

FOR LEASE

4850

CONSTELLATION DRIVE  
WHITE BEAR TOWNSHIP, MN

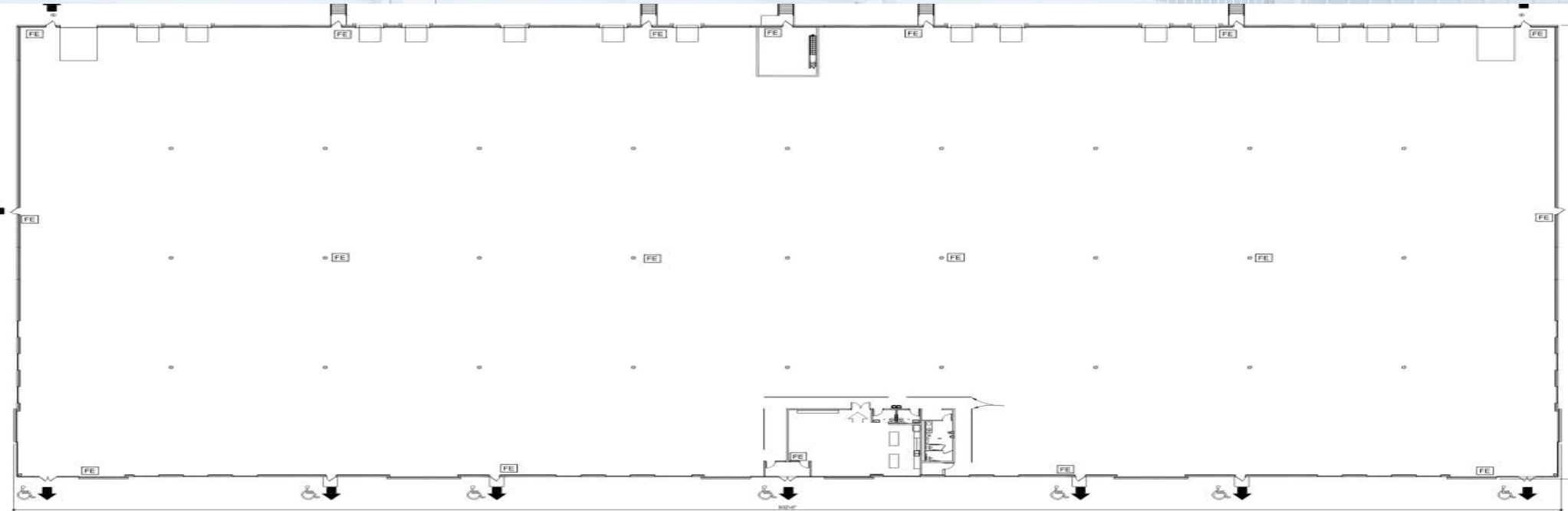


# Property Information



<b>ADDRESS</b>	4850 Constellation Drive White Bear Township, MN
<b>SIZE</b>	Office 1,500 SF approx. Warehouse 108,652 SF approx. Total 110,152 SF approx.
<b>DIVISIBLE</b>	Divisible down to 50,000 SF
<b>PID</b>	16-30-22-13-0010
<b>LOT</b>	14.04 Acres
<b>LOADING</b>	16 Dock Doors   2 Drive-Ins
<b>CLEAR HEIGHT</b>	24'
<b>YEAR BUILT</b>	2022
<b>SPRINKLER</b>	Yes- ESFR
<b>POWER</b>	2,400 Amps
<b>PARKING</b>	150 Stalls
<b>ZONING</b>	I-1 Light Industrial
<b>2024 TAXES &amp; CAM</b>	\$4.88 PSF
<b>LEASE RATE</b>	Negotiable

# Floor Plan





# Property Highlights



**Good access to 35 E**



**24' clear height**



**Newly constructed (2022)**



**Great loading  
(16 Docks & 2 Drive-ins)**



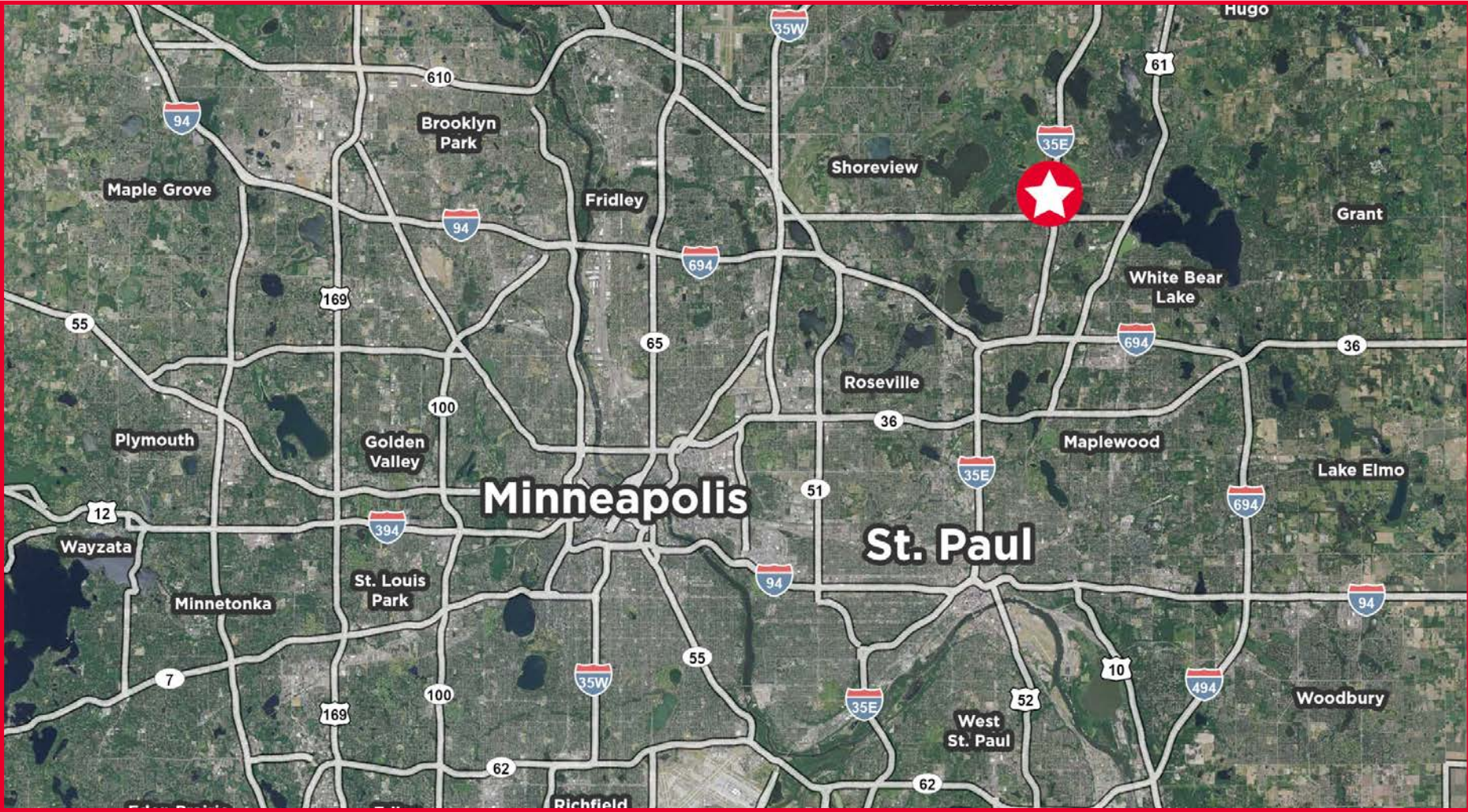
**Efficient, open warehouse  
layout**



**Unique large block  
availability on 35E corridor**

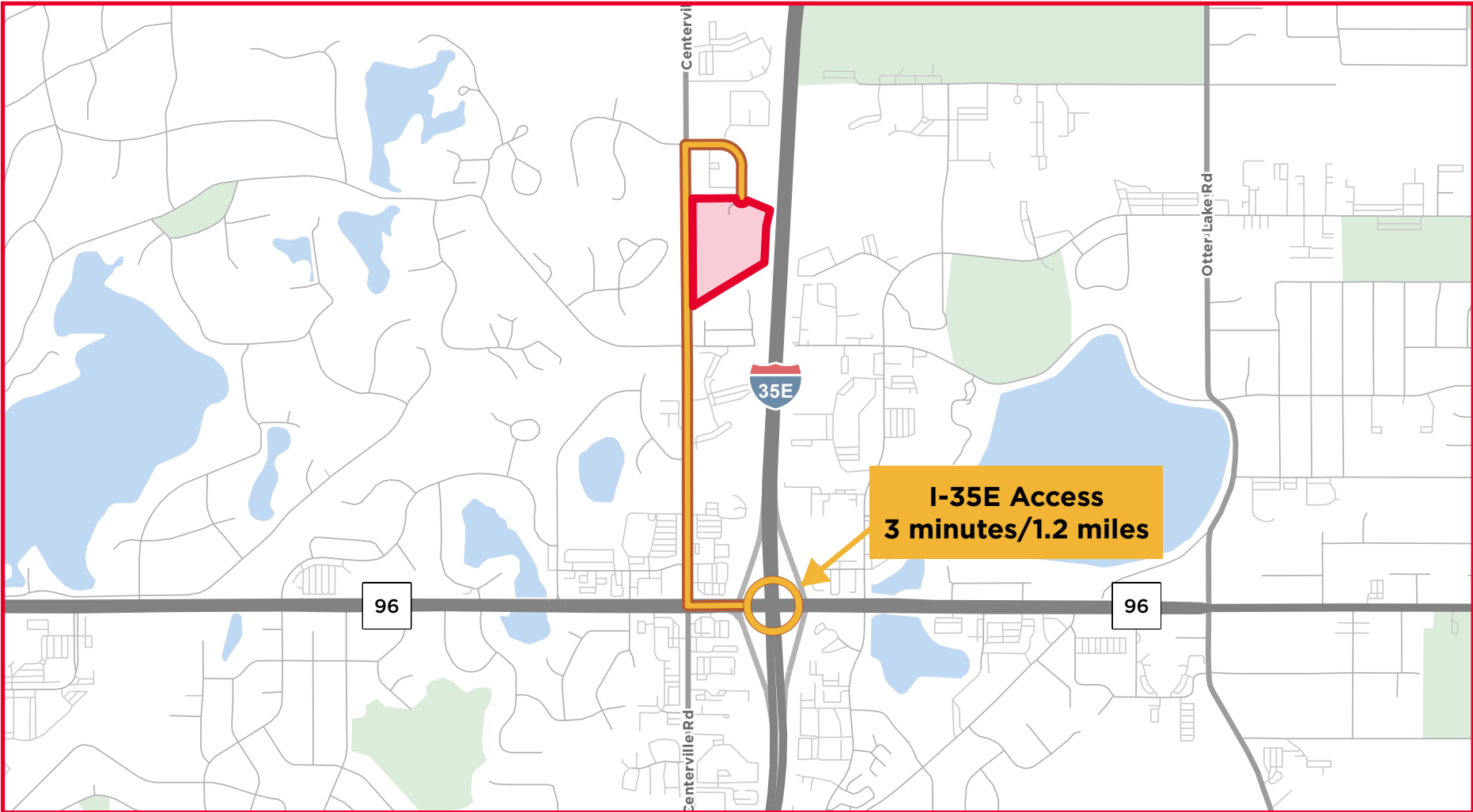


# Property Aerial





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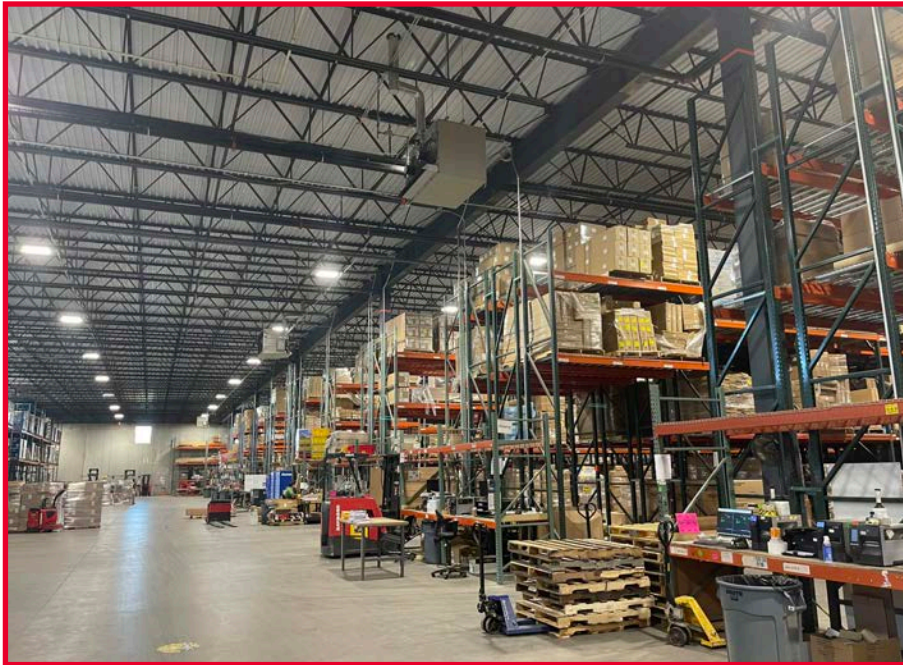




# Property Aerial















## Contact

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