

843 Hardman Ave. S,
South Saint Paul, MN



WAKOTA BUSINESS PARK



POTENTIAL FOR UP
TO 400,000 SF



PREMIUM HIGHWAY
PROXIMITY AND ACCESS



PREMIER IN-FILL
BUSINESS PARK

CBRE

THE PROJECT

PROPERTY HIGHLIGHTS



27-acre site with capacity for over 366,000 SF of high-bay distribution or industrial manufacturing



Opportunity for a large corporate headquarters or large distribution center, with outstanding access to the Twin Cities metro and five state region



Visibility directly off of I-494
120-140,000 vehicles per day



Immediate access off of I-494 via Concord Blvd & Hardman Ave



Business friendly community of South Saint Paul



Building one to be delivered Q4 2026

PROPERTY SPECIFICATIONS

**28' – 32'
CLEAR HEIGHTS**



**FUNCTIONAL TRUCK
COURT DEPTHS**



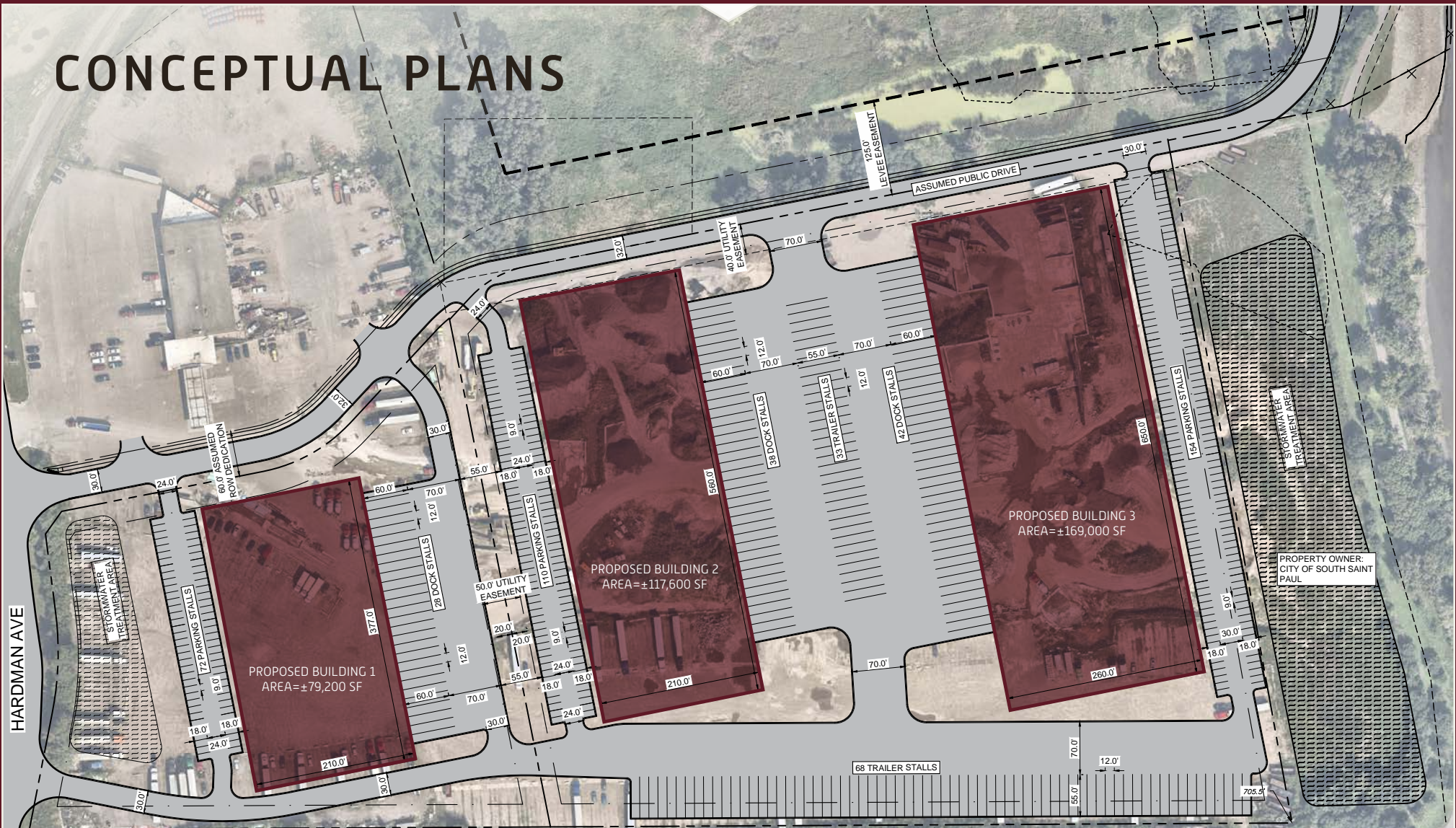
**TRAILER PARKING AND
OUTDOOR STORAGE
AVAILABLE**



**ELECTRIC:
XCEL ENERGY**
**GAS:
XCEL ENERGY**
**WATER:
CITY OF SOUTH SAINT PAUL**




CONCEPTUAL PLANS



OPTION A

FLOOR PLAN

BUILDING #1



EST. 79,200 SF AVAILABLE


28' CLEAR HEIGHTS

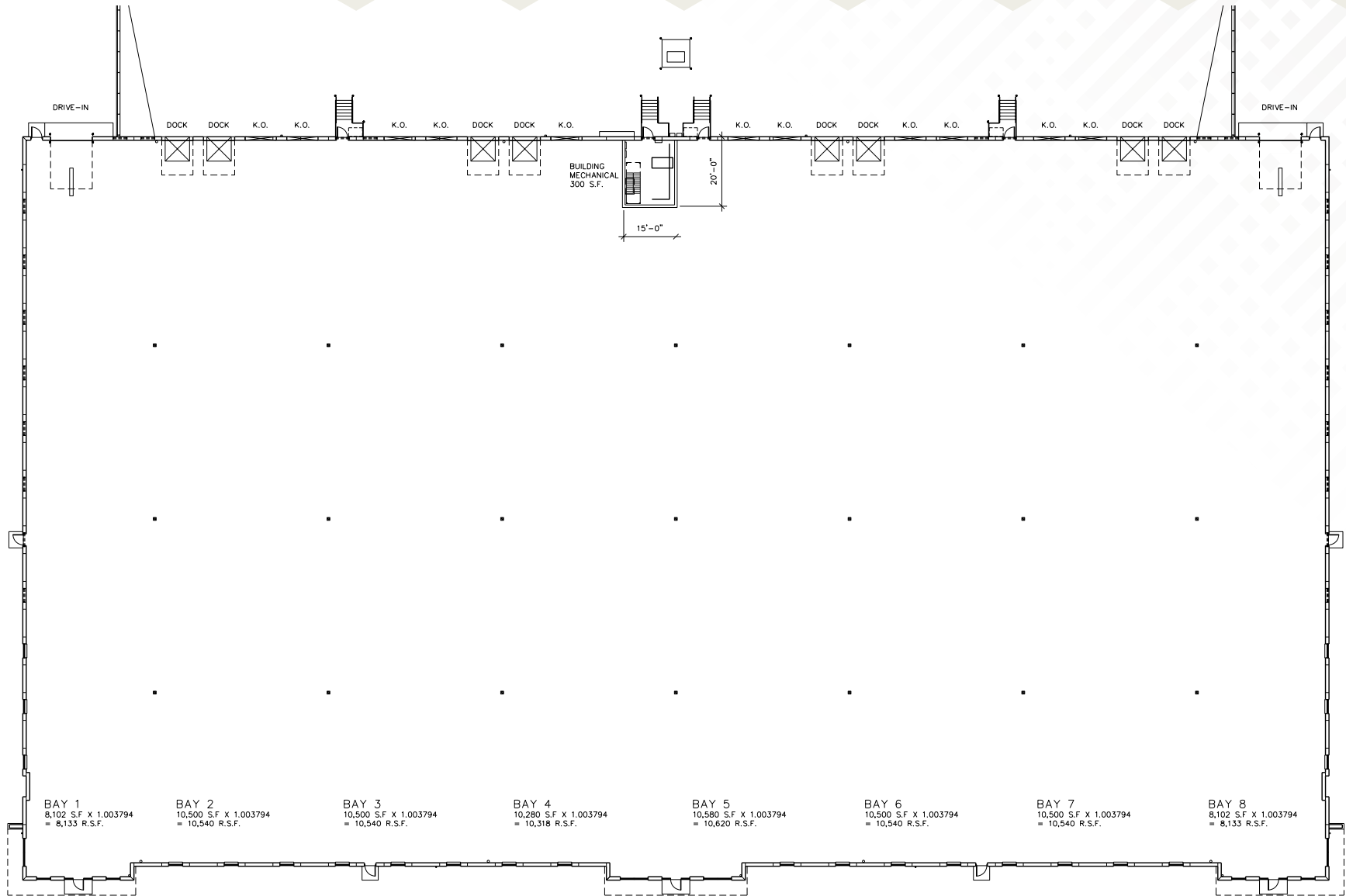

FUNCTIONAL TRUCK COURT DEPTHS EST. 136 FT


TRAILER PARKING AND OUTDOOR STORAGE AVAILABLE


72 CAR PARKING STALLS

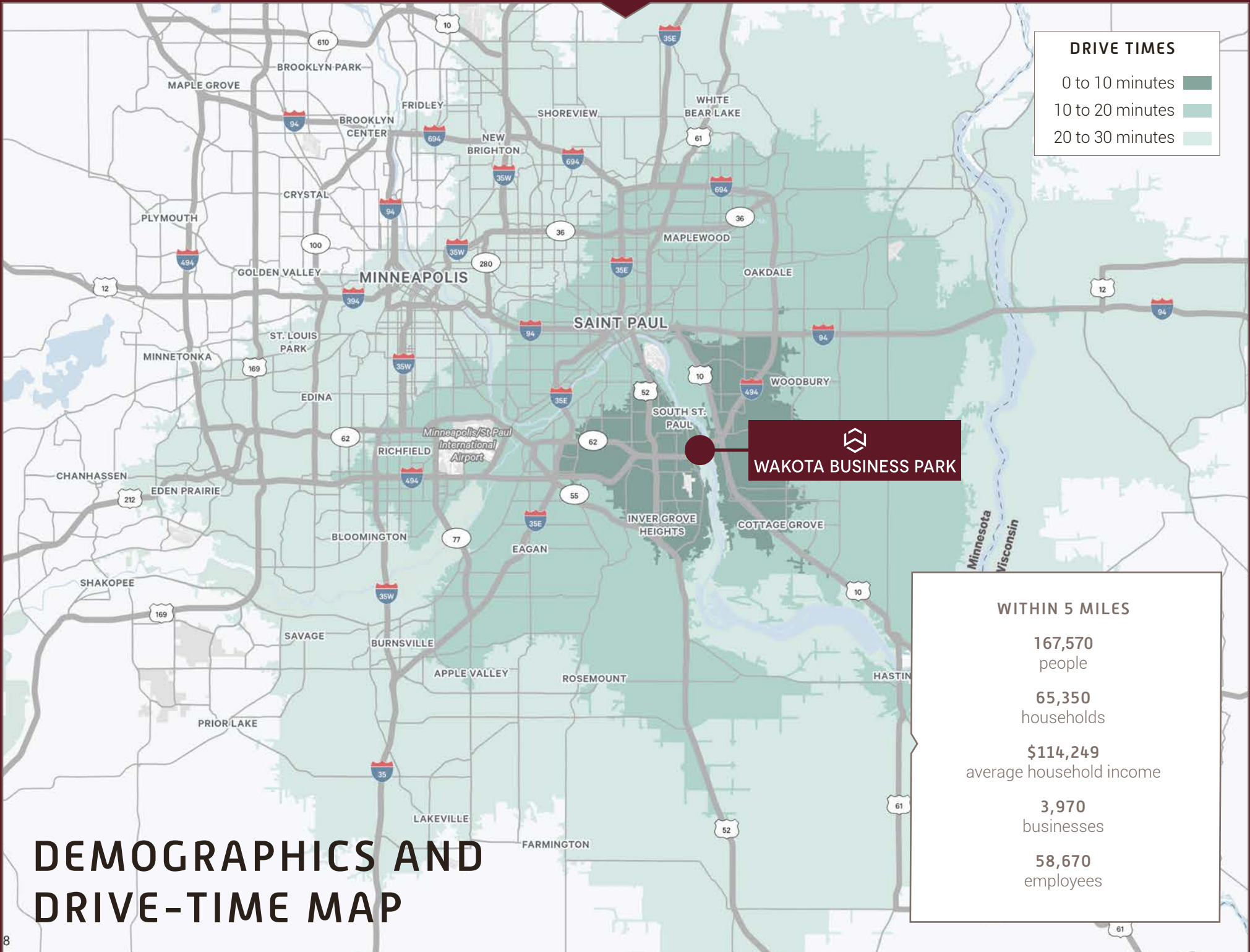

8 DOCK DOORS (28 DOCK STALLS)
2 DRIVE IN DOORS


50 FT X 50 FT COLUMN SPACING



SUPERIOR ACCESSIBILITY





DRIVE TIMES

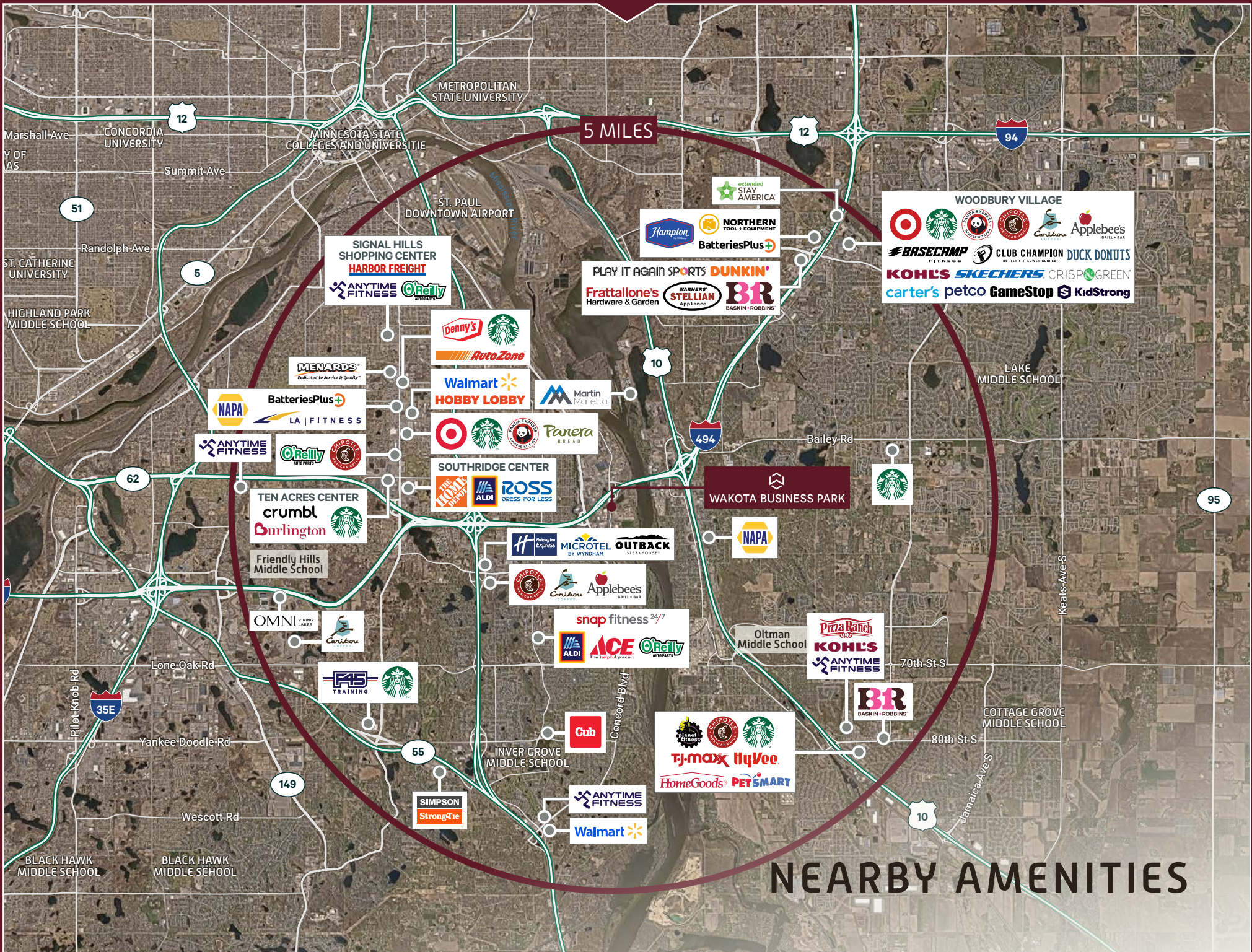
- 0 to 10 minutes
- 10 to 20 minutes
- 20 to 30 minutes

WAKOTA BUSINESS PARK

WITHIN 5 MILES

- 167,570 people
- 65,350 households
- \$114,249 average household income
- 3,970 businesses
- 58,670 employees

DEMOGRAPHICS AND DRIVE-TIME MAP



5 MILES

SIGNAL HILLS SHOPPING CENTER
HARBOR FREIGHT
 ANYTIME FITNESS O'Reilly

PLAY IT AGAIN SPORTS DUNKIN'
 Frattallone's Hardware & Garden WARNER'S STELLIAN BASKIN-ROBBINS

WOODBURY VILLAGE
 Target Starbucks Dunkin' Donuts Caribou Applebee's
 BASECAMP FITNESS CLUB CHAMPION DUCK DONUTS
 KOHL'S SKECHERS CRISP GREEN
 carter's petco GameStop KidStrong

Denny's Starbucks
 AutoZone

MENARDS
 NAPA BatteriesPlus+ LA FITNESS

Walmart HOBBY LOBBY

ANYTIME FITNESS O'Reilly

Target Starbucks Dunkin' Donuts Panera

SOUTHRIDGE CENTER
 THE HOME DEPOT ALDI ROSS DRESS FOR LESS

TEN ACRES CENTER
 crumbl Burlington Starbucks

WAKOTA BUSINESS PARK

Friendly Hills Middle School

MICROTTEL OUTBACK BY WYNDHAM

OMNI Caribou

Applebee's

snap fitness 24/7 ALDI ACE O'Reilly

F45 TRAINING Starbucks

Cub

TJ-maxx HyVee HomeGoods PETSMART

SIMPSON Strong-Tie

ANYTIME FITNESS Walmart

NEARBY AMENITIES



WAKOTA BUSINESS PARK

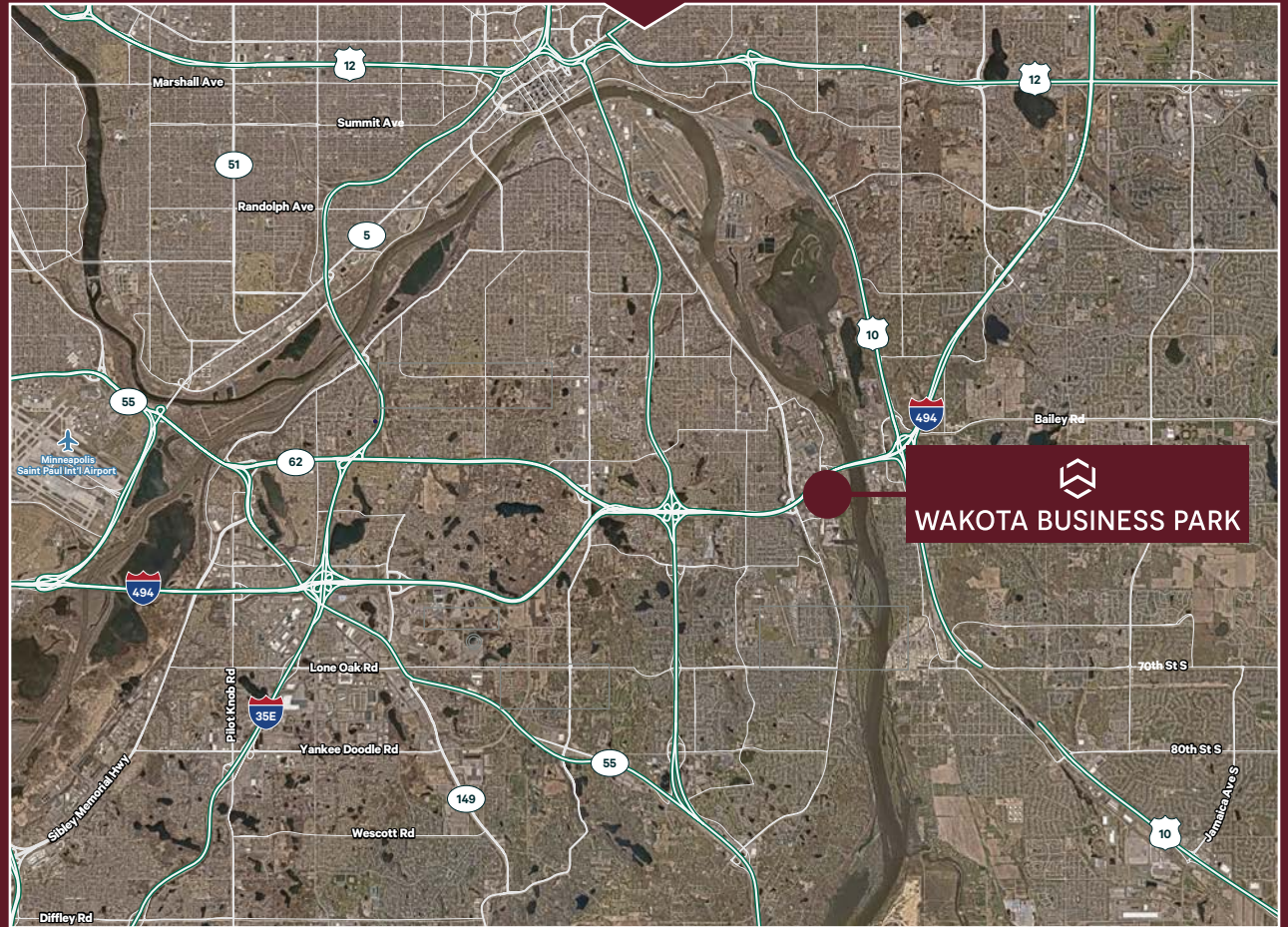
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