

NEW DEVELOPMENT

EASTRIDGE BUSINESS CENTER

587 Settlers Ridge Parkway | Woodbury, MN

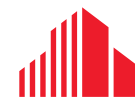


180,000 SF

**FOR LEASE
AVAILABLE NOW**

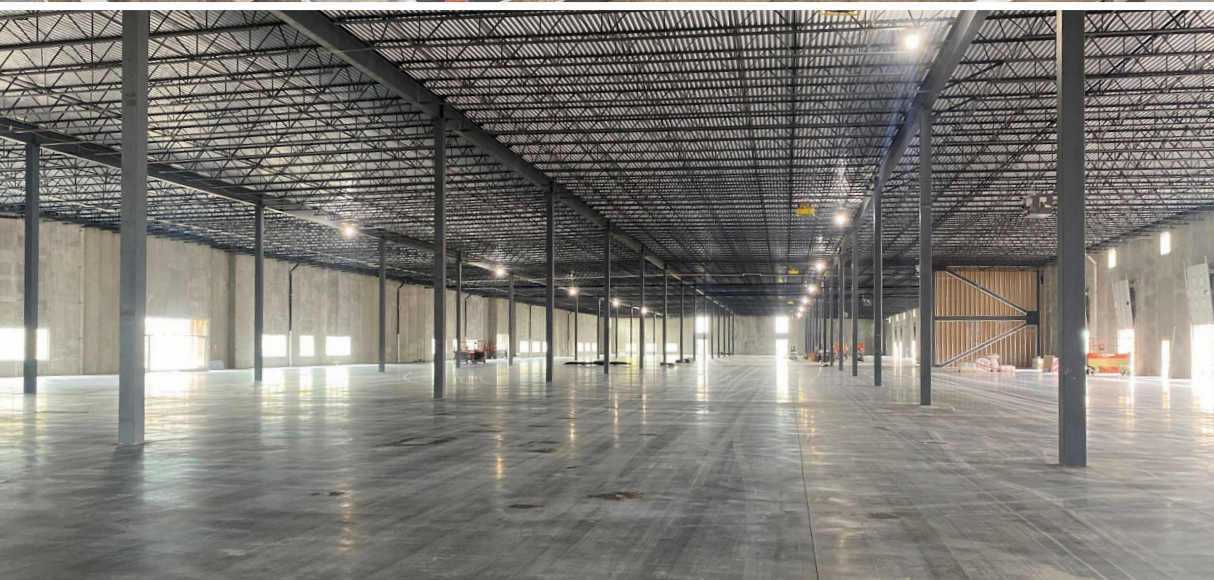


ONWARD INVESTORS



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES



180,000 SF

BUILDING SIZE

28'

CLEAR HEIGHT

180,000 SF

TOTAL AVAILABLE

\$1.00 (2023)

ESTIMATED TAX/CAM

30,000 SF

DIVISIBLE

12 Acres

SITE AREA

Negotiable

LEASE RATE

ESFR

SPRINKLER

20 Docks

2 Drive-Ins

LOADING

50' x 50' with

60' speed bay

COLUMN SPACING

3,000 amps

POWER

285 stalls

AUTO PARKING

PROPERTY HIGHLIGHTS



**HIGH QUALITY
LABOR SUPPLY**



**OCCUPANCY
NOW**



**TAX SAVINGS
IN YEARS 1 & 2**



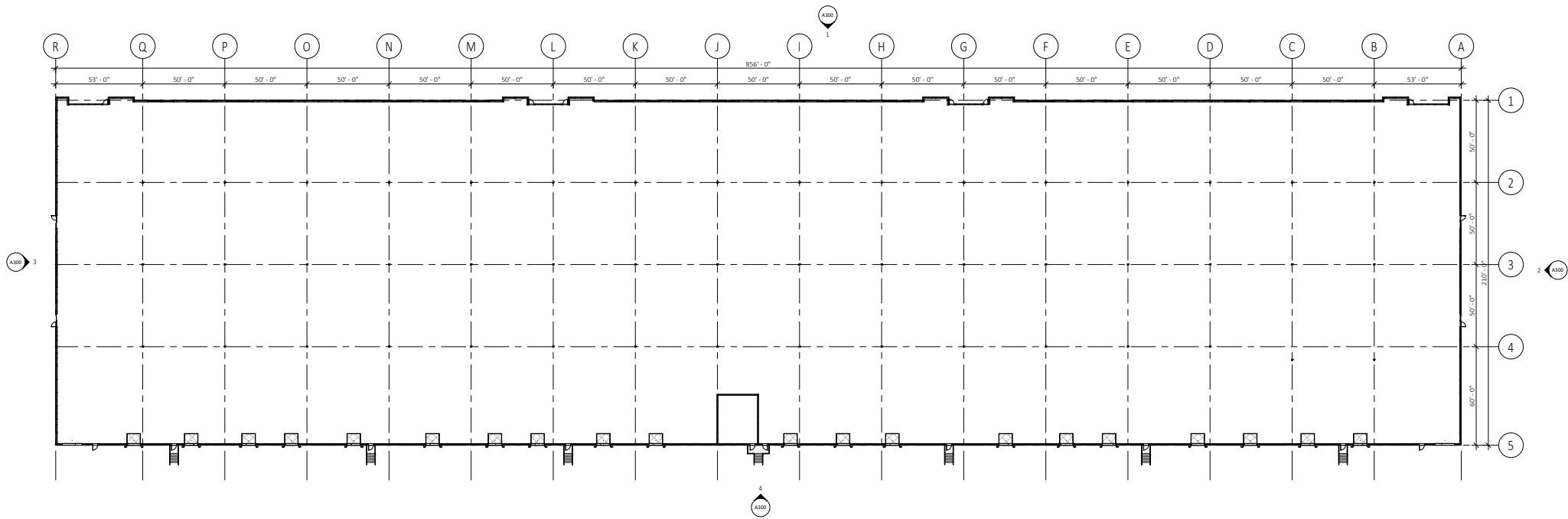
**MANY AREA
AMENITIES**



**DIRECT ACCESS
TO I-94**

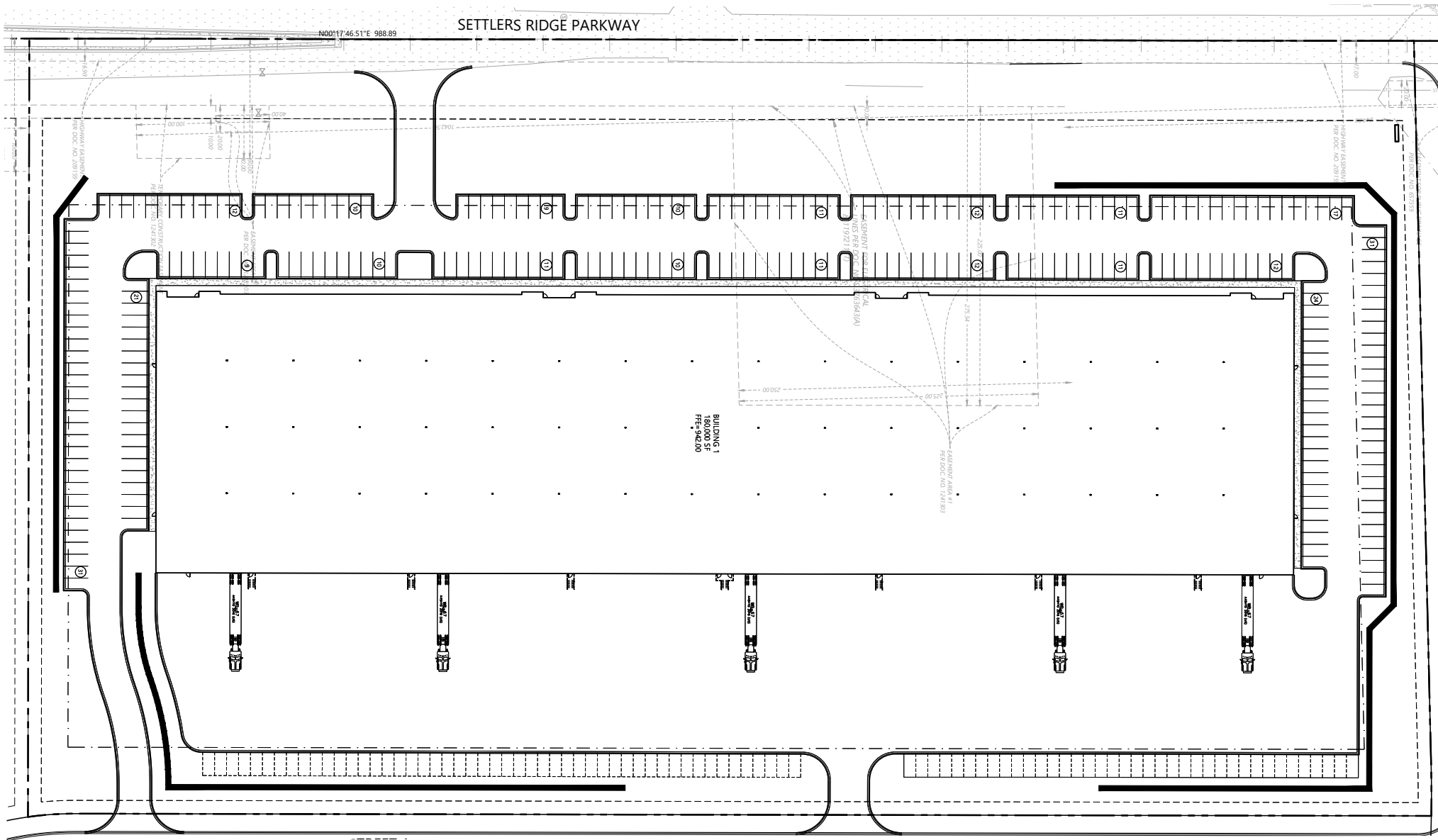


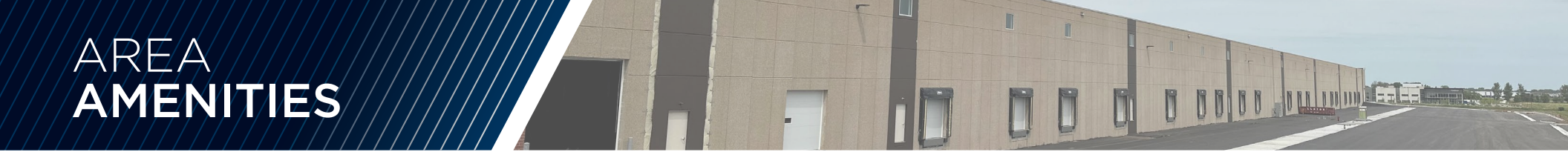
PROPERTY FLOOR PLAN



1 OVERALL FLOOR PLAN
A201 1" = 30'-0"

PROPERTY SITE PLAN





AREA AMENITIES





ONWARD INVESTORS



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