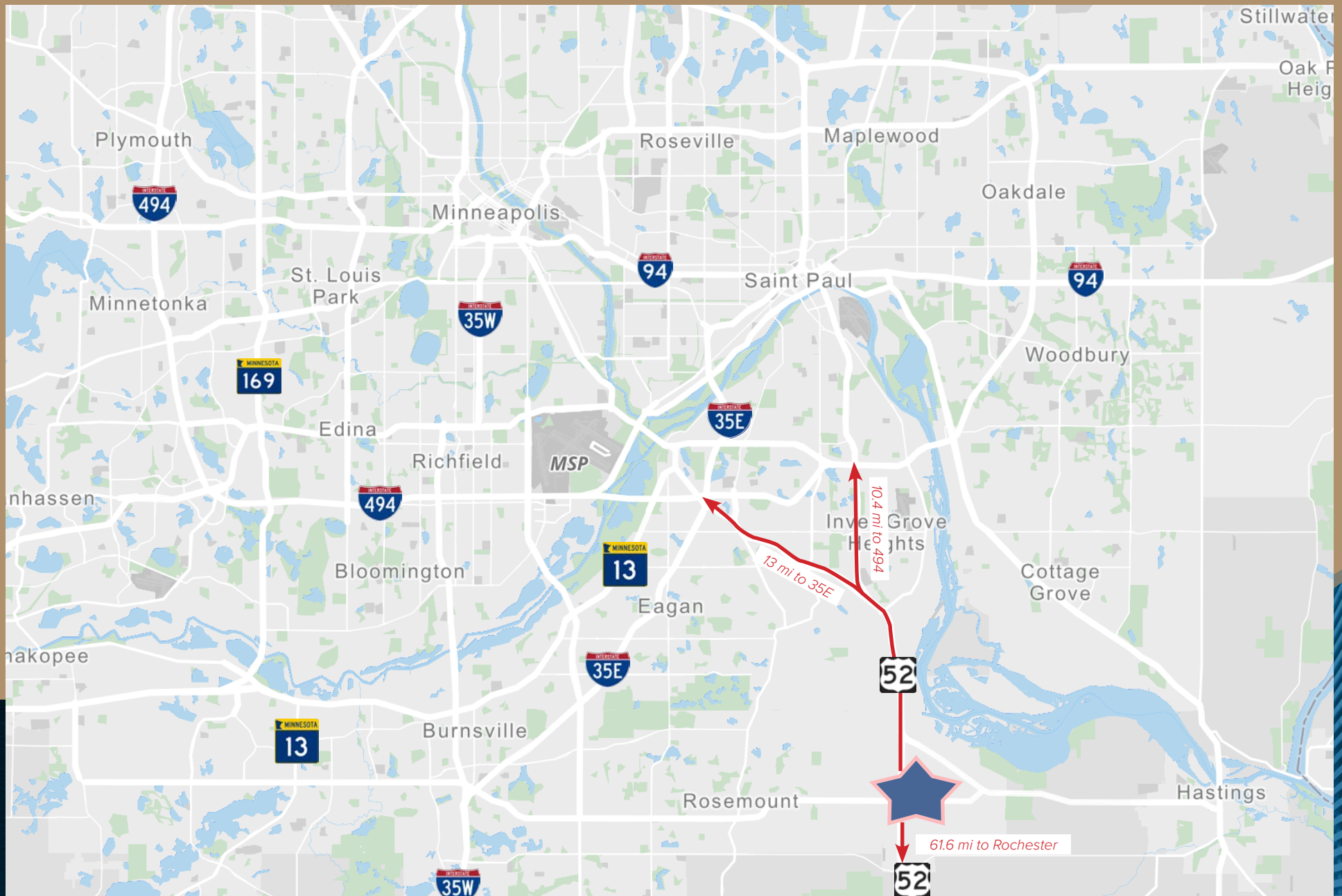
Concept C



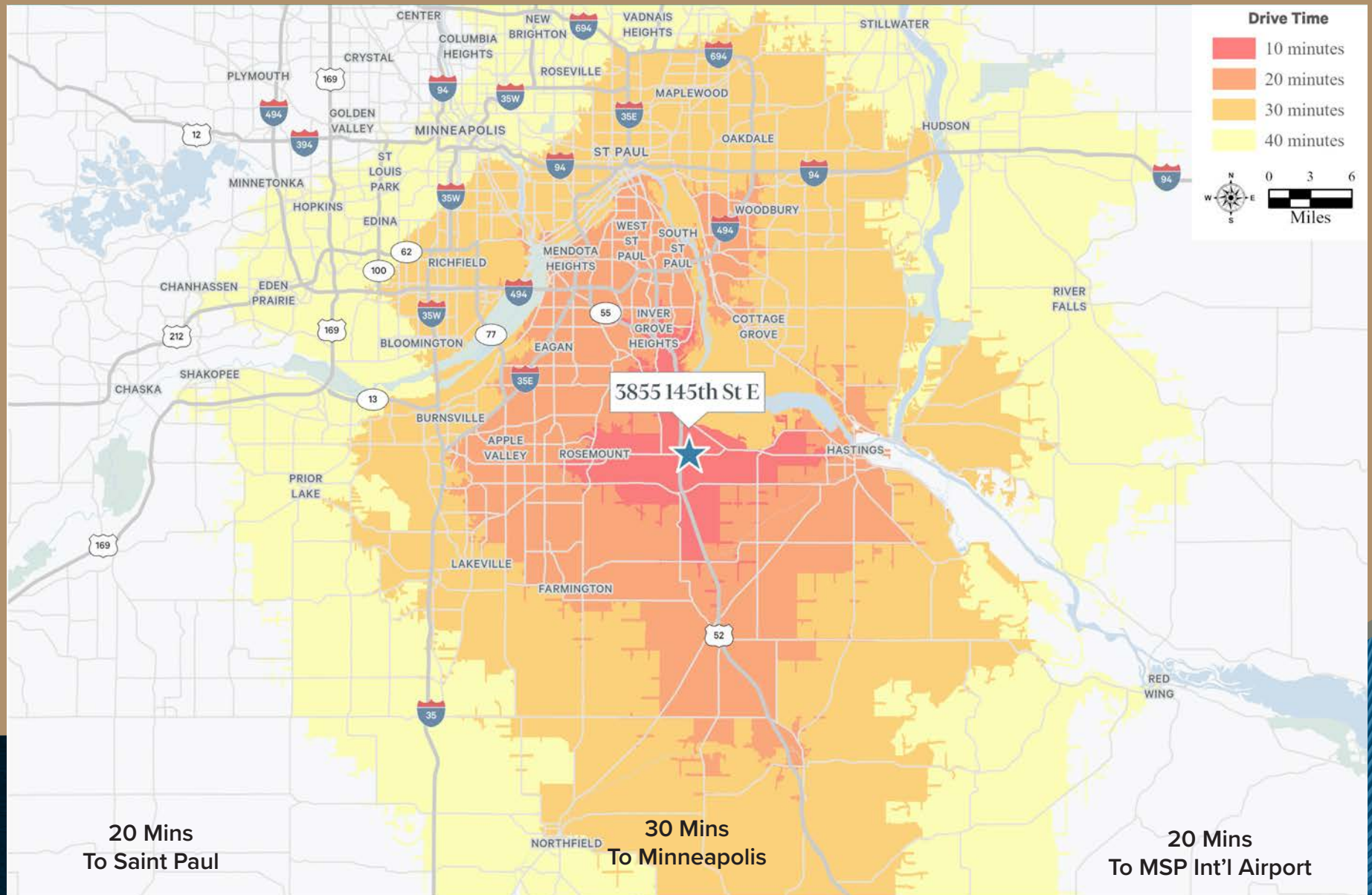
LOCATION MAP



REGIONAL MAP



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

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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

