

# ORCHARD PLACE BUSINESS PARK



**FOR LEASE** UP TO 207,928 SF AVAILABLE

**ENGLISH AVE & 155TH ST W | APPLE VALLEY, MN**

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## ENGLISH AVE & 155TH ST W, APPLE VALLEY, MN

### *New Industrial Development*

<b>BUILDING 1 SIZE:</b>	207,928 SF
<b>SPACE AVAILABLE:</b>	207,928 SF
<b>SITE AREA:</b>	11.39 Acres
<b>CLEAR HEIGHT:</b>	28'
<b>LOADING:</b>	Docks and Drive-ins
<b>COLUMN SPACING:</b>	50x50 with 60' Speed Bay
<b>BUILDING DEPTH:</b>	260'
<b>AUTO PARKING:</b>	
<b>SPRINKLER:</b>	ESFR
<b>ESTIMATED TAX/CAM:</b>	TBD
<b>LEASE RATE:</b>	Negotiable



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ENGLISH AVE & 155TH ST W, APPLE VALLEY, MN



**INDUSTRIAL  
ZONED**



**DEVELOPED BY  
HJ DEVELOPMENT**



**UTILITIES TO  
PROPERTY**



**IMPROVED  
EFFICIENCIES**



**HIGH QUALITY  
LABOR SUPPLY**

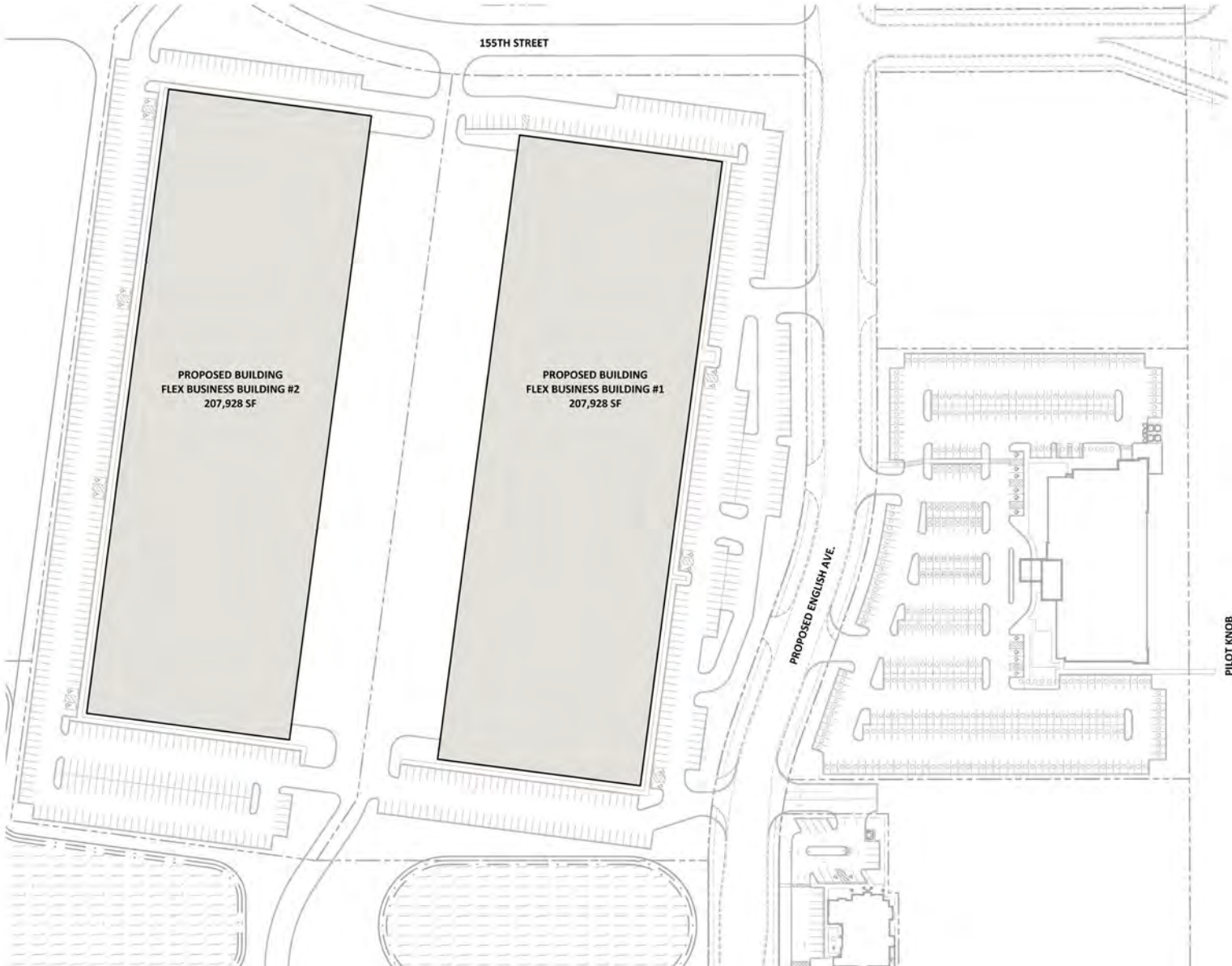


**TAX SAVINGS IN  
YEARS 1 & 2**

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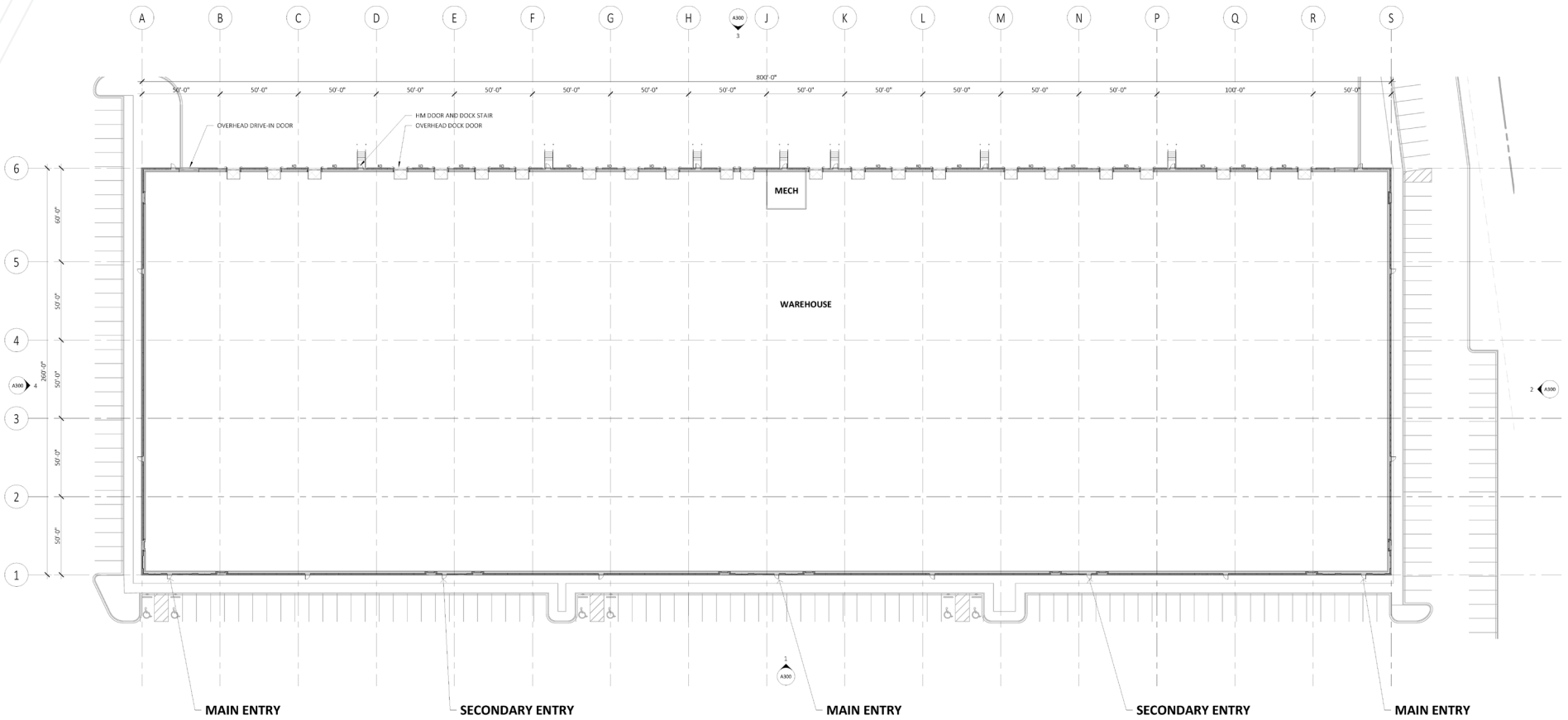
### Site Plan



# ORCHARD PLACE BUSINESS PARK

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### Floor Plan



1 SHELL PLAN  
A201  
1" = 30'-0"

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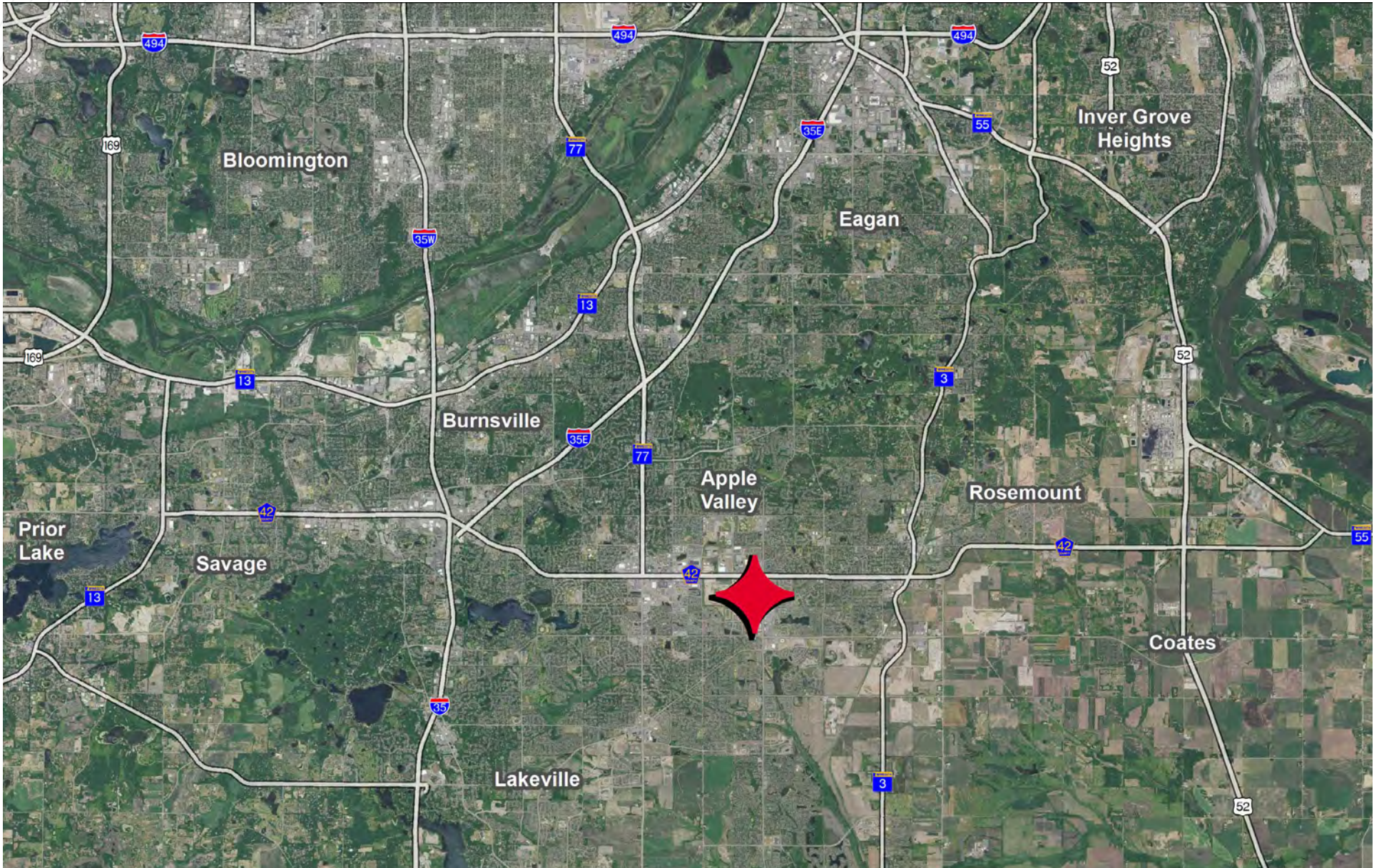
*Aerial with Site Plan*



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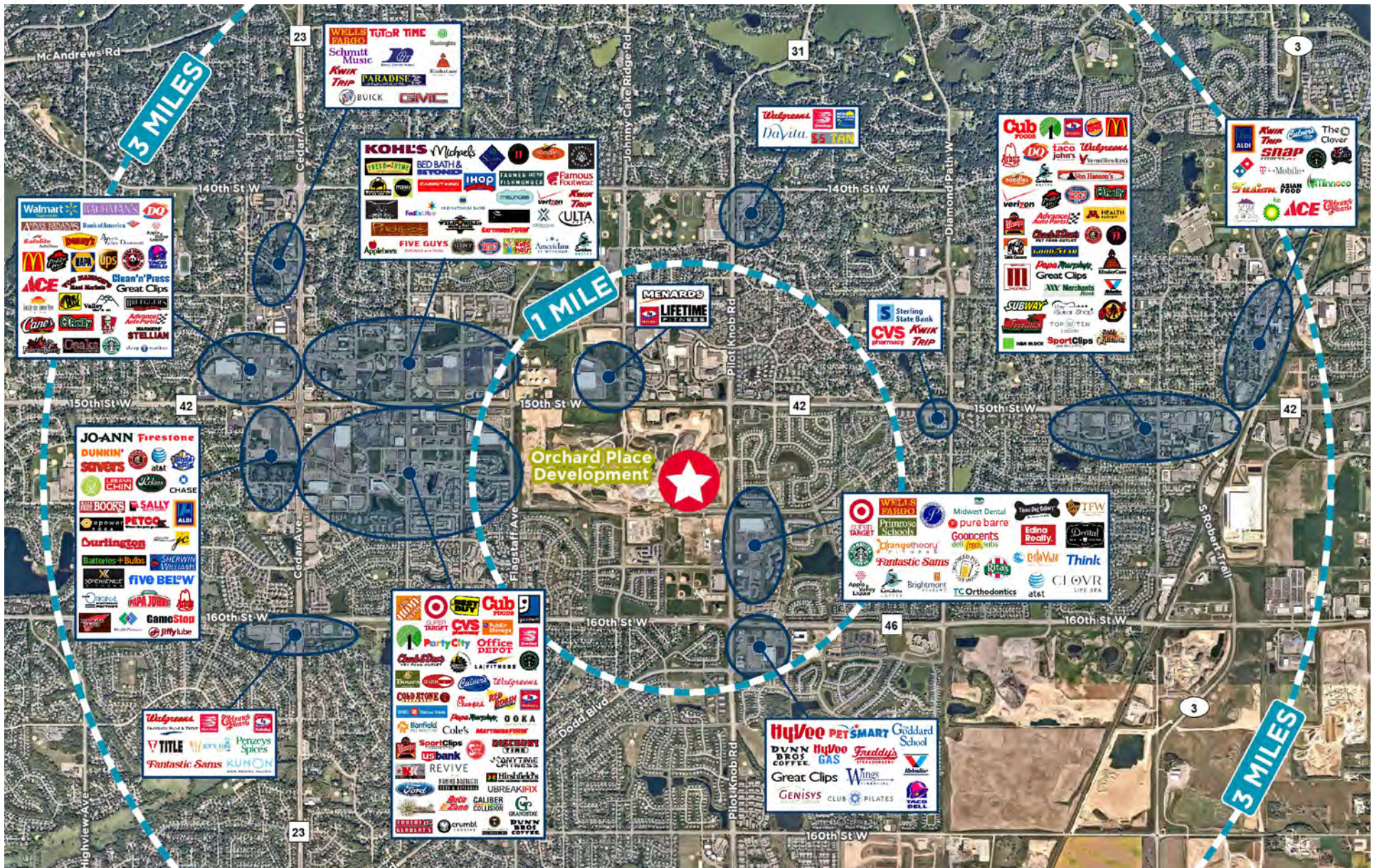
### *Location*



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### Local Amenities

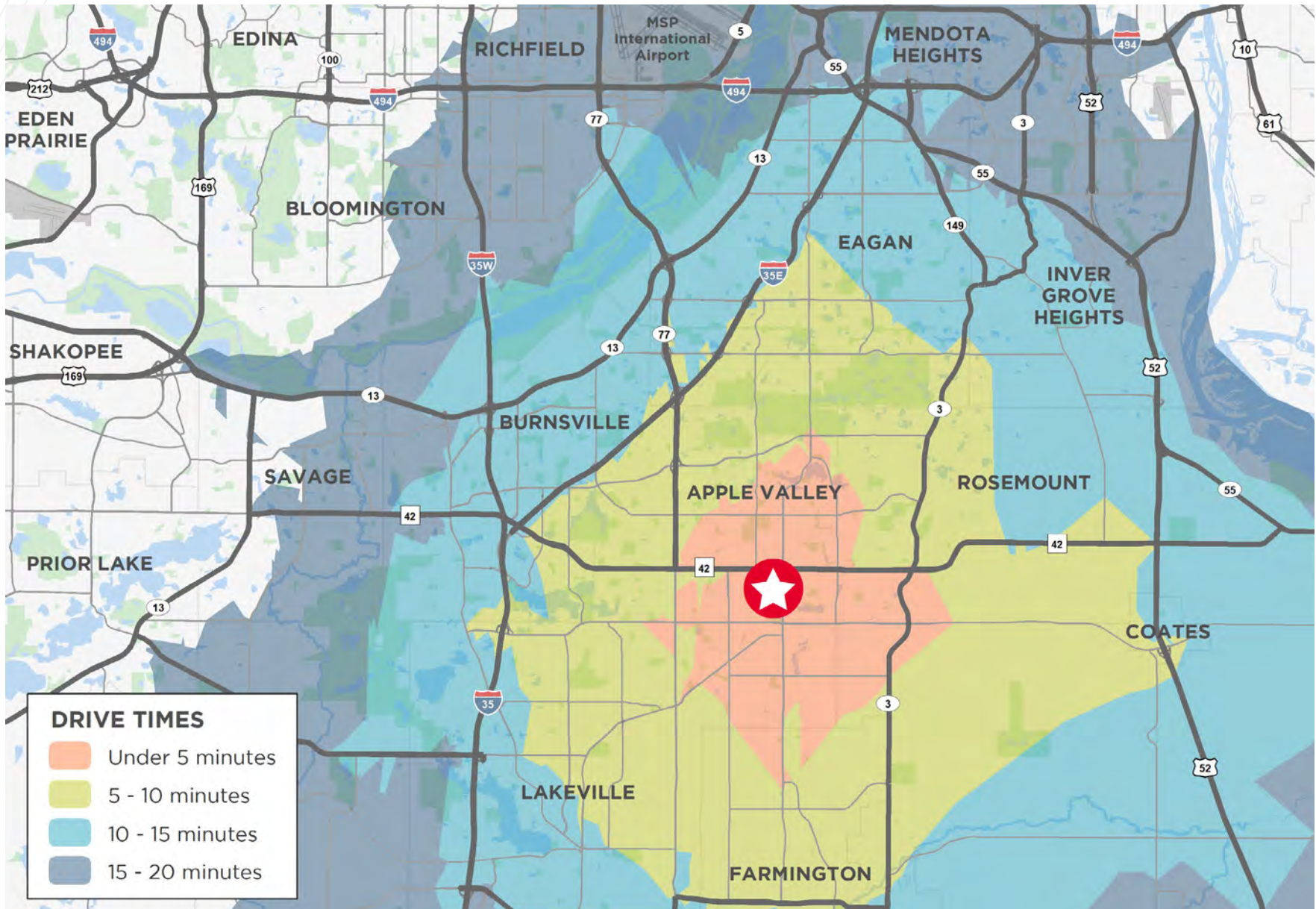




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### *Drive Time*





**FOR MORE INFORMATION, CONTACT:**

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