

NORTH 100

BUSINESS PARK



Central Location



230,000 SF on 15 Acres



Winter 2023 Delivery



**Convenient Access to
I-694 & Highway 100**

1297 Shingle Creek Crossing | Brooklyn Center, MN 55430

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states



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CENTRAL LOCATION & VISIBILITY

Positioned with direct access to highway 100 and just 3 minutes from the Highway 100/I-694 interchange, North 100 Business Park will provide convenient highway access along with prime signage opportunities.



NORTH 100
BUSINESS PARK

3 minutes to I-694 and
Highway 100 interchange



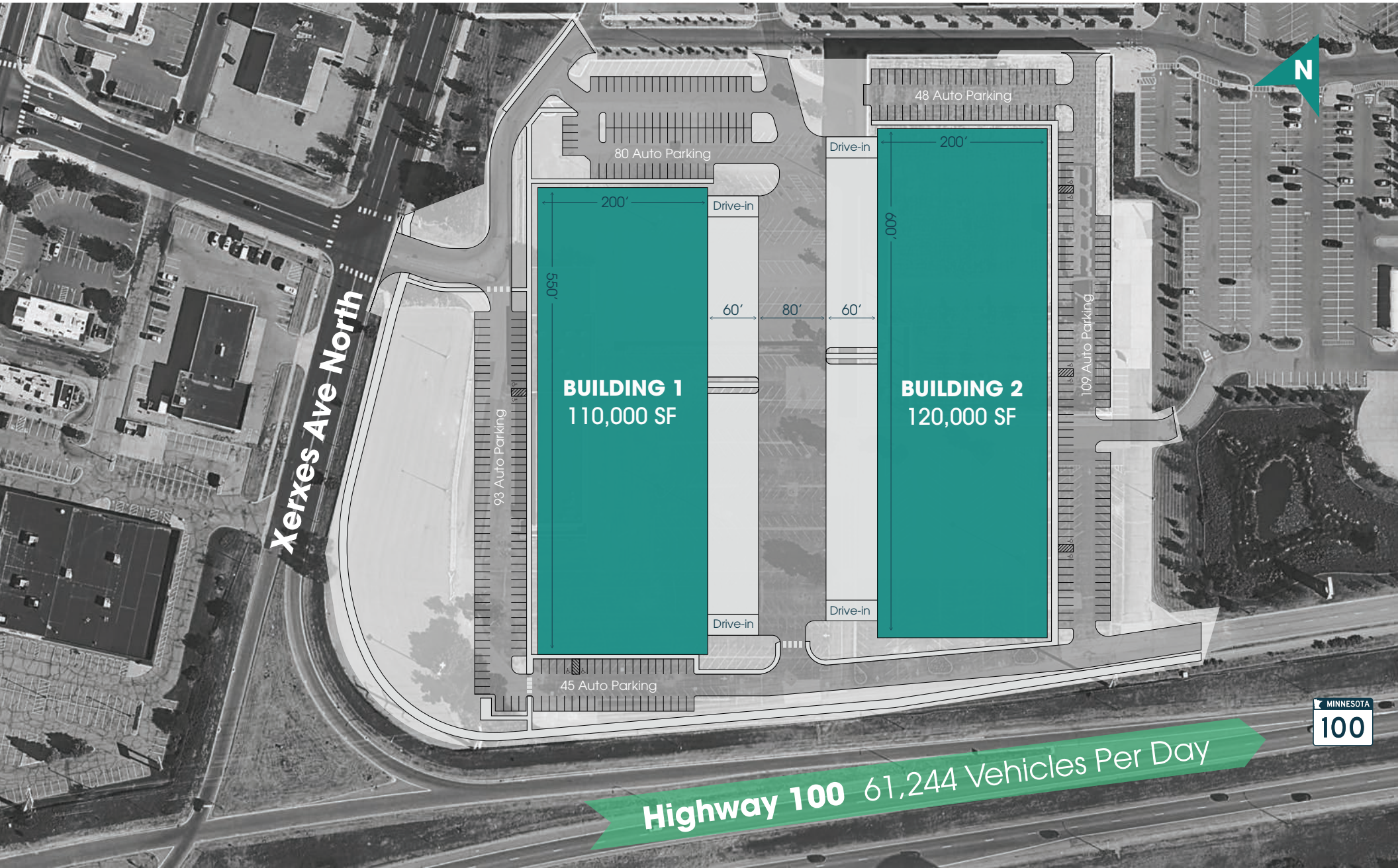
Xerxes Ave

Brooklyn Blvd



Exposure to over 61,244
VPD on Highway 100

SITE PLAN



Highway 100 61,244 Vehicles Per Day

BUILDING 1 SPECIFICATIONS

Building 1 Size:	+/- 110,000 SF
Building Dimensions:	200' x 550', rear-loaded
Building Entries:	Three (3) main entries
Column Spacing:	50'x 50'
Clear Height:	28' clear
Truck Court:	200' shared truck court, 60' concrete apron
Car Parking:	182 stalls (1.65/1,000 SF)
Walls:	Pre-cast concrete panels
Roofing:	Ballasted 60 mil EPDM roof system insulated for total R-30

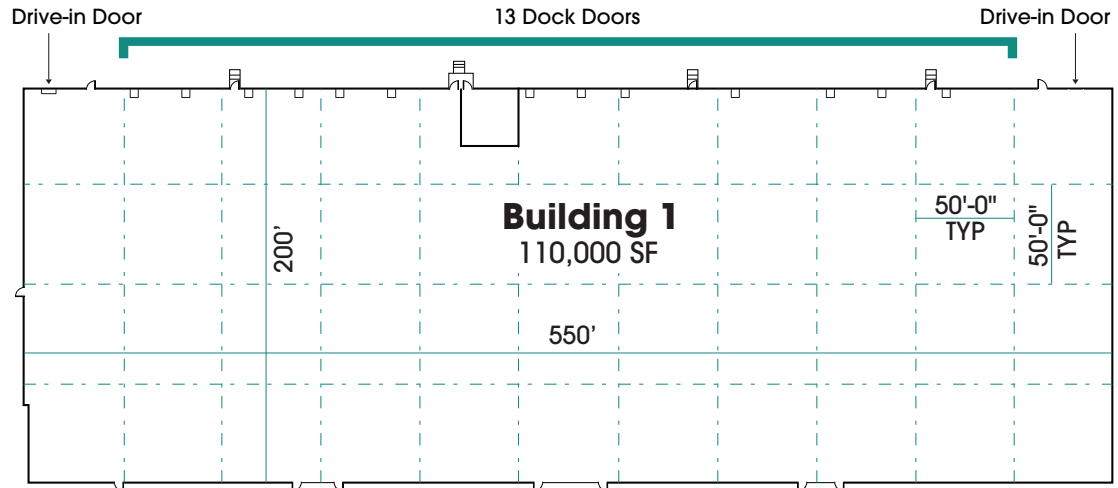
Fire Protection:	ESFR
Dock Doors	Thirteen (13) 9'x10' manual doors with vision windows
Dock Equipment	40,000 lb mechanical levelers, bumpers and seals
Drive-in Doors	Two (2) 12' x 14 automatic doors with vision windows
HVAC:	Gas fired unit heaters for freeze protection
Electrical Service:	3,000-amp, 480/277V, 3-Phase
Warehouse Lighting:	Build to suit
Exterior Lighting:	Building wall packs and pole mounted LED site lighting

 +/- 110,000 SF

 182 CAR PARKING

 13 DOCK DOORS

 2 DRIVE-IN DOORS



BUILDING 2 SPECIFICATIONS

Building 2 Size:	+/- 120,000 SF
Building Dimensions:	200' x 600', rear-loaded
Building Entries:	Three (3) main entries
Column Spacing:	50' x 50'
Clear Height:	28' clear
Truck Court:	200' shared truck court, 60' concrete apron
Car Parking:	168 stalls (1.40/1,000 SF)s
Walls:	Pre-cast concrete panels
Roofing:	Ballasted 60 mil EPDM roof system insulated for total R-30

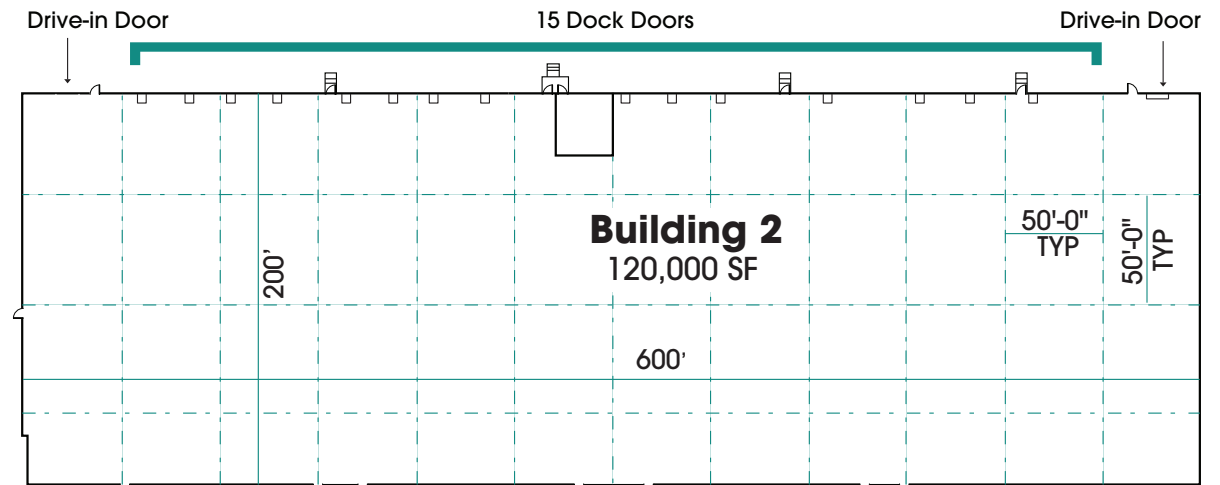
Fire Protection:	ESFR
Dock Doors	Fifteen (15) 9'x10' manual doors with vision windows
Dock Equipment	40,000 lb mechanical levelers, bumpers and seals
Drive-in Doors	Two (2) 12' x 14' automatic doors with vision windows
HVAC:	Gas fired unit heaters for freeze protection
Electrical Service:	3,000-amp, 480/277V, 3-Phase
Warehouse Lighting:	Build to suit
Exterior Lighting:	Building wall packs and pole mounted LED site lighting

 +/- 120,000 SF

 168 CAR PARKING

 15 DOCK DOORS

 2 DRIVE-IN DOORS



CENTRAL LOCATION

DRIVE TIMES

1 MINUTE TO
Highway 100

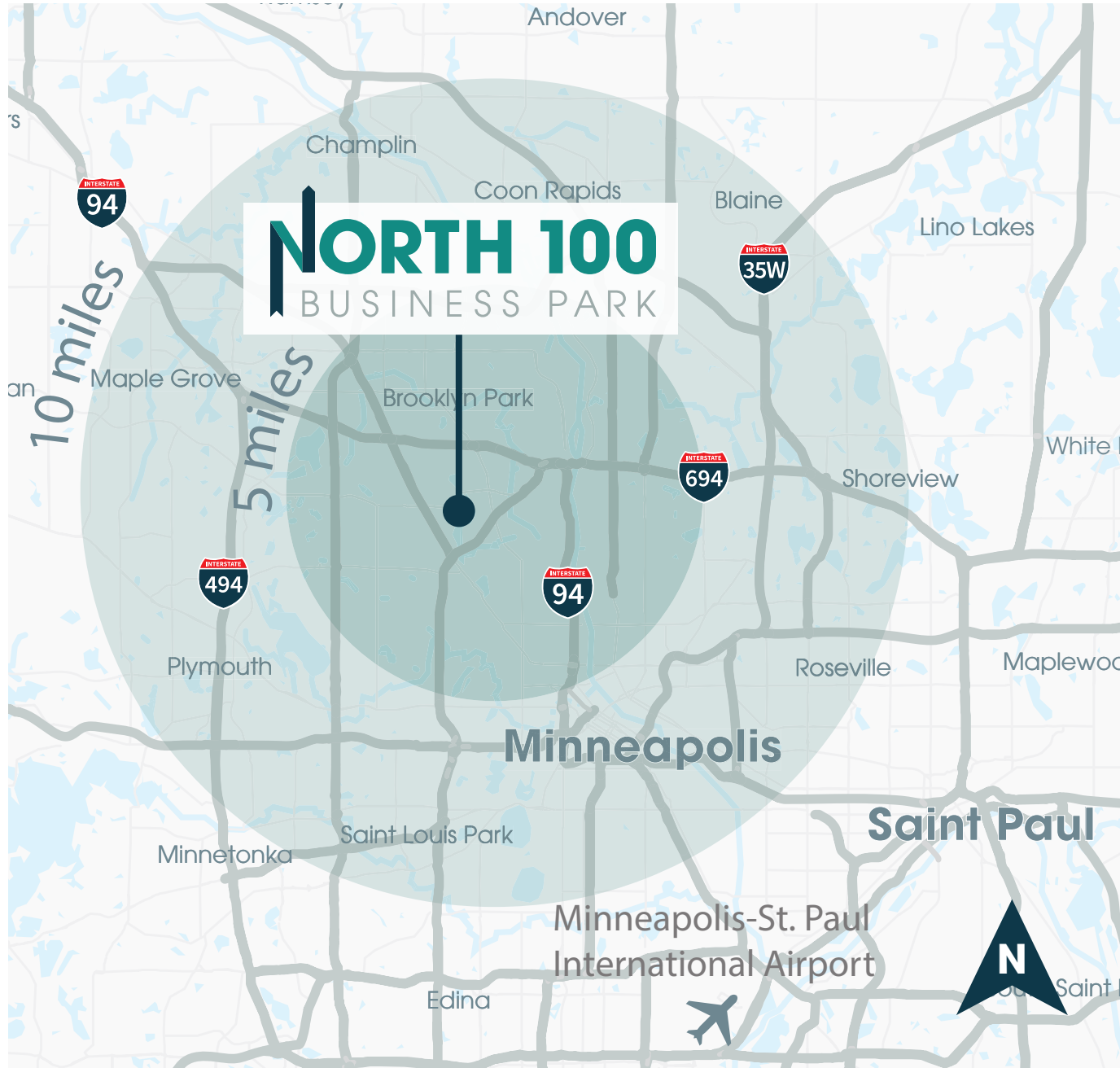
3 MINUTES TO
I-694/Hwy 100 interchange

14 MINUTES TO
Maple Grove, MN

20 MINUTES TO
St. Paul, MN

28 MINUTES TO
Minneapolis-St. Paul
International Airport

12 MINUTES TO
Downtown Minneapolis



ACCESS & AMENITIES

ACCESS TO LABOR

10 Mile Radius Demographics

TOTAL POPULATION

1,146,727 people

TOTAL LABOR FORCE

615,568 people

AVG HOUSEHOLD INCOME

\$81,644

MEDIAN AGE

36.8 years old

% HIGH SCHOOL GRAD /GED

94%

% BACHELOR'S DEGREE OR HIGHER

48.8%



AMENITIES WITHIN A 5 MINUTE DRIVE



NORTH 100

BUSINESS PARK

ABOUT SCANNELL

Scannell starts every project with a client-first orientation that results in enduring relationships that extend to the next project and beyond. We approach each project as an investment in the growth and prosperity of our clients and the local communities where we build. Expedient decision-making, efficient development processes including entitlements, and guaranteed delivery of projects on time and within budget at the most competitive costs—that's what you get with Scannell Properties.

Scannell has the financial strength and entrepreneurial authority to make expedient decisions and fund developments of any size, type or location without third-party equity sources. They are large enough acquire, develop and market master plan developments in all types of geographies and geologic environments and small enough to provide customized development solutions with speed, agility and client-first perspective.

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