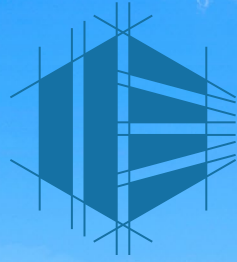


[CLICK HERE FOR AERIAL TOUR](#)



I-94

EAST LOGISTICS CENTER

11435 Hudson Rd | Woodbury, MN 55129



SITE PLAN



SITE AREA: 33.7 Acres

TOTAL BUILDING SIZE:

476,928 SF TOTAL:

- 3,293 SF OFFICE
- 473,635 SF WAREHOUSE
- Ability to demise: 119,232 SF - 476, 928 SF

PARKING STALLS: 380 (0.79 stalls/1,000 SF)

TRAILER PARKING: 99

CLEAR HEIGHT: 36'

LOADING:
 (70) 9'x10' Docks (expandable to 88);
 3 Drive-ins (12' x 16')

COLUMN SPACING: 54' x 54' with 60' speed bay

SPRINKLER: ESFR (Class I through IV commodities)

POWER: One (1) 3,000 Amp, 277/480 V, 3-phase, 4-wire service

LIGHTING:
 30,000 Lumen LED Fixtures (30 FC @30" AFF) on motion sensors throughout warehouse

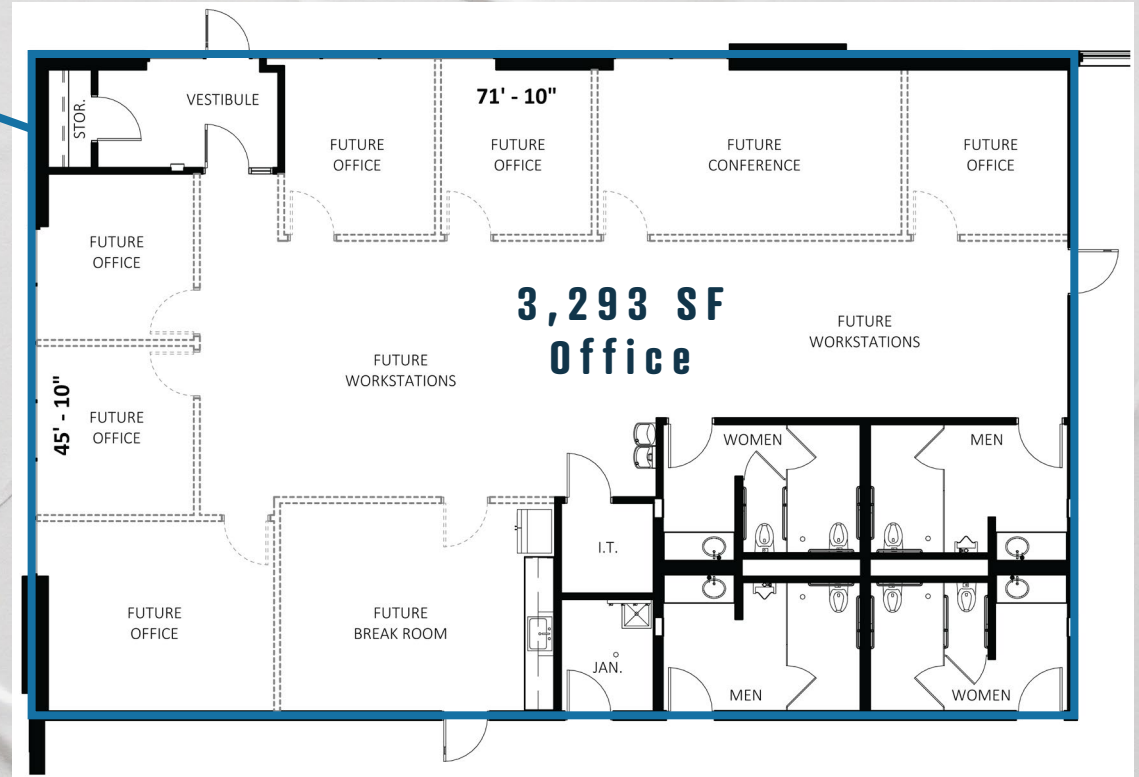
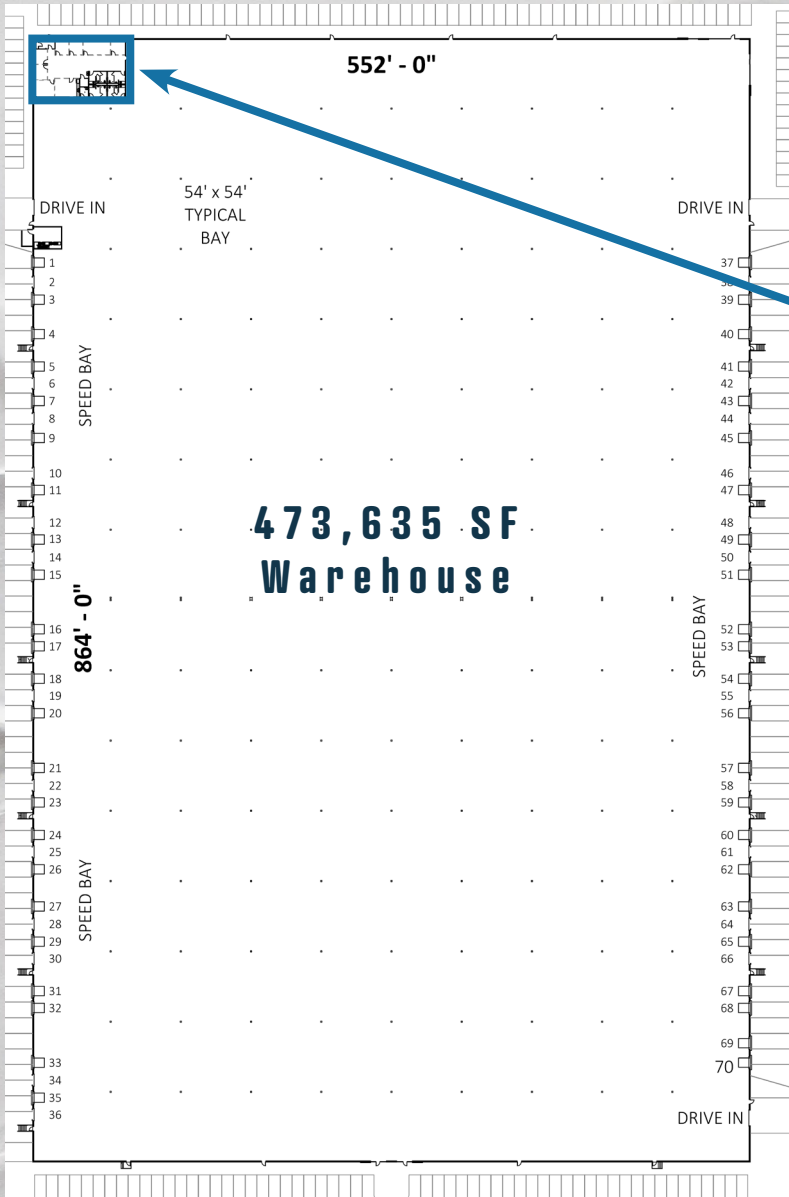
LEASE RATE: Negotiable

ESTIMATED 2026 TAX/CAM:
 Tax: \$1.63 PSF (*not fully assessed)
 CAM: \$0.74 PSF
 Total: \$2.37 PSF



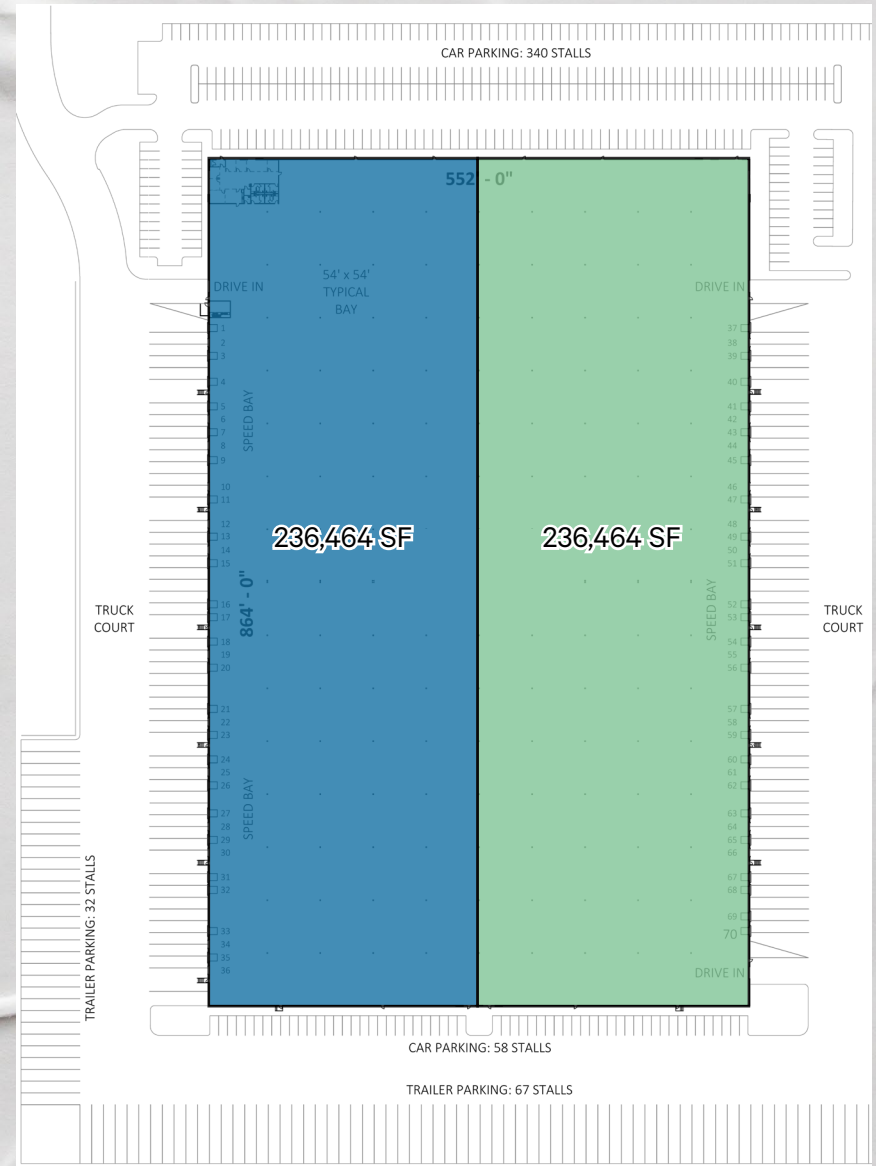
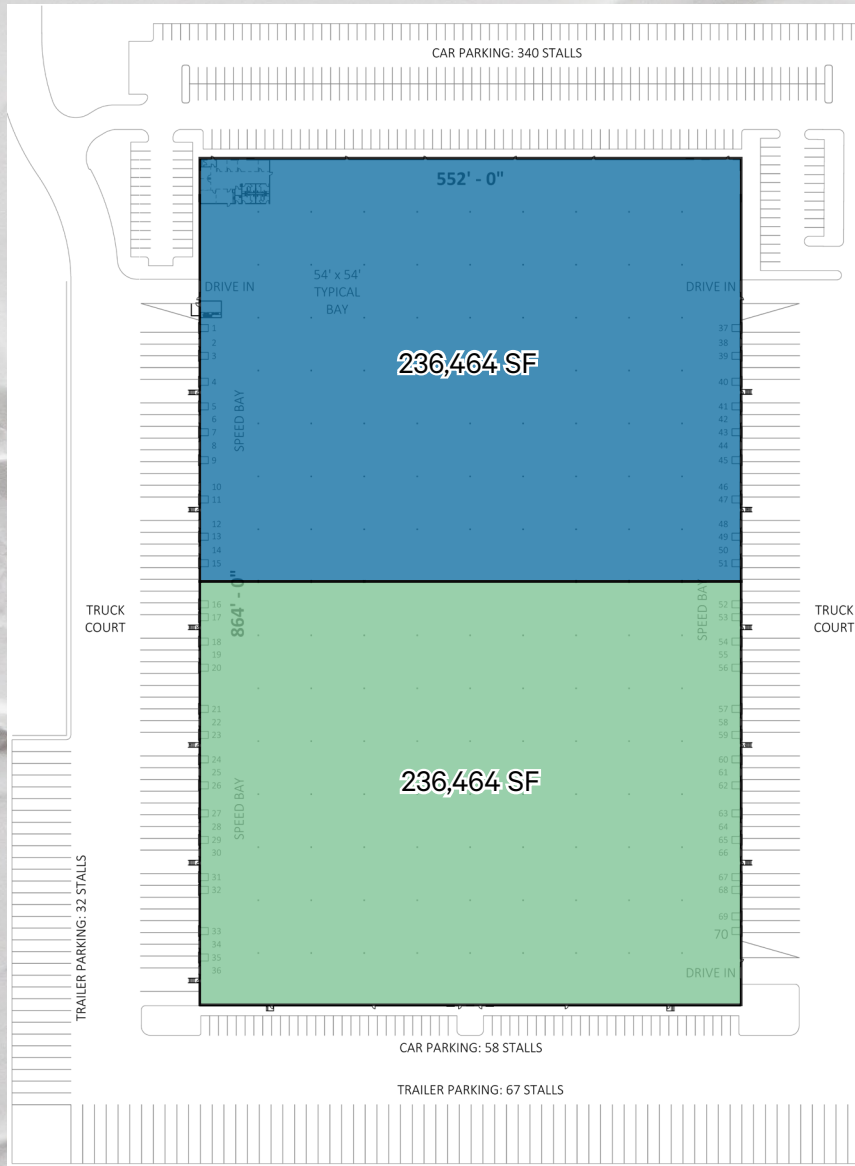
FLOOR PLAN

OFFICE FLOOR PLAN

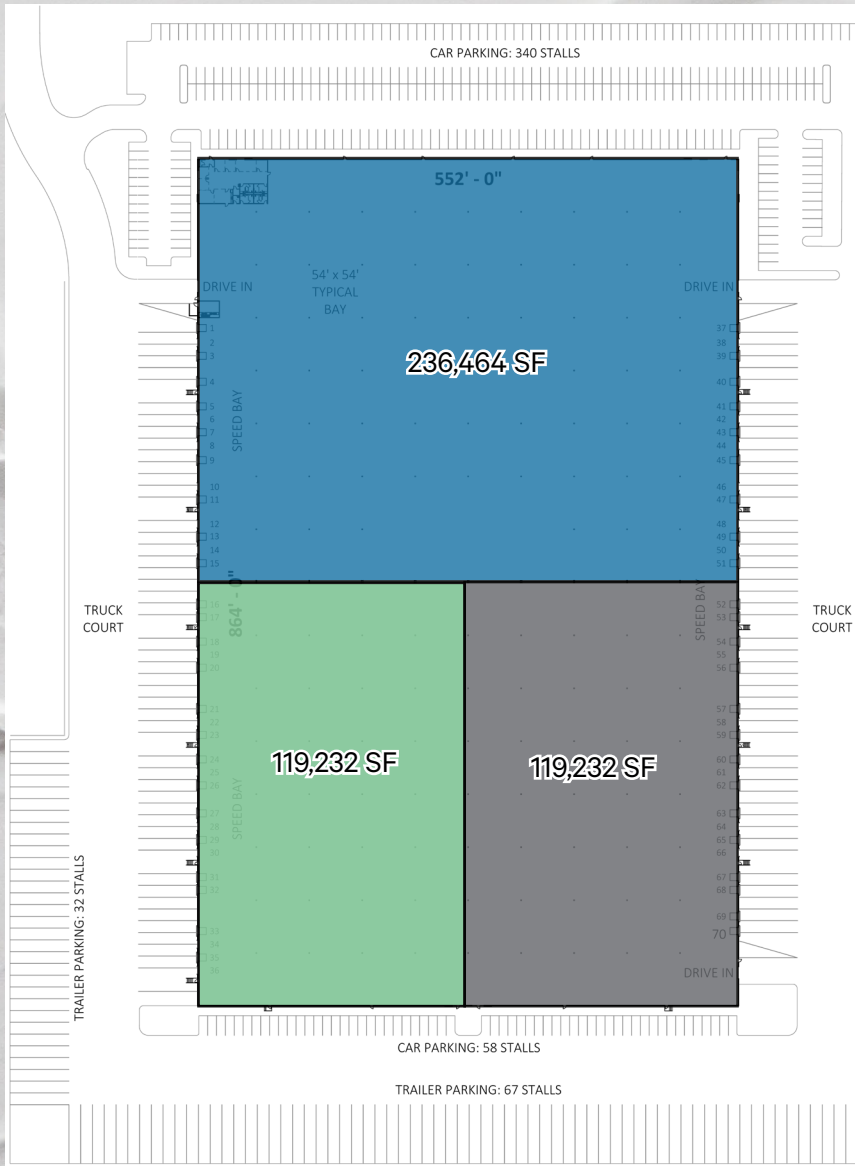


SCENARIO 1

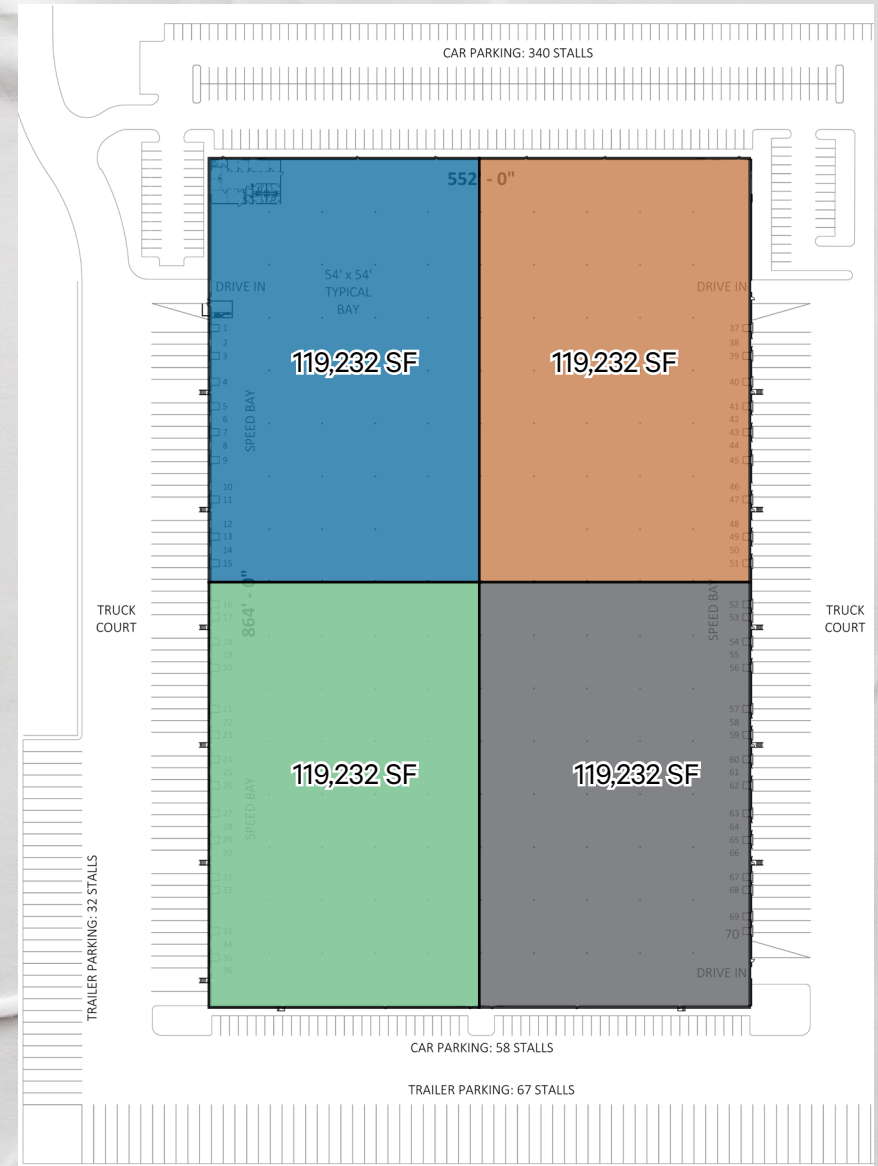
SCENARIO 2



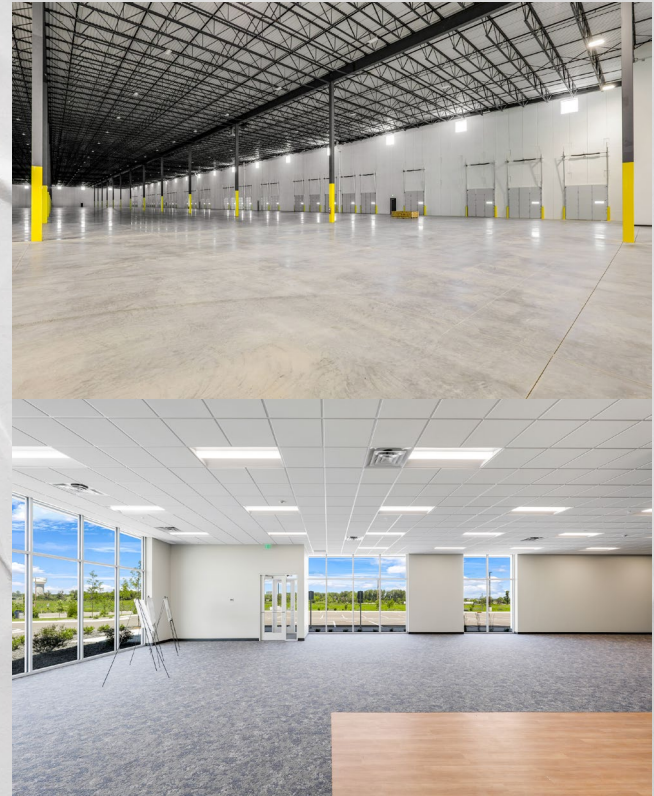
SCENARIO 3



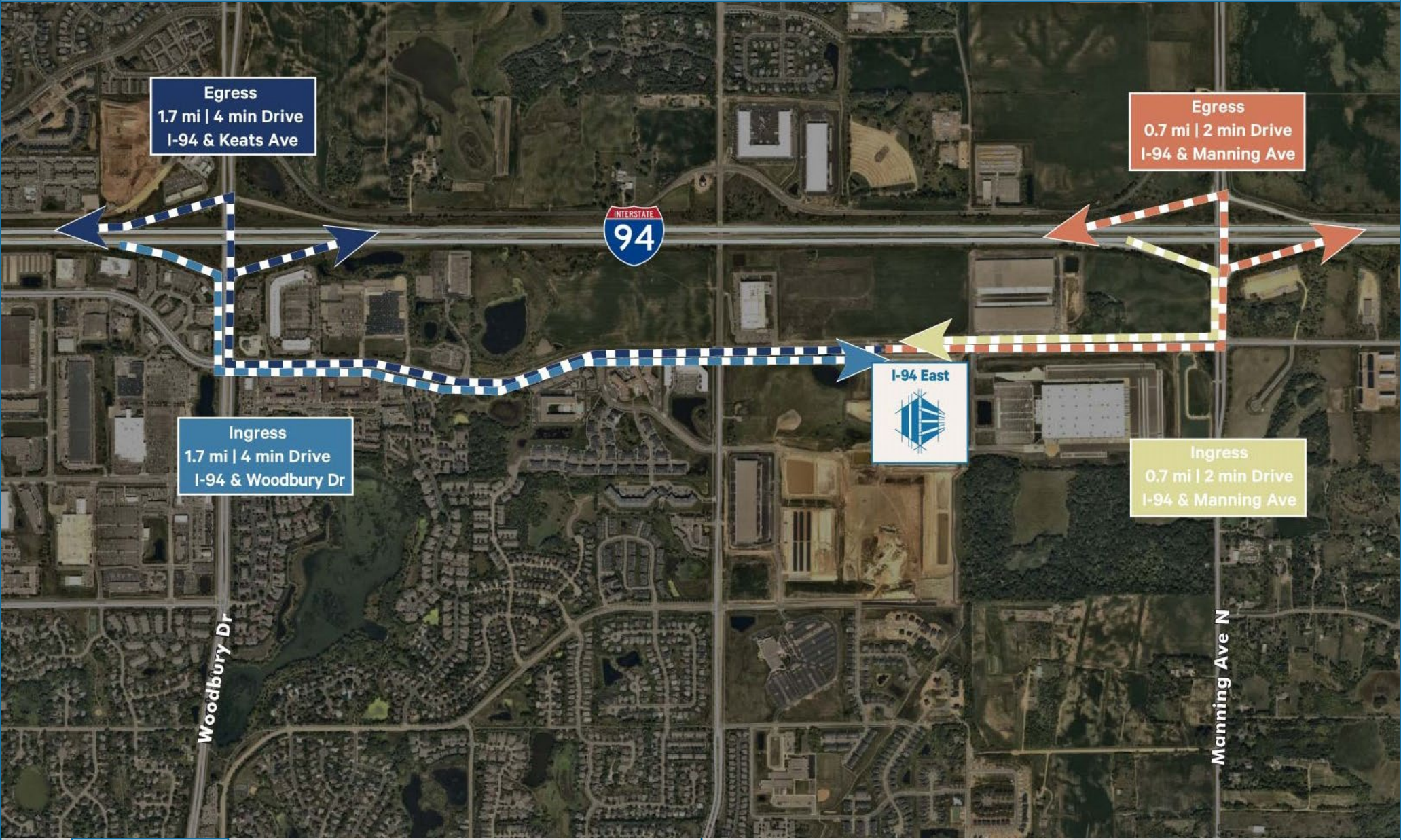
SCENARIO 4



Property Photos



ACCESSIBILITY MAP



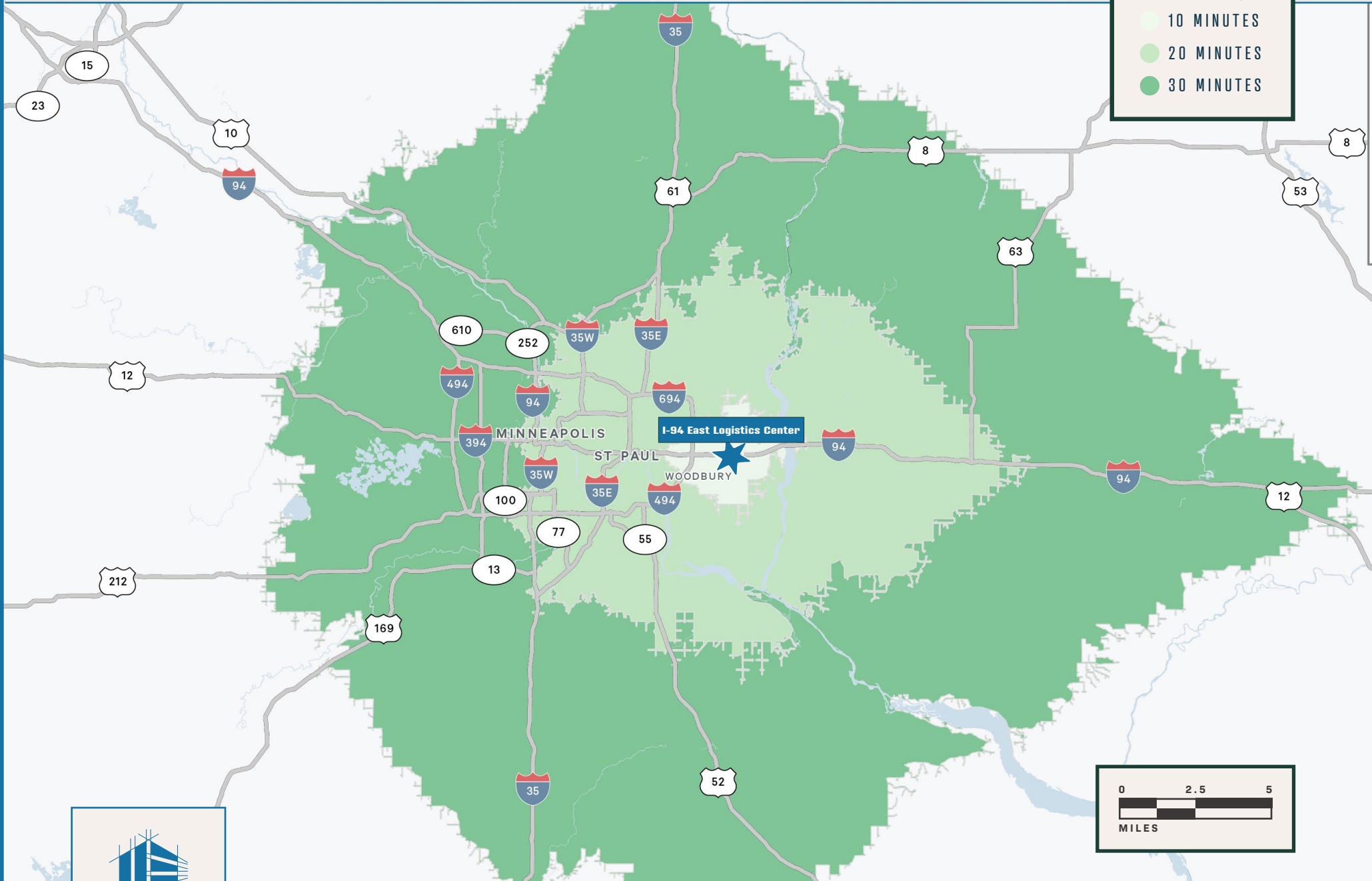
DRIVE TIME MAP

DRIVE TIMES

10 MINUTES

20 MINUTES

30 MINUTES



I-94 East Logistics Center

MINNEAPOLIS

ST. PAUL

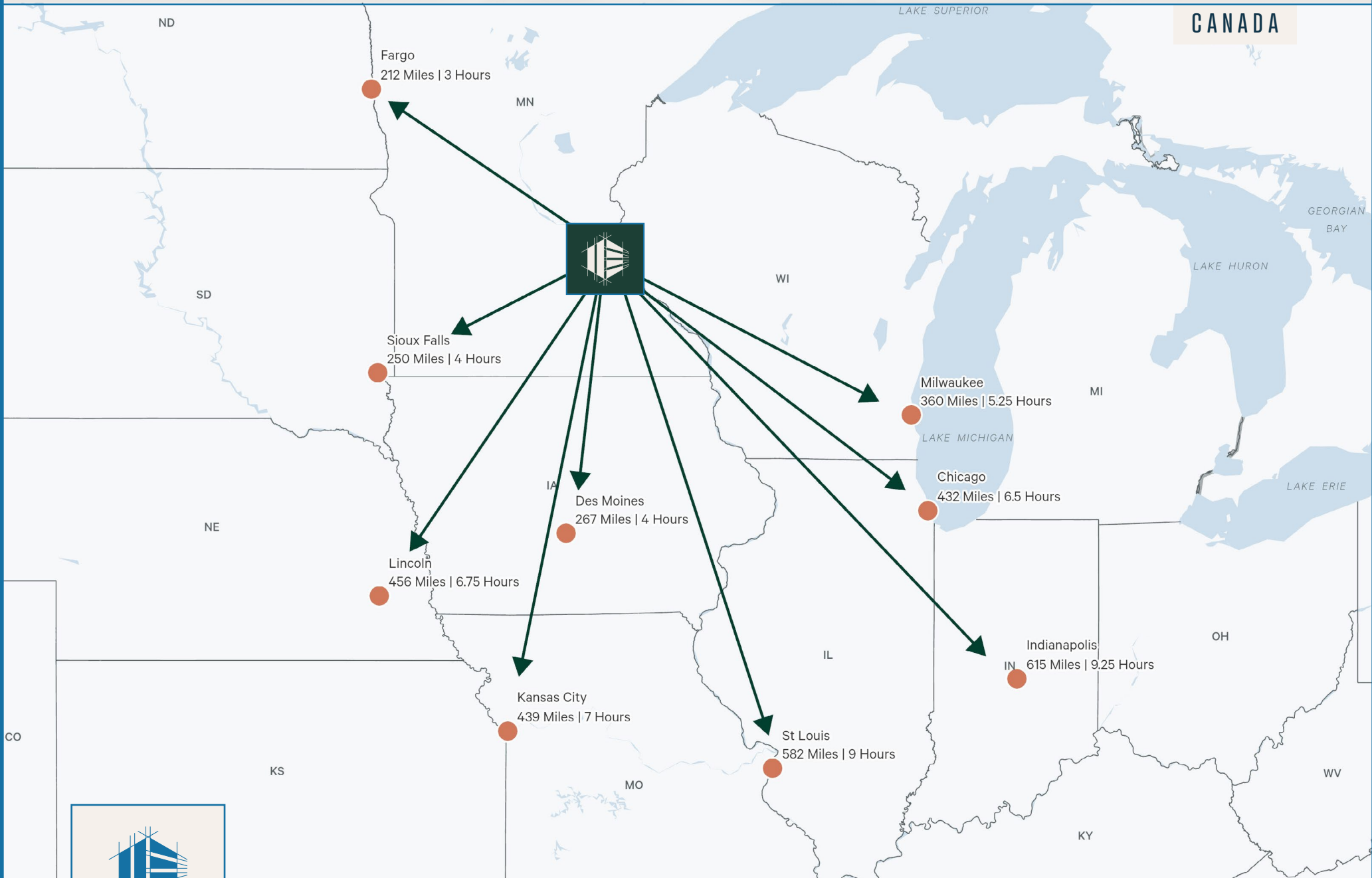
WOODBURY



MILES



I-94 MAP



AMENITIES MAP



3 Miles



PROPERTY DEMOGRAPHICS

POPULATION

	3 MINUTES	5 MINUTES	10 MINUTES
2023 POPULATION - CURRENT YEAR ESTIMATE	4,679	20,753	94,993
2028 POPULATION - FIVE YEAR PROJECTION	5,484	22,364	98,802
2010 POPULATION - CENSUS	2,655	13,660	78,634
2020 POPULATION - CENSUS	3,915	18,371	90,986
2023-2028 ANNUAL POPULATION GROWTH RATE	3.23%	1.51%	0.79%

HOUSEHOLDS

	3 MINUTES	5 MINUTES	10 MINUTES
2023 HOUSEHOLDS - CURRENT YEAR ESTIMATE	1,951	7,722	35,958
2028 HOUSEHOLDS - FIVE YEAR PROJECTION	2,343	8,444	37,663
2010 HOUSEHOLDS - CENSUS	998	4,963	29,304
2020 HOUSEHOLDS - CENSUS	1,585 (90.7%)	6,688 (94.4%)	33,980 (96.2%)
2023-2028 ANNUAL HOUSEHOLD GROWTH RATE	3.73%	4.52%	1.76%
2023 AVERAGE HOUSEHOLD SIZE	2.40	2.68	2.63

HOUSEHOLD INCOME

	3 MINUTES	5 MINUTES	10 MINUTES
2023 AVERAGE HOUSEHOLD INCOME	\$147,536	\$168,173	\$152,155
2028 AVERAGE HOUSEHOLD INCOME	\$162,775	\$185,992	\$169,627
2023 MEDIAN HOUSEHOLD INCOME	\$110,809	\$129,822	\$112,396
2028 MEDIAN HOUSEHOLD INCOME	\$121,733	\$150,987	\$125,537
2023 PER CAPITA INCOME	\$62,189	\$62,909	\$57,194
2028 PER CAPITA INCOME	\$69,655	\$70,516	\$64,210

HOUSING UNITS

	3 MINUTES	5 MINUTES	10 MINUTES
2023 HOUSING UNITS	2,225	8,316	37,603
2023 VACANT HOUSING UNITS	274 (12.3%)	594 (7.1%)	1,645 (4.4%)
2023 OCCUPIED HOUSING UNITS	1,951 (87.7%)	7,722 (92.9%)	35,958 (95.6%)
2023 OWNER OCCUPIED HOUSING UNITS	1,356 (60.9%)	6,135 (73.8%)	28,220 (75.0%)
2023 RENTER OCCUPIED HOUSING UNITS	595 (26.7%)	1,587 (19.1%)	7,738 (20.6%)

EDUCATION

	3 MINUTES	5 MINUTES	10 MINUTES
2023 POPULATION 25 AND OVER	2,936	13,444	63,661
HS AND ASSOCIATES DEGREES	970 (33.0%)	4,257 (31.7%)	25,447 (40.0%)
BACHELOR'S DEGREE OR HIGHER	1,917 (65.3%)	8,843 (65.8%)	36,469 (57.3%)

PLACE OF WORK

	3 MINUTES	5 MINUTES	10 MINUTES
2023 BUSINESSES	73	410	3,512
2023 EMPLOYEES	914	5,214	52,211





I-94

EAST LOGISTICS CENTER

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