

FOR SALE OR LEASE

# Inverpoint 3

8300 Courthouse Blvd, Inver Grove Heights, MN 55077





## Functional & Efficient

Inverpoint 3 is a Class A industrial facility that is functional and efficient, tailored to the evolving demands of modern industrial occupiers. It's open and expansive floorplate offers flexibility to single or multiple users.

### BUILDING FEATURES

**108,000**

Rentable Square Feet

**24'**

Clear Height

**13**

Loading Docks

**4**

Drive-Ins

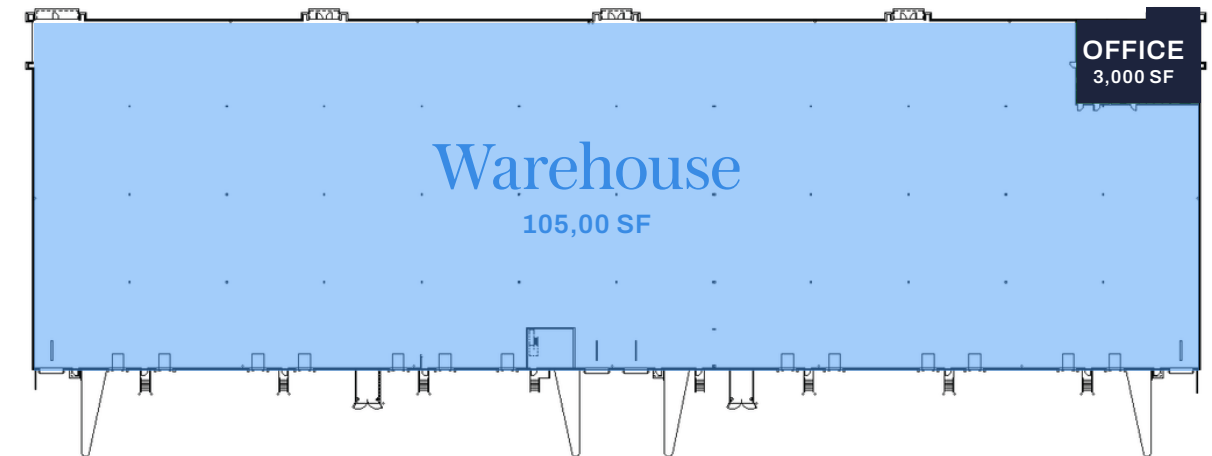
**\$9.00**

Net Rental Rate (PSF)

**\$4.45**

CAM & Tax (PSF)

## Floor Plan



## Award Winning Quality

The warehouse interior showcases Inverpoint 3's spacious, column-efficient layout with 24' clear heights and a polished 6" concrete slab. This is ideal for high-density racking and active distribution operations. The facility's generous bay spacing, robust ESFR fire protection, and 13 dock doors reflect the institutional-quality construction that earned the building **NAIOP's Award of Excellence in 2022**.



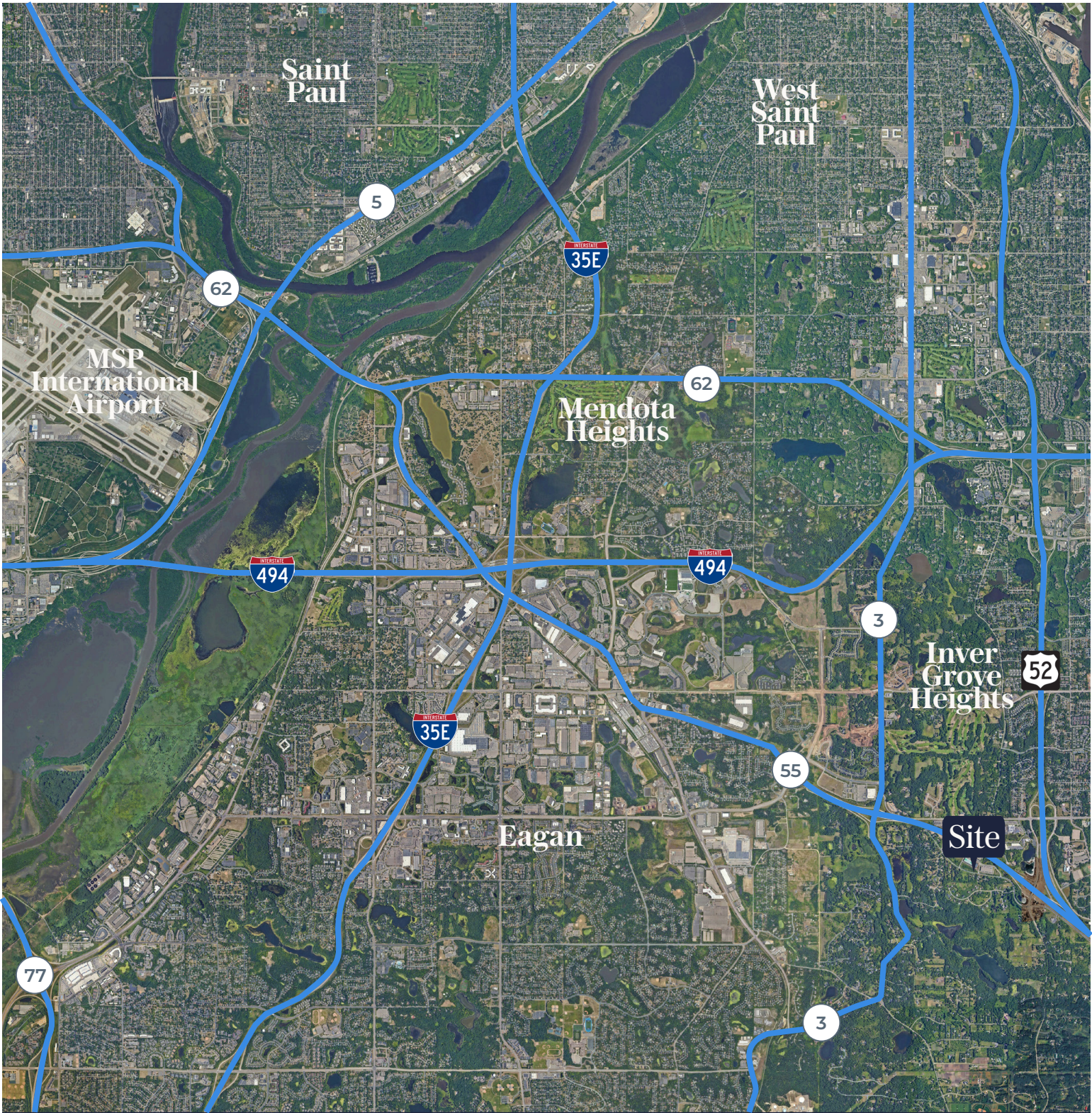
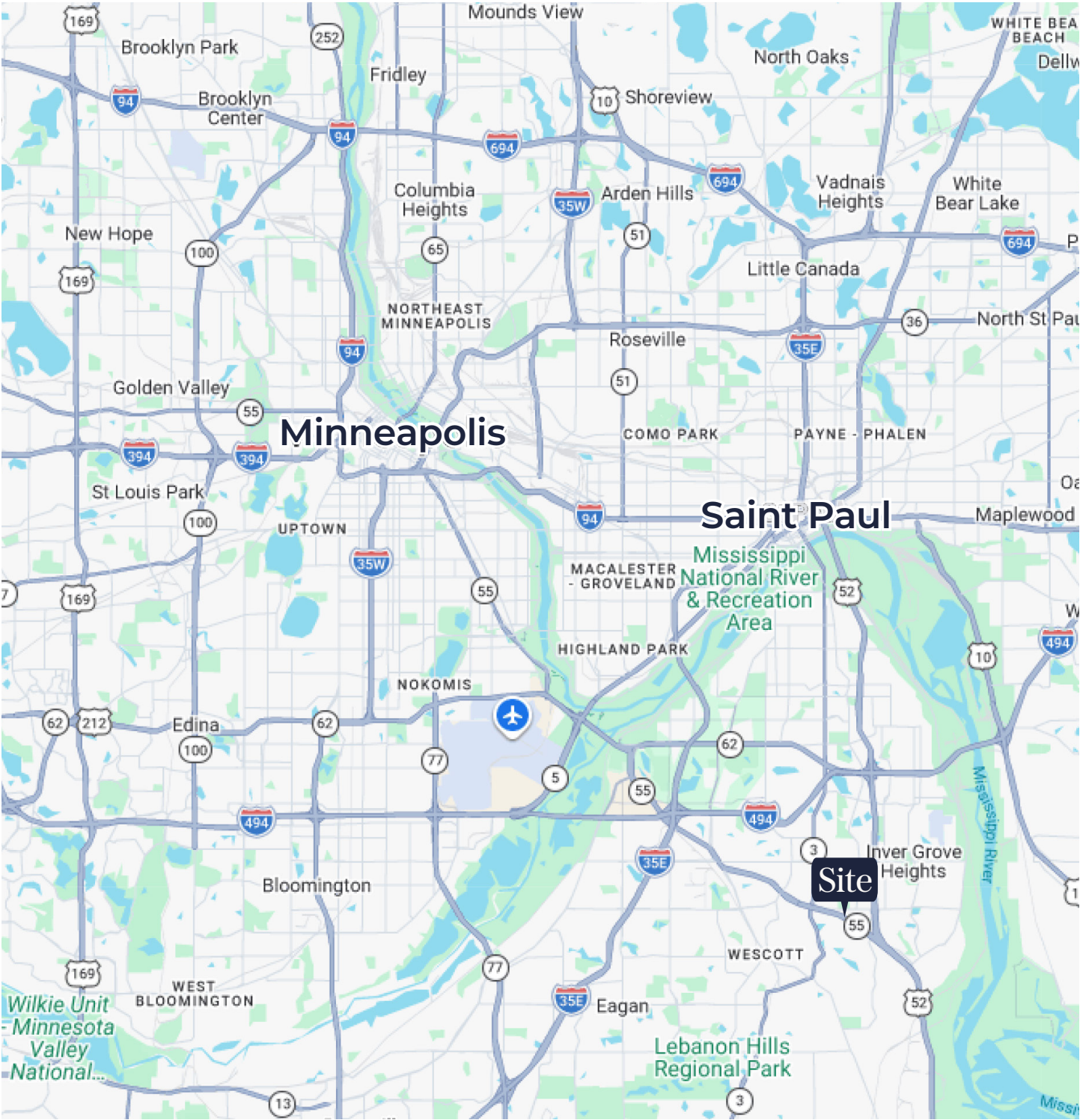
# Property Specifications

|                        |                                  |
|------------------------|----------------------------------|
| SITE ACRES             | 2.53                             |
| TOTAL RENTABLE AREA    | 108,000 SF                       |
| OFFICE FINISH          | 2.78%                            |
| OFFICE SF              | 3,000 SF                         |
| PARKING SPACES         | 130                              |
| CLEAR HEIGHT           | 24'                              |
| TYPICAL COLUMN SPACING | 50' X 45'; 60' SPEED BAY         |
| LOADING: DOCK DOORS    | 13                               |
| LOADING: DRIVE-INS     | 4                                |
| HVAC                   | RTU'S AND GAS-FIRED UNIT HEATERS |
| ELECTRICAL             | 2000 AMP. 120/208V               |
| SPRINKLER              | ESFR                             |
| FLOOR THICKNESS        | 6"                               |
| EXTERIOR FINISH        | PRECAST CONCRETE                 |
| ROOF FINISH            | BALLASTED EPDM                   |
| YEAR BUILT             | 2022                             |
| TAX PARCEL ID          | 20-01700-07-042                  |



# Prime Industrial Market

**Inverpoint 3** is located in Inver Grove Heights, an established southeast Twin Cities community in Dakota County. The subject property offers industrial users convenient access to I-494, I-35E, Highway 3, Highway 52, and Highway 55, with proximity to both downtown Saint Paul and Minneapolis, as well as the MSP International Airport. For industrial tenants, the labor story is compelling: the local market hosts roughly 19,560 resident workers against only 11,335 local jobs, a net outbound flow of more than 8,000 commuters daily, signaling deep available labor. The workforce skews industrial-friendly, with strong concentrations in Transportation and Material Moving, Construction, Production, and Installation/Maintenance occupations, paired with a 3.5% unemployment rate and 8.0% regional job growth over the past five years.



## Unmatched Access

Inverpoint 3 sits at the crossroads of the Twin Cities' most critical transportation corridors, with direct access to Highway 55 and Route 52 and close proximity to I-494 and I-35E — placing the facility within minutes of both the Minneapolis CBD and Saint Paul. With approximately 21,000 vehicles passing daily, the property offers exceptional visibility and unmatched last-mile connectivity across the entire metro.



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