



20,000 SF - 150,000 SF
PREMIER INDUSTRIAL SPACE
ALONG I-35E IN WHITE BEAR



VIEW
DRONE
FOOTAGE



Cetra Partners

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DEVELOPMENT OVERVIEW

PREMIER INDUSTRIAL DEVELOPMENT ALONG I-35E IN WHITE BEAR

Park 35E is a multi-phase industrial business park strategically located at 5124 Centerville Road in White Bear, Minnesota.

The development offers modern industrial space with exceptional visibility along Interstate 35E and direct access to the Minneapolis-Saint Paul metropolitan area.

The project is designed to accommodate a wide range of distribution, manufacturing, technology, and logistics users seeking a high-quality location in one of the Twin Cities' most desirable business corridors.



Premier I-35E location with visibility to 65,000 vehicles per day



Located near the newly reconstructed County Road J and I-35E interchange, providing improved highway access and streamlined connections to major employment and retail



Multi-phase industrial park developed by experienced regional partners



Up to 150,000 SF available in Building III with flexible sizing options



Paved walking trails located on-site



Just 25 minutes from the MSP International Airport



Adjacent to City of North Oaks, a premier master-planned community renowned for its natural beauty, extensive trail network, private amenities and family-friendly lifestyle



Located near Wilkinson Waters, a new mixed-use destination bringing future retail, dining, residential, and senior living opportunities to the North Oaks area



Prominent signage opportunities





PROPERTY DETAILS

PREMIER INDUSTRIAL DEVELOPMENT ALONG I-35E IN WHITE BEAR

PROPERTY ADDRESS

5124 Centerville Road
White Bear, MN 55127

TOTAL BUILDING SF

150,000 SF

SITE SIZE

8.95 Acres

AVAILABLE SPACE

20,000 SF to 150,000 SF (Approx.)

CLEAR HEIGHT

32'

COLUMN SPACING

50' x 50' with a 60' speed bay

CAR PARKING

169 stalls (expandable)

LOADING

15 dock doors | 2 drive-in doors
(expandable)

FIRE PROTECTION

ESFR

HVAC

Gas-fired unit heaters to maintain 50 degrees Fahrenheit. Each unit heater controlled by individual thermostat. Ventilation per code.

POWER

2000 amps, 480 volt, 3-phase







PROPERTY DETAILS
PREMIER INDUSTRIAL DEVELOPMENT
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BUILDING III
20,000 SF - 150,000 SF
AVAILABLE FOR LEASE

20,000 SF - 150,000 SF AVAILABLE



LEASE RATE

Negotiable



2027 EST. CAM/TAX

\$1.10

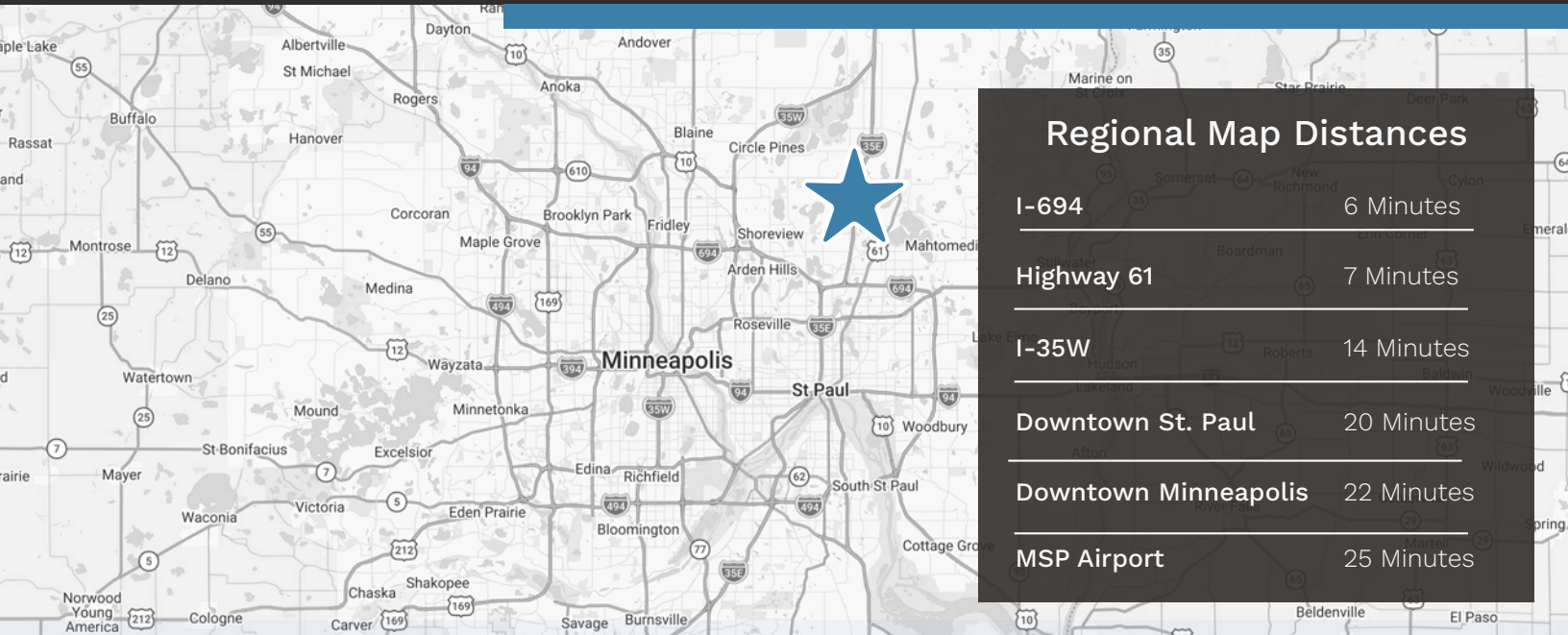


AVAILABLE

2027



DEMOGRAPHICS (10-MILE RADIUS) PREMIER INDUSTRIAL DEVELOPMENT ALONG I-35E IN WHITE BEAR



510,400
Population



269,800
Total Labor Force



37.6
Median Age



\$104,529
Median Household
Income



36,830
Manufacturing
Workforce



13,550
Transportation/
Warehousing
Workforce



PROPERTY PHOTOS
PREMIER INDUSTRIAL DEVELOPMENT
ALONG I-35E IN WHITE BEAR





ABOUT THE DEVELOPERS

PREMIER INDUSTRIAL DEVELOPMENT ALONG I-35E IN WHITE BEAR



The need for industrial real estate has greatly accelerated. It's a specialized market that **Endeavor** knows well. We develop, acquire and manage industrial real estate assets using our thorough understanding of the current climate and landscape.

The Endeavor business model provides our clients unmatched industry knowledge and allows our team the flexibility and entrepreneurial spirit to get creative with solutions. We can adapt to your needs when others often can't. Offering unique solutions and opportunities to clients is where Endeavor shines.



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Institutional Experience. Entrepreneurial Spirit.



North Oaks Company's vision is to complete thoughtful development of its lands, balancing community growth with environmental stewardship.



Today, that vision is being realized in White Bear Township and the neighboring cities of North Oaks and Lino Lakes, with more than 20 neighborhoods and more than 900 acres of land set aside with permanent conservation easements.

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A 75-Year Legacy of Thoughtful Development.



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