

For lease or sale

Bunker Lake Business Park

8367 Bunker Lake Blvd
Ramsey, MN

Building 3: 21,000 - 71,247 SF Available



Property highlights



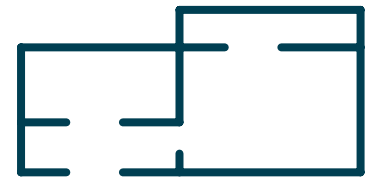
Bunker Lake Business Park is a prime new industrial development in the Northwest suburbs of the Twin Cities. Located directly off of Hwy 10 in Ramsey, the property offers immediate freeway access and nearby amenities. The versatile business park offers modern 28' clear heights, clerestory windows and adaptable spaces to suite various industrial needs.



Premier
Finishes

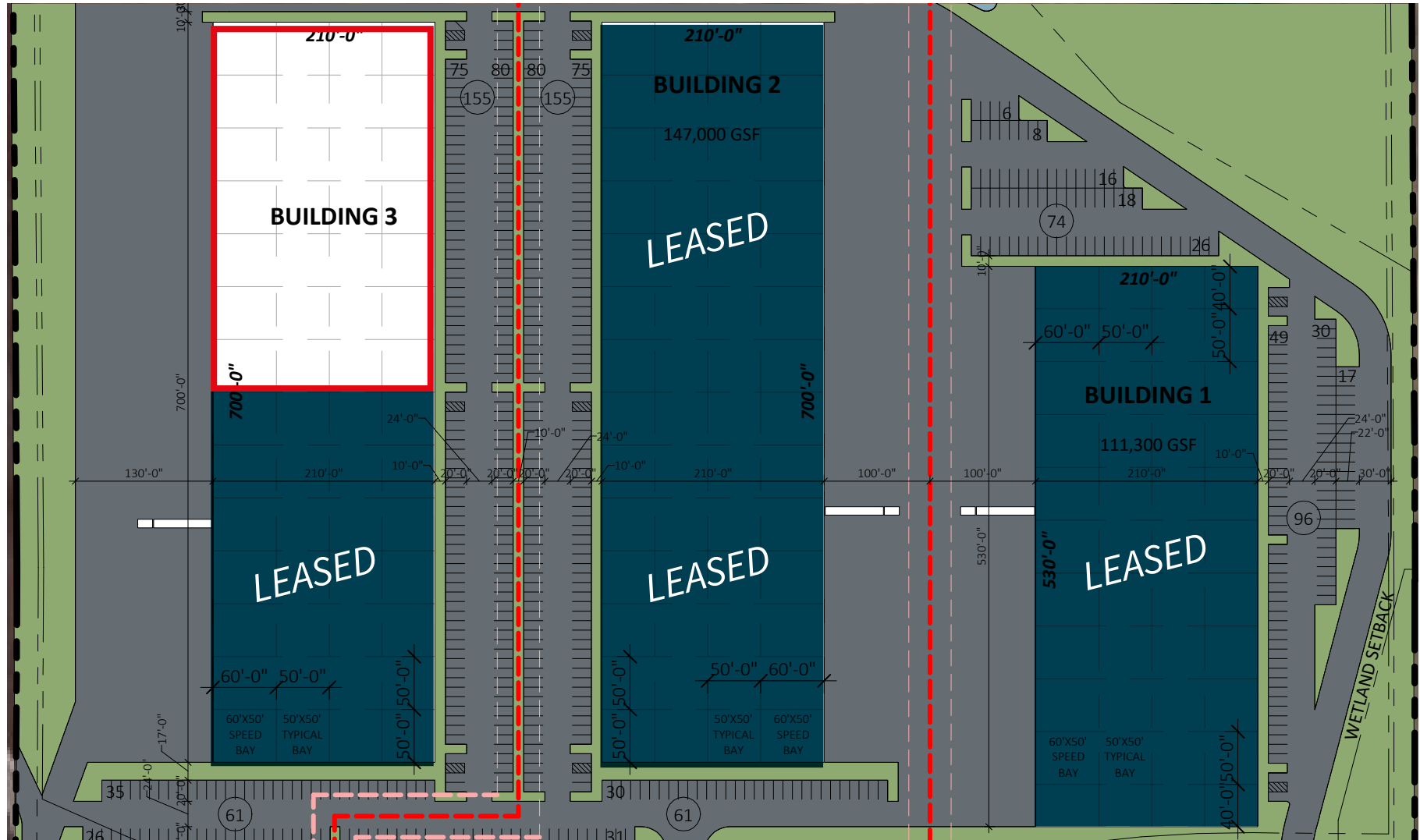


Immediate
Access to Hwy 10 & Armstrong Blvd



21,000 - 71,247 SF
SF Available

Space available



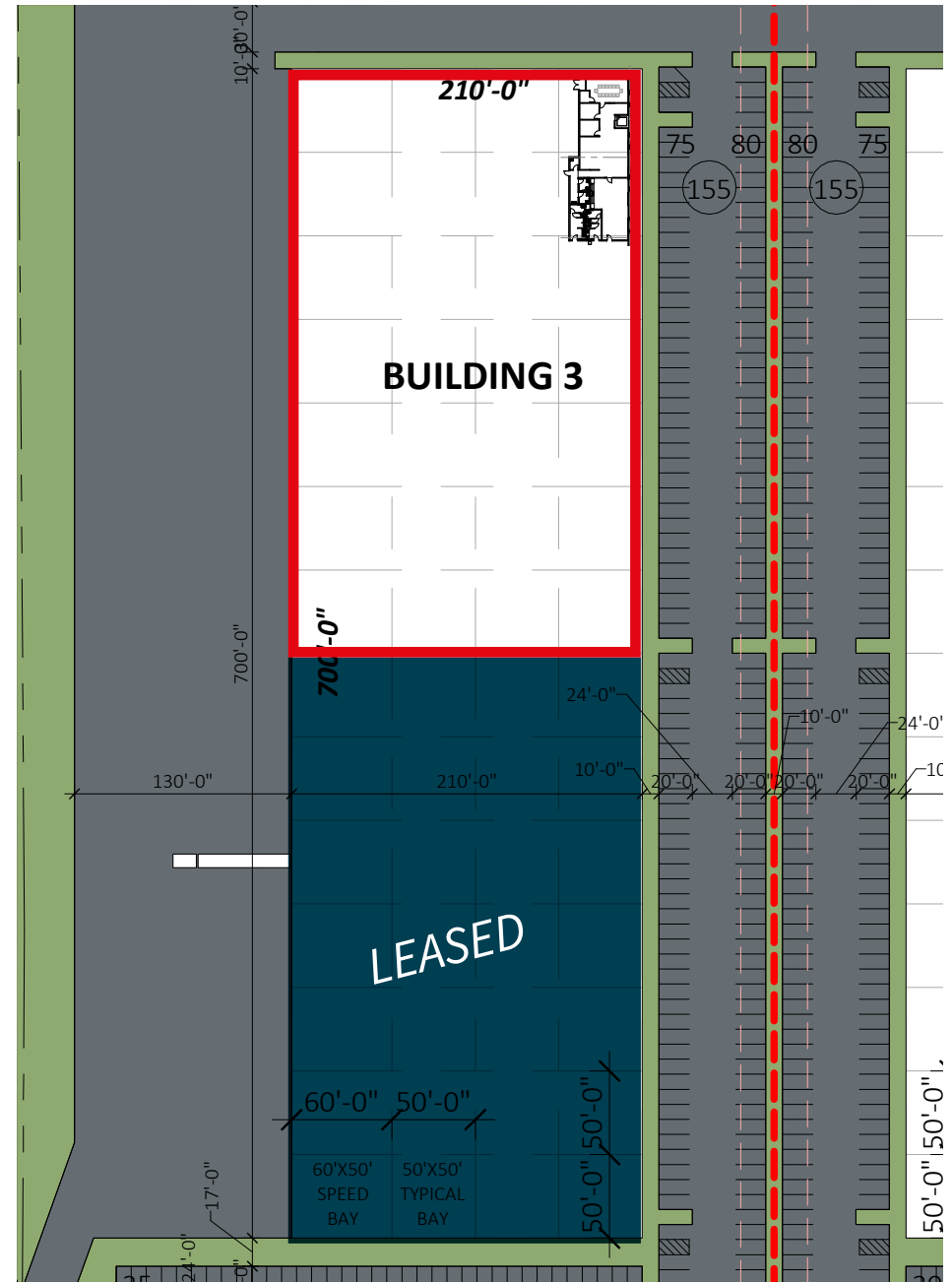
Building 3

71,247 SF available
3,445 SF Office
28' clear height
Eight (8) dock doors
One (1) drive-in

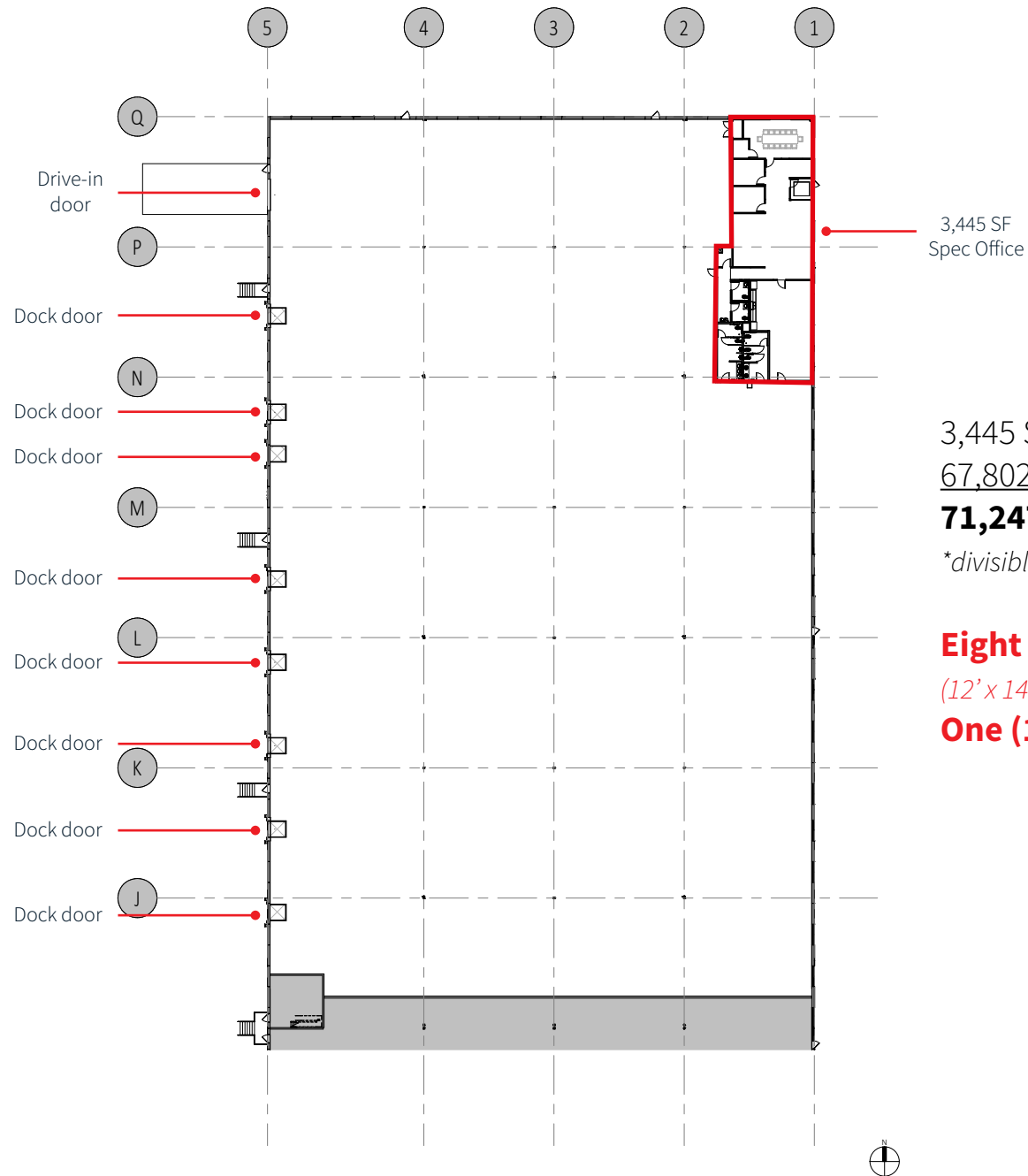
Building specifications - Building 3

8367 Bunker Lake Blvd, Ramsey, MN

Building SF	147,000 SF (10,500 SF bays)
SF Available	3,445 SF Office 67,802 SF Warehouse 71,247 SF Total* <i>*divisible to 21,000 SF</i>
Clear Height	28'
Dock Doors	Eight (8) dock doors 9' x 10' with vision glass and concrete dolly pad
Drive-in Doors	One (1) drive-in door 12' x 14'
Columns	50' x 50' with 60' staging bay (210' depth)
Sprinklers	ESFR
Power	3,000 amps 277/480 volt 3-phase
Zoning	E-3 Industrial District
Parking	203 (1.82/1,000 SF)
Rental Rate	Negotiable
Purchase Price	Negotiable
Est. 2026 Tax/ CAM	\$1.03 PSF CAM \$0.17 PSF Ins \$3.01 PSF Tax \$4.21 PSF Total



Suite 200 - Building 3



3,445 SF Office
67,802 SF Warehouse

71,247 SF Total*

**divisible to 21,000 SF*

Eight (8) dock doors
(12' x 14')
One (1) drive-in door

Spec office - Building 3



Building 3 photos



Property Aerials



Area amenities





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