

For lease

8880 Evergreen Blvd NW
Coon Rapids, MN

48,822 SF Available

Warehouse and Distribution Space
50+ Trailer Stalls Available
Additional 3.25 acres available up
to 32,500 SF BTS

 **JLL** SEE A BRIGHTER WAY

 **CIRE EQUITY**

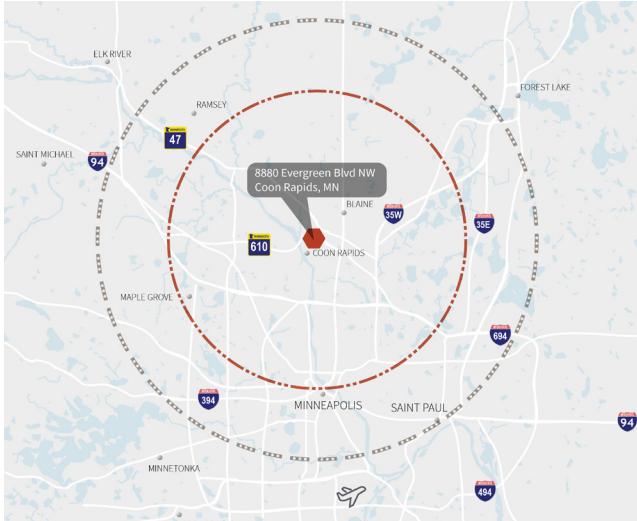


Building specifications

Building size	273,129 SF
Available SF	48,822 SF
Office SF	BTS
Loading (expandable)	4 dock doors 1 trash door
Clear height	18'
Year built	1986
Fire suppression	Fully sprinklered
Power	400 amps 280v* *Can be increased
Car parking	.5/1,000 SF
Trailer parking	50+ available as accesory to principal warehouse use
Highway access	Immediate access to I-694, Hwy 610, Hwy 252 and University Ave
Asking rate	Negotiable
2026 Tax & CAM	\$3.66 PSF



Access map



Hwy 694

5 minutes

Minneapolis CBD

24 minutes

St. Paul CBD

26 minutes

MSP Airport

34 minutes



3.25 Acre Land Parcel

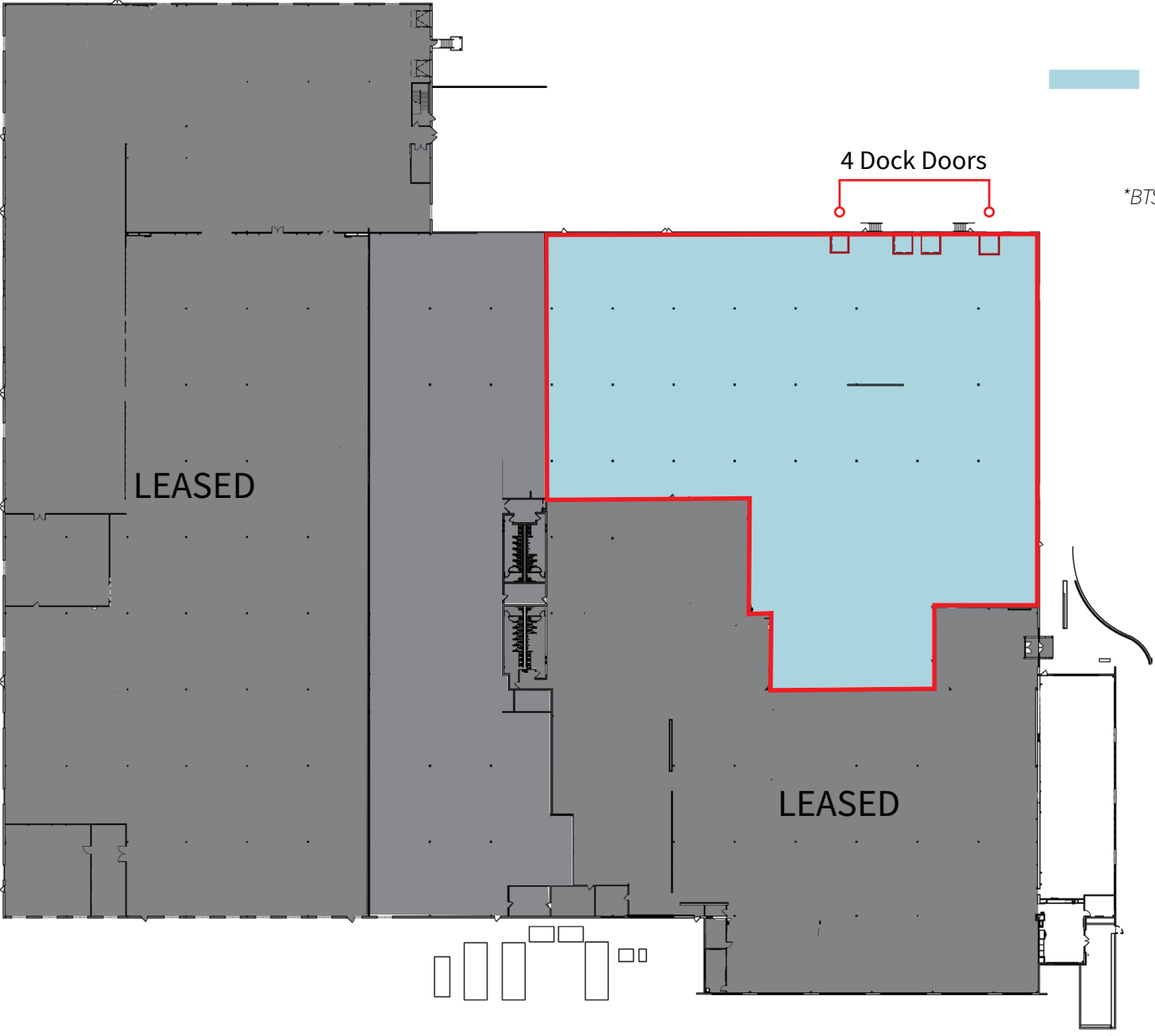
- 32,500 SF Industrial BTS
- 13,800 SF IOS Property
- 50+ Trailer stalls (accessory to principal use)

Floor plan

55,193 SF
Total Available

48,822 SF*

**BTS Office Negotiable*



Building photos



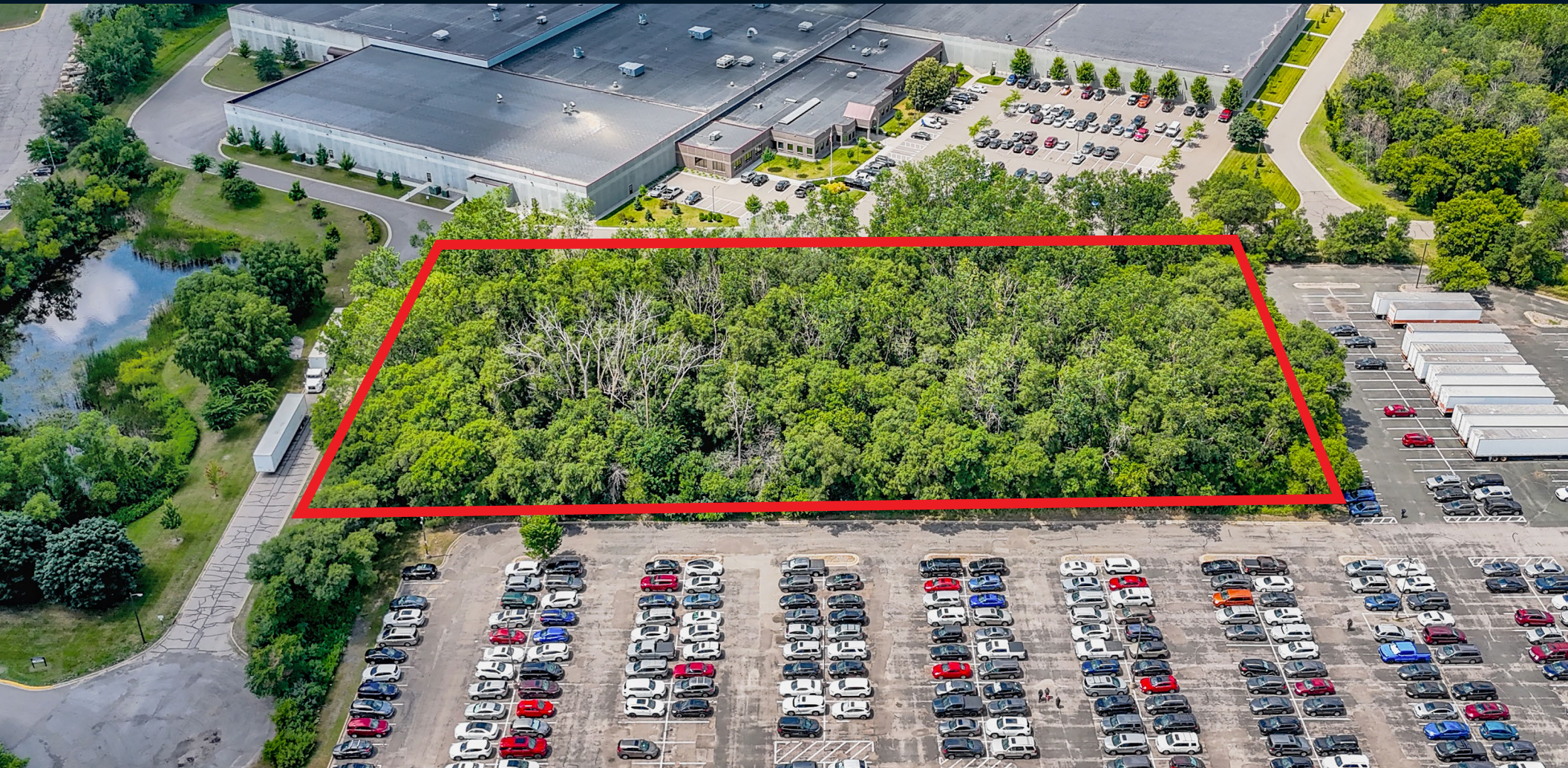
For lease or sale

32,500 SF industrial / 13,800 SF IOS Available

Evergreen Industrial Park Land

8880 Evergreen Blvd NW, Coon Rapids, MN

3.25 Acres | (I) Industrial District Zoning



Option 1 - Proposed industrial building



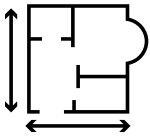
Building Size

32,500 SF



Office SF

BTS



Dimensions

128' x 206'



Loading

4 dock doors (9' x 10')
1 drive-in door (12' x 14')



Clear Height

24'



Truck Court

160'



Parking

24 stalls

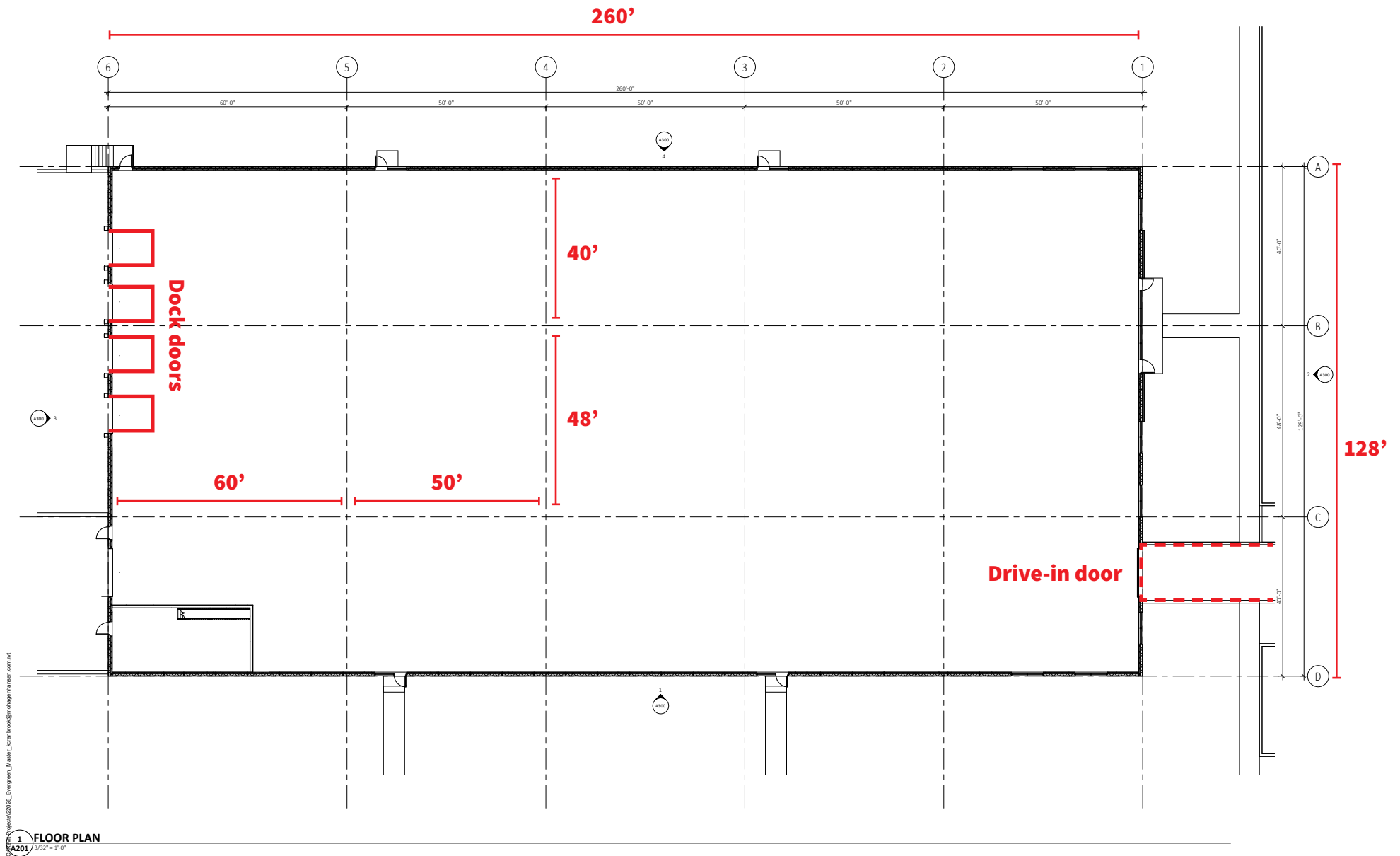


City Approval

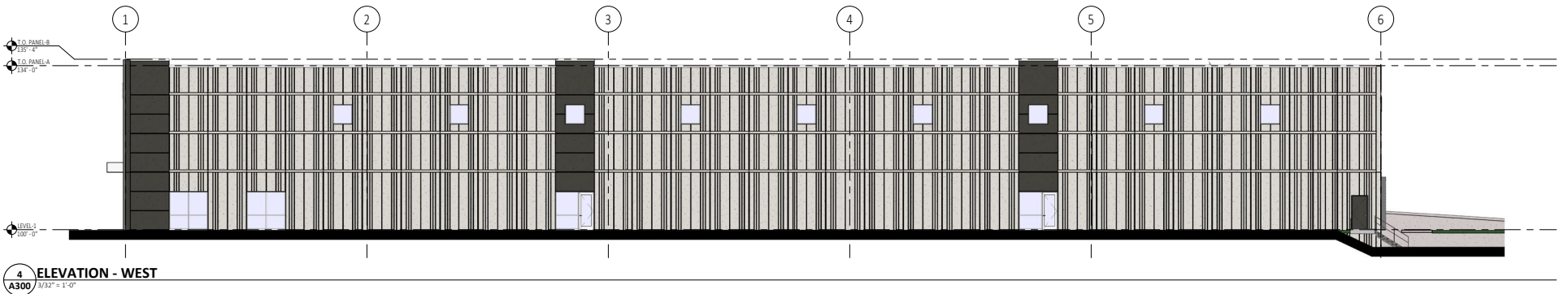
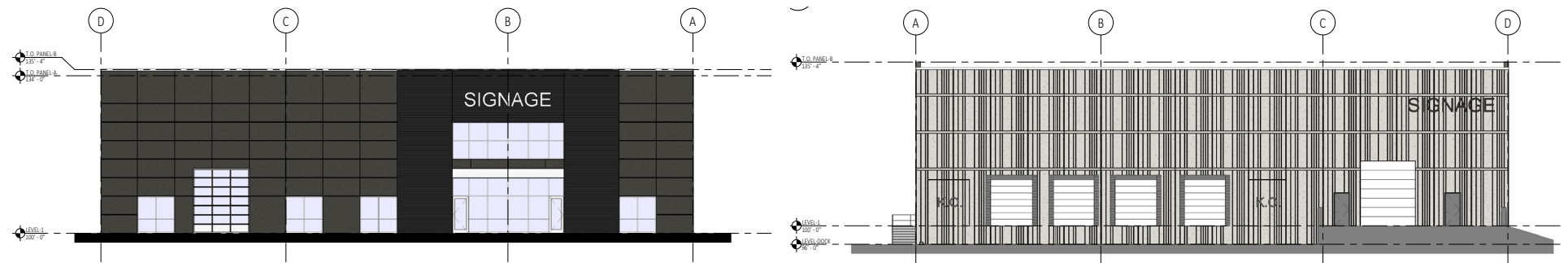
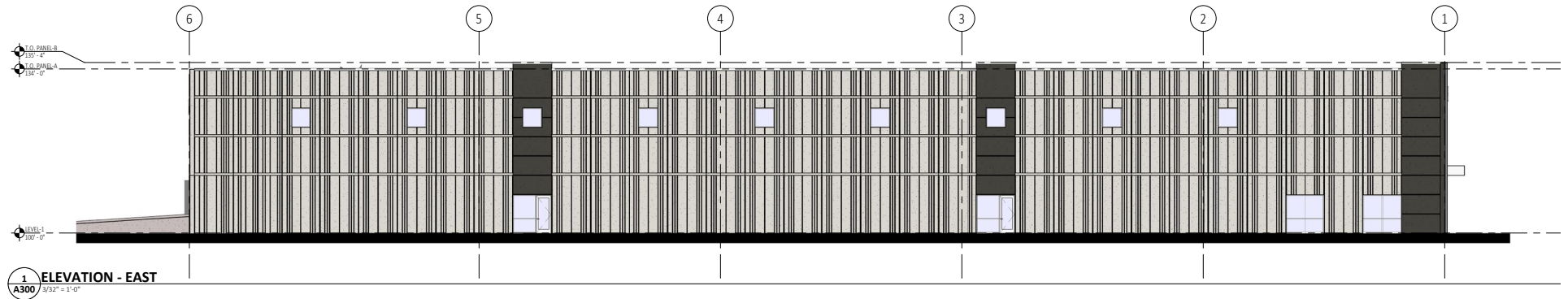
Fully entitled with the city
of Coon Rapids



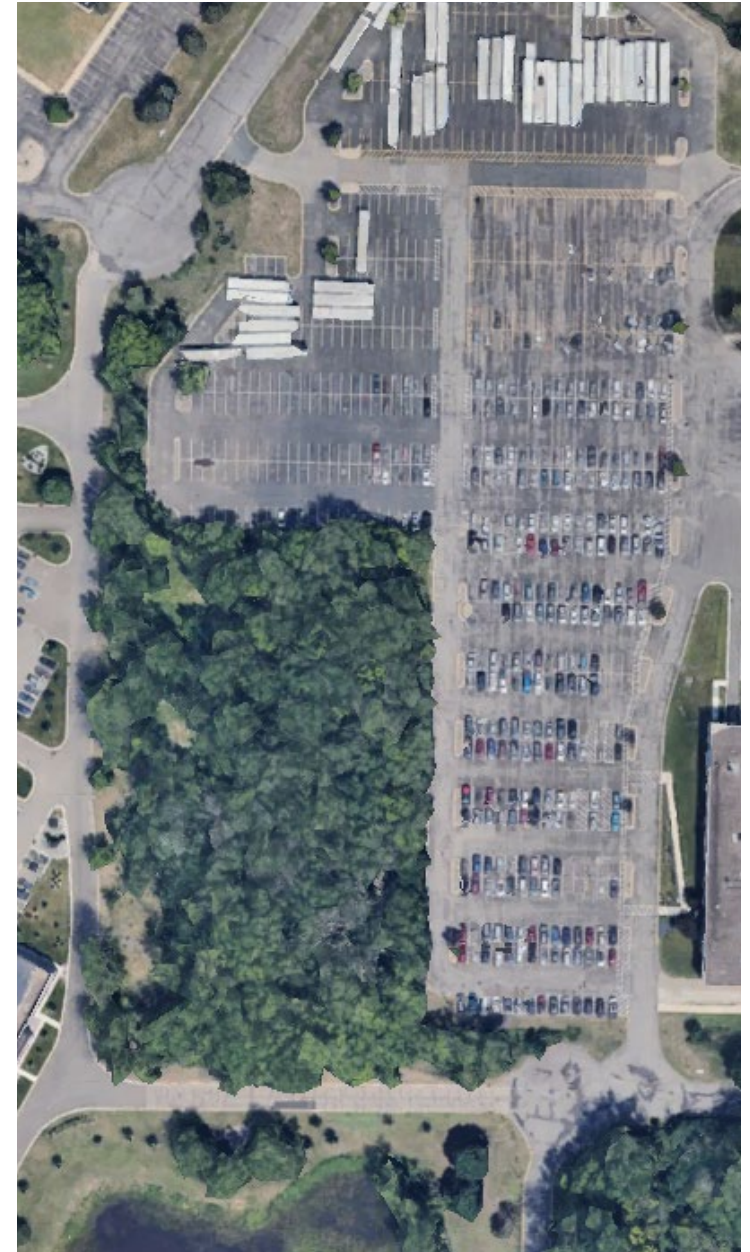
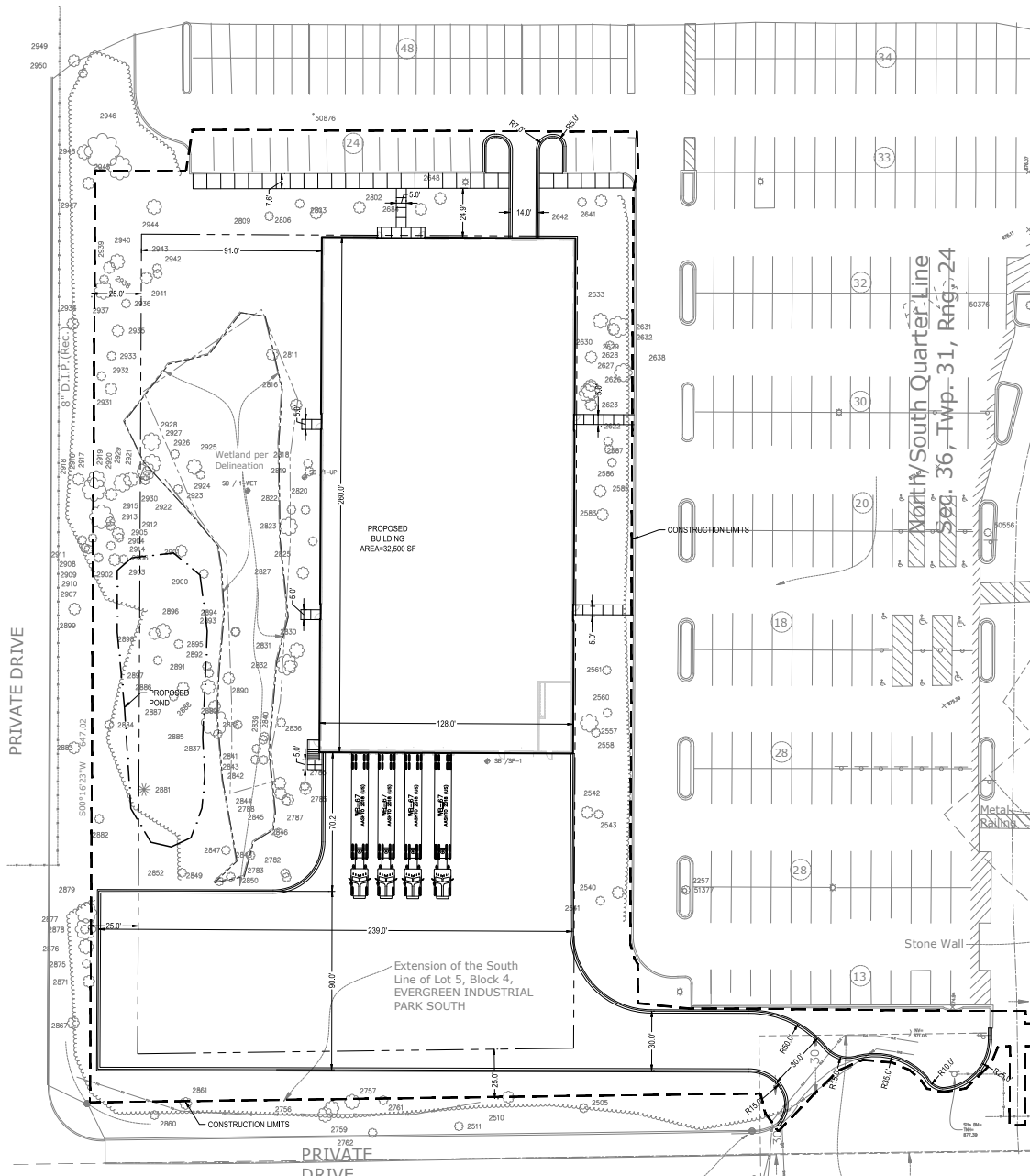
Option 1 - Proposed industrial building - 32,000 SF



Option 1 - Proposed industrial building - Elevations



Option 1 - Proposed industrial building - Site plan



Option 2 - Industrial outside storage



Total SF
13,800 SF



Maintenance Garage
10,300 SF



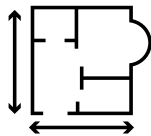
Office
3,500 SF



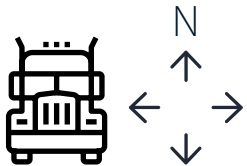
Loading
8 drive-in door (12' x 14')



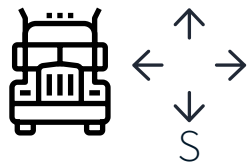
Clear Height
22'



Building Dimensions
144' x 96'



**North Side Truck
Court Depth**
80' North



**South Side Truck
Court Depth**
252' South



Property photos



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