

Clearwater Creek Business Park

I-35E and Hwy 14, Lino Lakes/Centerville, MN



HOME

PROPERTY HIGHLIGHTS

SITE PLAN

AERIALS

ZONING MAP

CITY WEBSITE

Parcel Information

FOR LEASE

- 40,000 - 792,000 SF industrial buildings available
- Distribution Alternatives has leased 450,000 SF
- Great access and visibility to I-35E
- Full interchange, 5 miles north of 694 - Exit 123A
- Multiple building development opportunity
- Utilities to parcels
- Outside Storage possible
- City incentives



ENLARGED NORTH ELEVATION



NORTH ELEVATION

For more information, please contact:

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Executive Director
+1 952 893 8251
jon.rausch@cushwake.com

Visit us at: landmnwi.com

Cushman & Wakefield
3500 American Blvd W Ste 200
Bloomington, MN 55431
cushmanwakefield.com

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Proposed Building #2

Building Size	64,000 sf (divisible to 40,000 sf)
Clear Height	24' - 36'
Column Spacing	40' x 40'
Parking	196 stalls
Loading	Dock and drive-in loading
Taxes	\$2,872.81

Proposed Building #3

Building Size	168,000 sf (divisible to 40,000 sf)
Clear Height	24' - 36'
Column Spacing	50' x 50' with 60' speed bay
Parking	218 stalls, 75 trailer parking
Loading	Dock and drive-in loading
Taxes	\$892.22

Proposed Building #4 Option 1

Building Size	792,000 sf (divisible to 40,000 sf)
Clear Height	24' - 36'
Column Spacing	40' x 40'
Parking	196 stalls
Loading	Dock and drive-in loading
Taxes	\$7,957.67

Proposed Building #4 Option 2

Acreage	39.6 acres
Building Size	40,000 - 300,000 sf
Outdoor Storage	Available on site
Clear Height	24' - 36'
Column Spacing	40' x 40'
Parking	Ample
Loading	Dock and drive-in loading
Taxes	\$7,957.67

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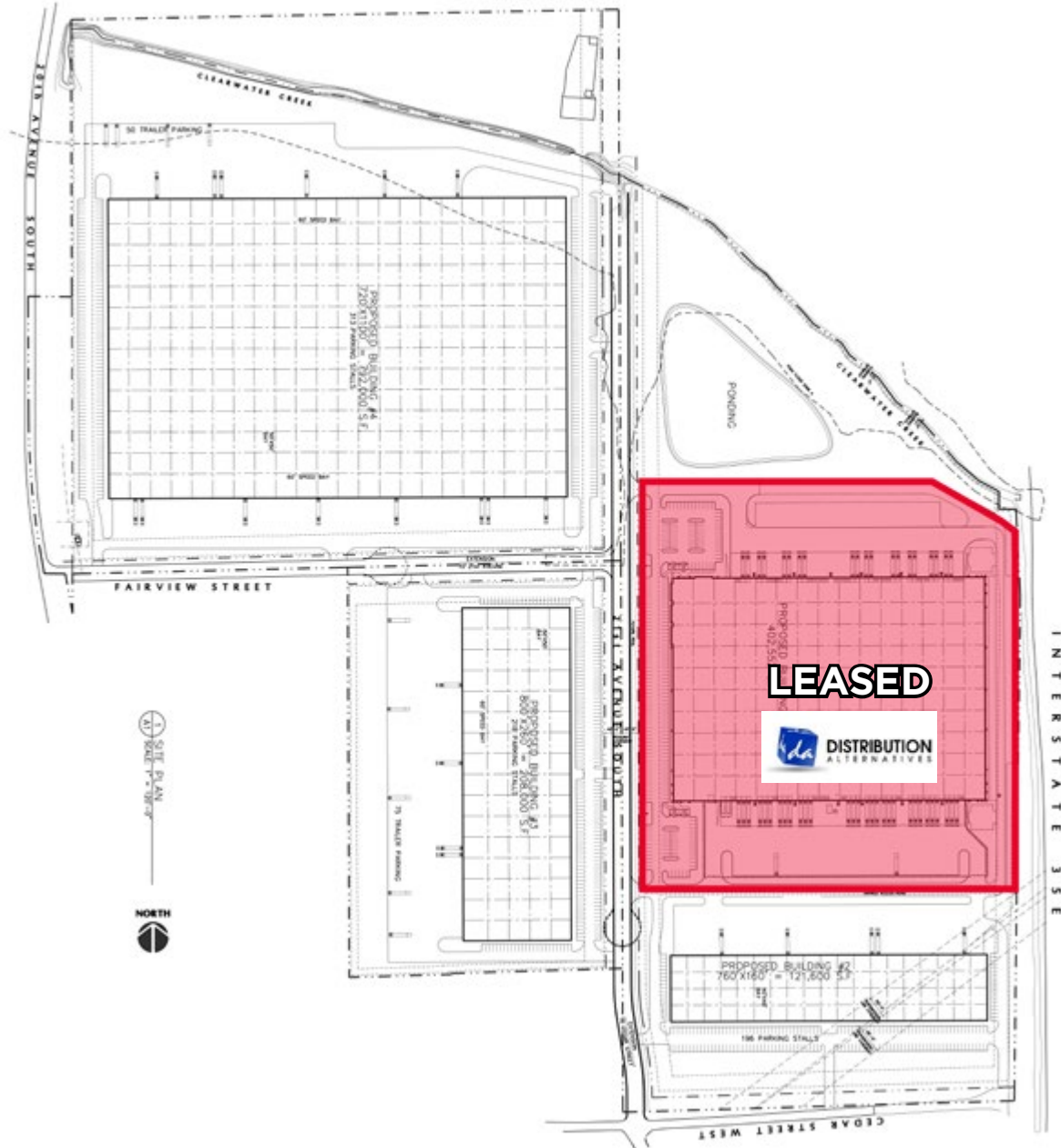
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Site Plan



[CLICK ON SITE PLAN FOR PRINTABLE IMAGE](#)



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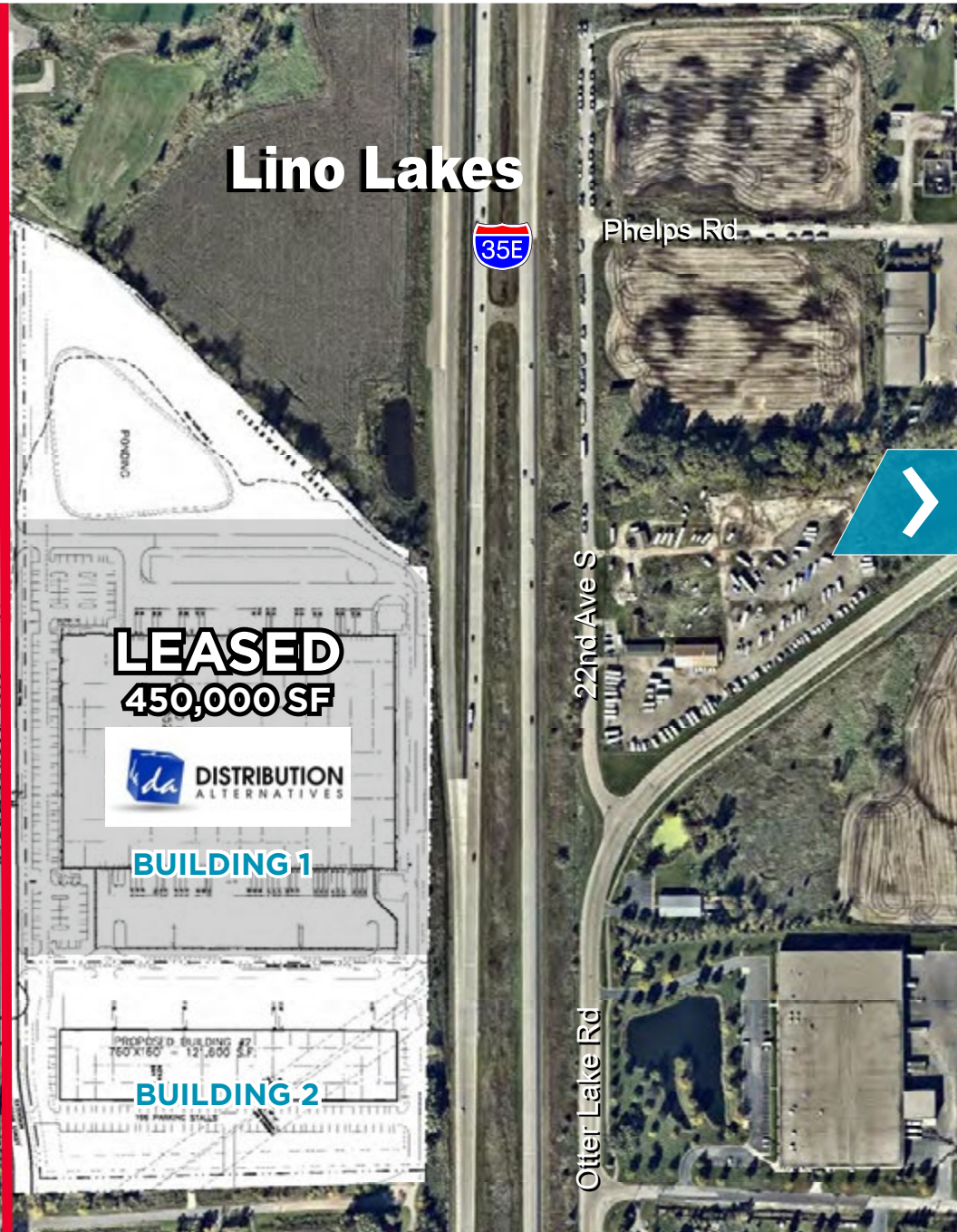
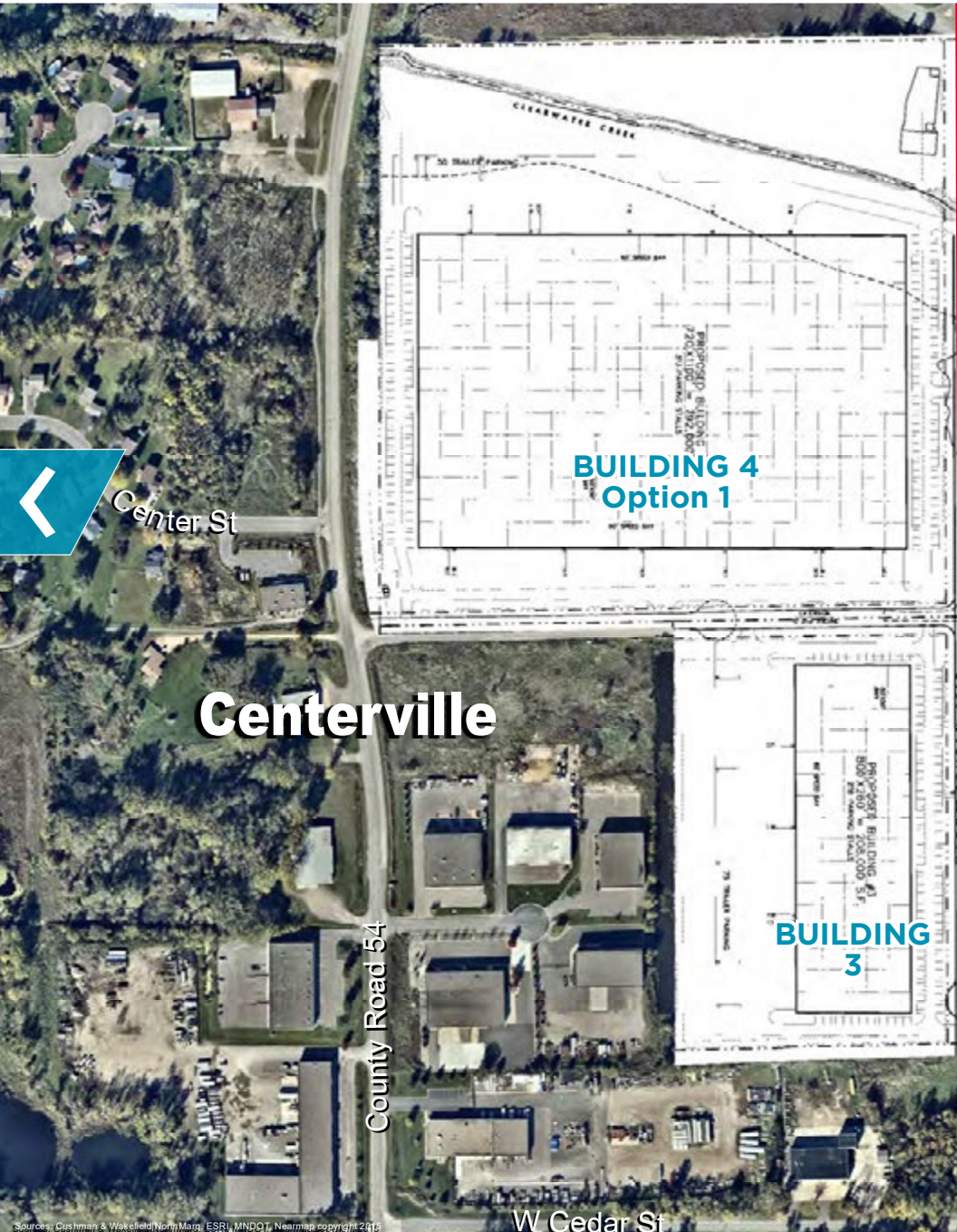
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Lino Lakes

LEASED
450,000 SF



BUILDING 1

BUILDING 2

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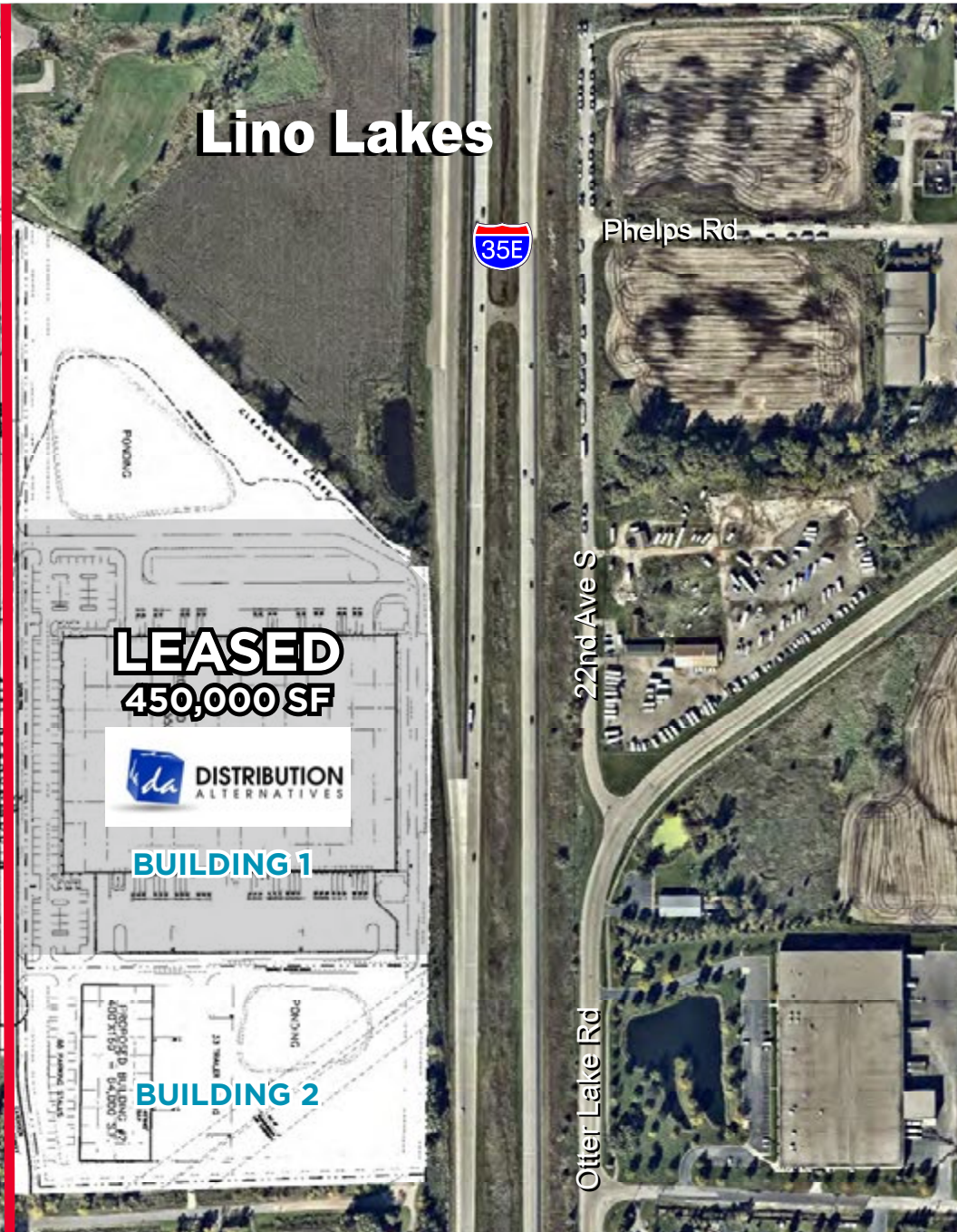
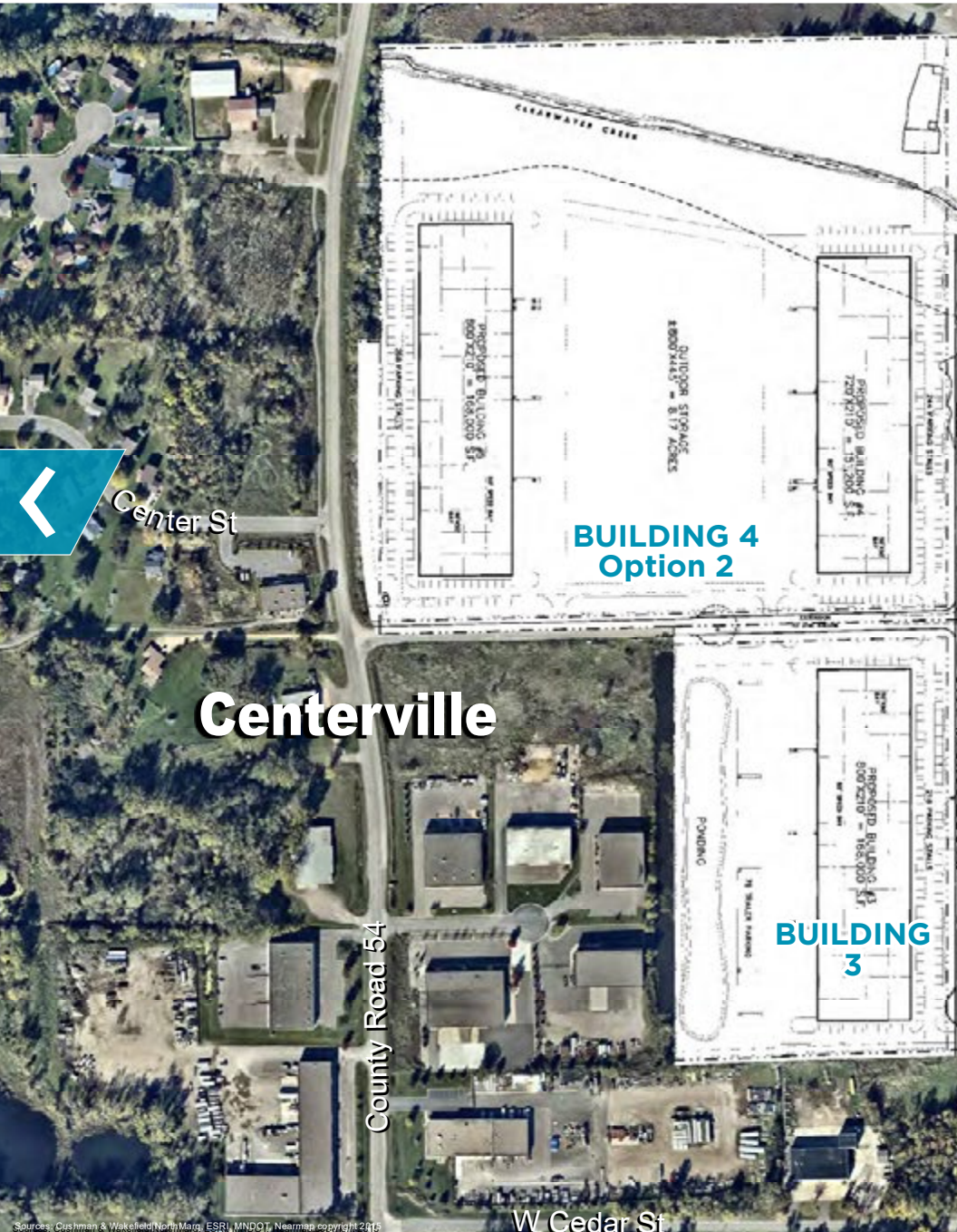
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Parcel F
39.6 Acres

Parcel B
15 Acres

Parcel C
10 Acres



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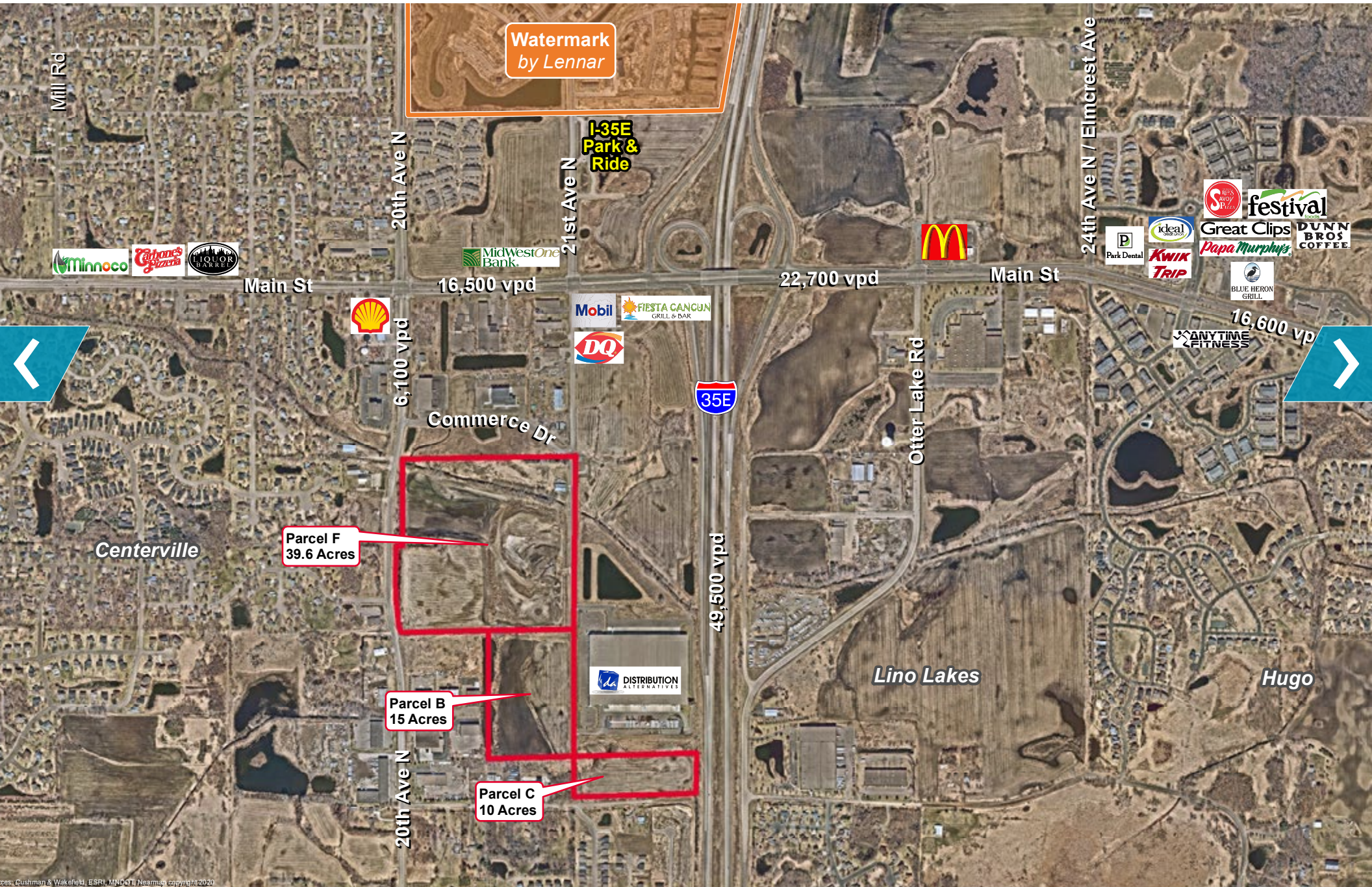
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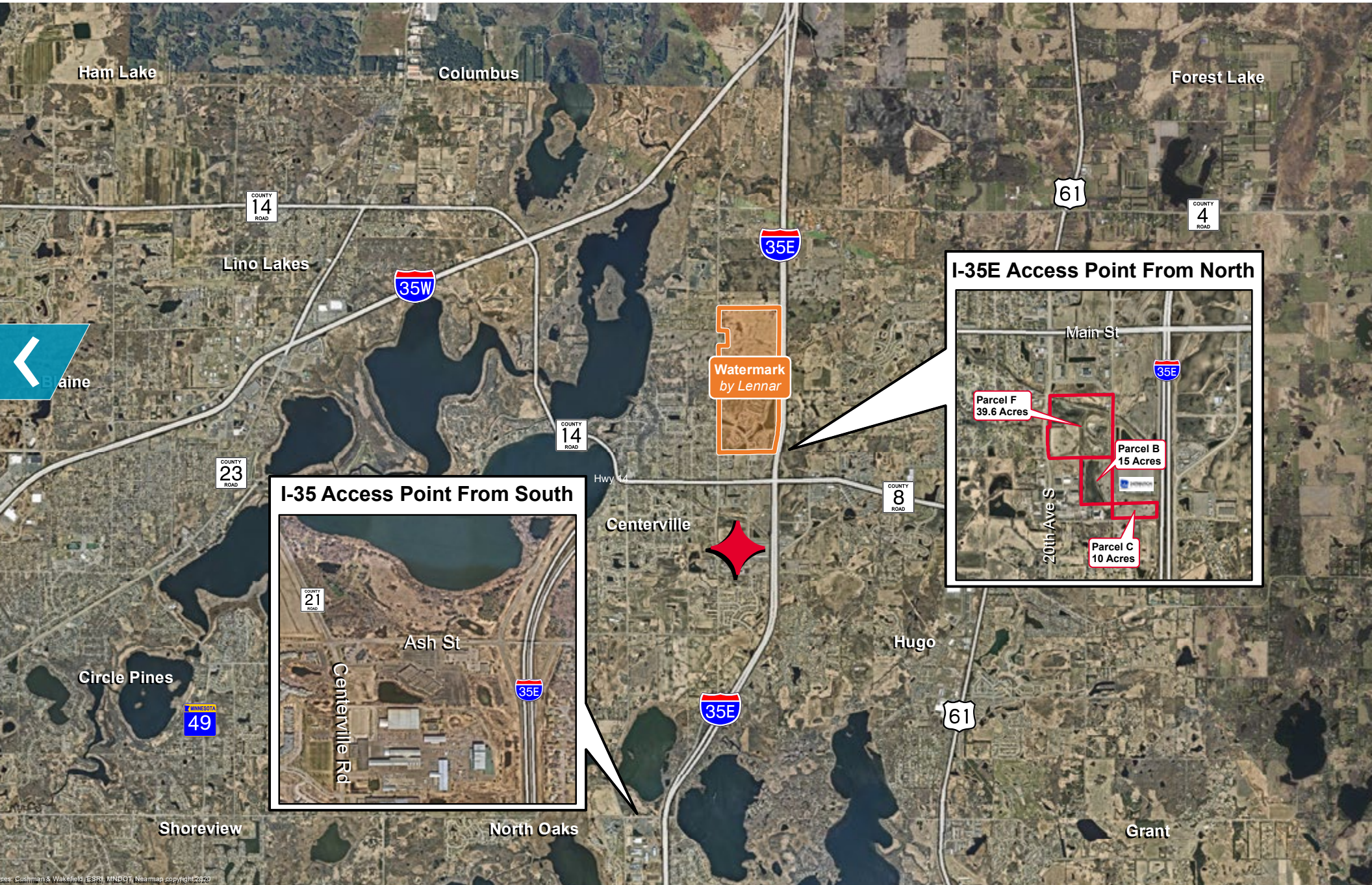
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I-35E Access Point From North

Main St

Parcel F
39.6 Acres

Parcel B
15 Acres

Parcel C
10 Acres

20th Ave S

I-35E

I-35E Access Point From South

Ash St

Centerville Rd

I-35E

Watermark
by Lennar



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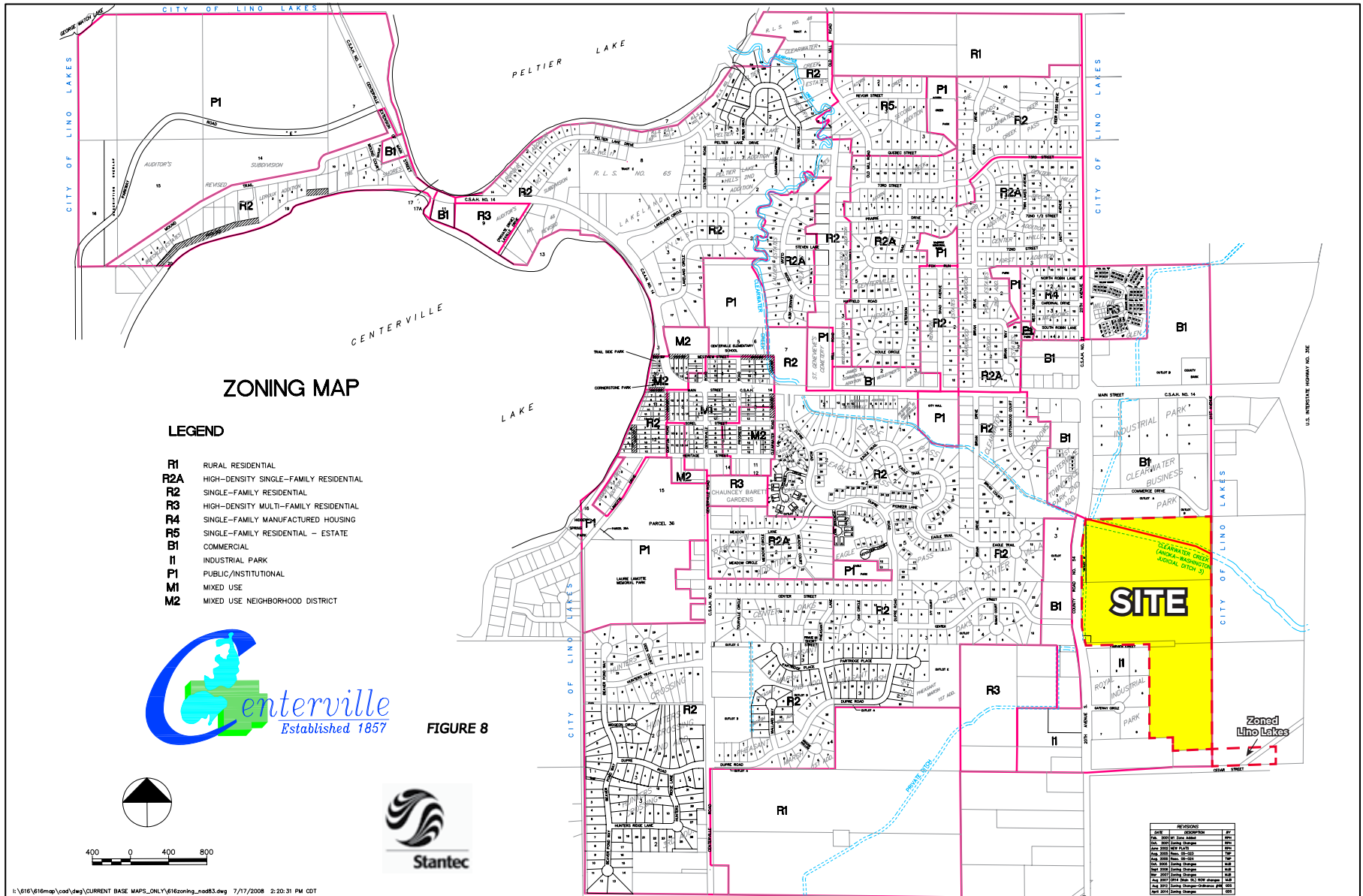
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Zoning Map - Parcels B & F (Centerville)



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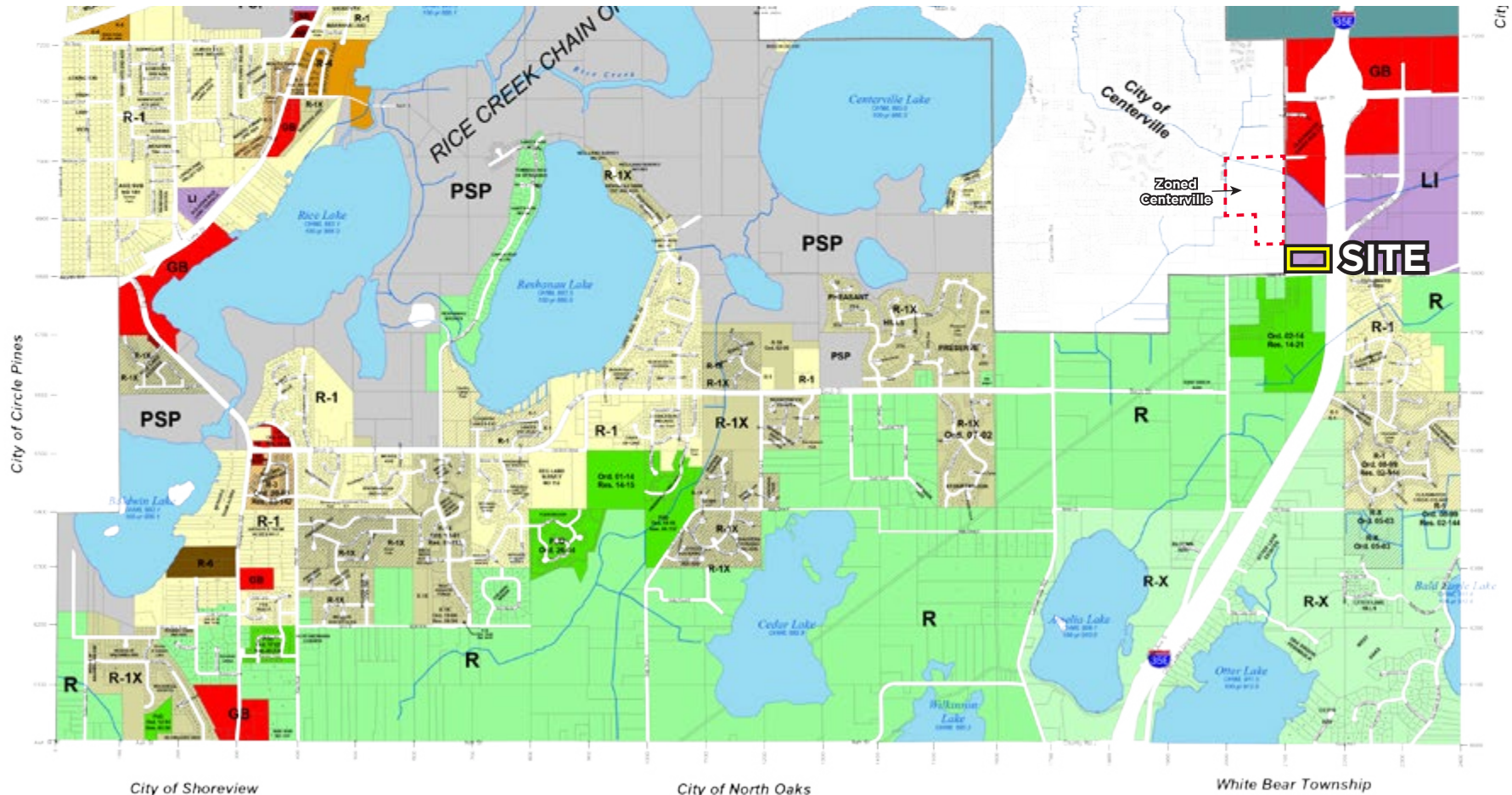
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Zoning Map - Parcel C (Lino Lakes)



*Lino Lakes
Community Development
600 Town Center Parkway
Lino Lakes, Minnesota 55014
Phone (651) 982-2400*



Coordinate System:
Anoka County NAD83 Feet
Landsat Coordinate Contour
Anoka County Parcel Data
March 2015 Release



March 2015
Maps are for illustrative purposes only.
Recent changes may not be included.
Land Use and Zoning Information
should be verified with City Staff.

Legend	
	Boundary
	City of Centerville
	Water
	Lake
	MSP Parcel/Ownership
	R-1 Single Family Residential
	R-1X Single Family Residential
	R Medium Density Residential
	R-X Single Family Residential
	GB General Business
	PSP Professional Service
	LI Light Industrial
	LI-2 Limited Industrial
	LI-3 General Industrial
	LI-4 Light Industrial
	LI-5 Light Industrial
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	LI-50 Light Industrial

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