

CARMEN DISTRIBUTION CENTER

MINNEAPOLIS - ST. PAUL
SOUTHEAST

6240 - 6250 Carmen Avenue
Inver Grove Heights, MN



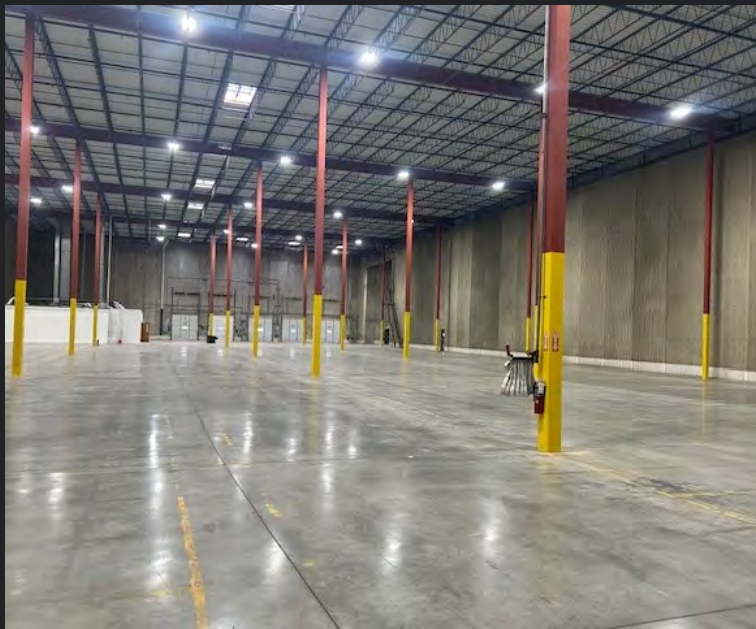
FOR SALE OR LEASE

±72,738 - 174,180 SF



LEASED BY

CBRE



SPECIFICATIONS

Total SF	174,180
Office SF	3,920
Warehouse SF	170,260
Loading	25 Docks, 1 Drive-in
Year Built	1988
Power	600 AMPs at 480V
Clear Height	36'
Sprinkler	ESFR
Site Size	13.4 Acres
Roof Replaced	2025
Tax & CAM (2026)	\$2.78 PSF
Sale or Lease Rates	Negotiable

FOR SALE OR LEASE

±174,180 SF

- Entire building available.
- Offers ample loading space & built out office.
- Great access on the intersection of I-494 and HWY 52.
- Built-to-suit trailer parking & outdoor storage options.



Building

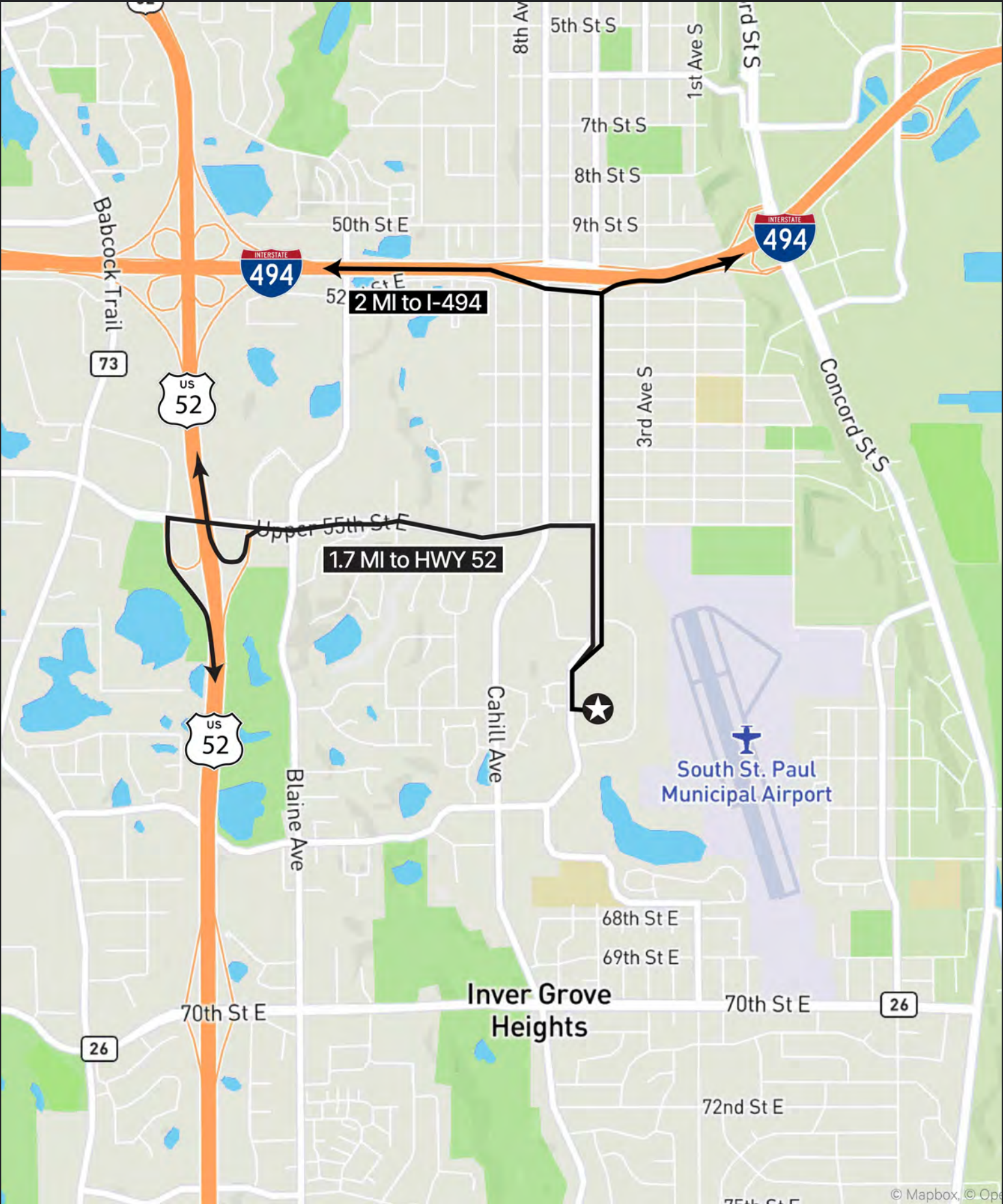
Total SF: 174,180
Office SF: 3,920
Warehouse SF: 170,260
Loading: 25 Docks
1 Drive-in

Suite 6240

Total SF: 101,442
Office SF: 881
Warehouse SF: 100,561
Loading: 13 Docks
1 Drive-in
Available: 7/1/27

Suite 6250

Total SF: 72,738
Office SF: 3,039
Warehouse SF: 69,699
Loading: 12 Docks





mapbox

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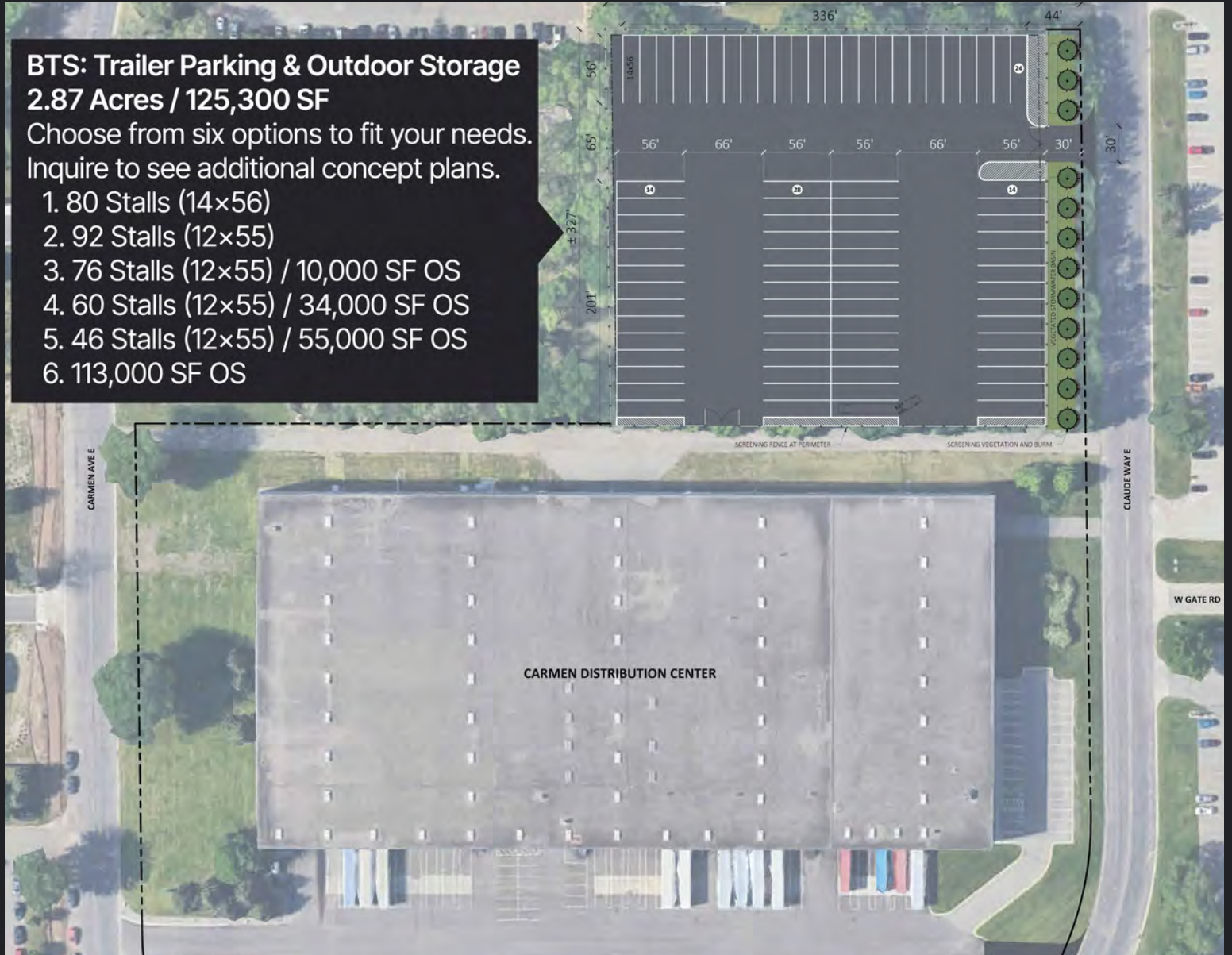
BTS: Trailer Parking & Outdoor Storage

2.87 Acres / 125,300 SF

Choose from six options to fit your needs.

Inquire to see additional concept plans.

1. 80 Stalls (14×56)
2. 92 Stalls (12×55)
3. 76 Stalls (12×55) / 10,000 SF OS
4. 60 Stalls (12×55) / 34,000 SF OS
5. 46 Stalls (12×55) / 55,000 SF OS
6. 113,000 SF OS



Outdoor Storage & Parking Options



Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

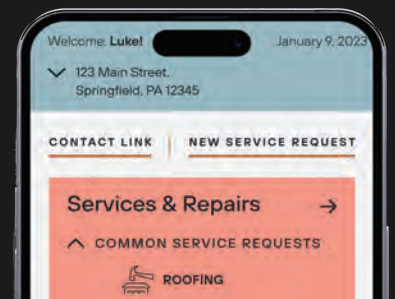


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million
Square Foot
Portfolio

Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



CONTACT INFORMATION

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