



GREYSTAR

**Royal  
Gateway**  
COMMERCE CENTER



The  
future  
is **here**

1122X Hudson Road  
Woodbury, MN 55129

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states



Delivering  
Summer 2023



Easy  
Access



26.9 Acre  
Site Area



435,050 SF  
Available



# The future is here

Greystar and JLL are pleased to present Royal Gateway Commerce Center, a two building 435,000 SF master planned business park located along I-94, Hudson Road & Manning Avenue in Woodbury, MN. Both buildings in this new industrial development will be constructed simultaneously and are scheduled to deliver in the summer of 2023.



## Prime Access & Visibility

Positioned within 1 mile of two diamond interchanges with direct access to I-94, Royal Gateway will provide optimum highway accessibility along with prime signage opportunities.

- Exposure of over 71,576 vehicles per day
- 5 minutes from I-694/494 interchange providing access to the metro's north/south arteries



Advertise  
your brand to  
**71,576**  
cars on I-94 daily



# Site Plan

Summer 2023 Delivery

MANNING AVE

FULL DIAMOND  
INTERCHANGE LESS  
THAN 1 MILE TO I-94



BUILDING A  
240,700 SF



BUILDING B  
194,350 SF



I-94

±258 PARKING STALLS



240,700 SF  
32' Clear Height

STORMWATER  
MANAGEMENT  
AREA

STORMWATER  
MANAGEMENT  
AREA



194,350 SF  
28' Clear Height

845'

±236 PARKING STALLS

HUDSON RD.

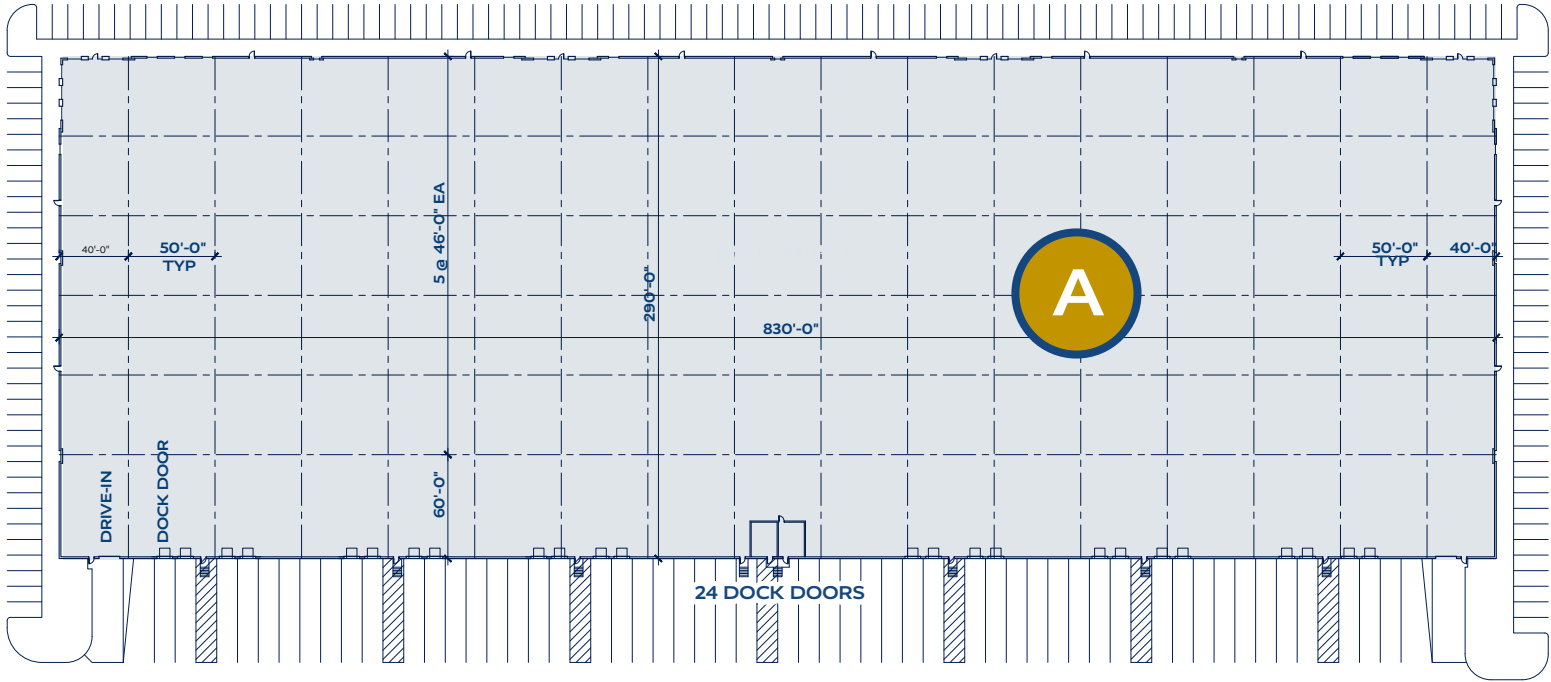




A

Building A Specifications

Building A Size:	240,700 square feet	Dock apron:	7" concrete
Building Dimensions:	290' x 830'	Roofing:	45 mil EPDM with Interior roof drains
Building Entries:	Four (4) front entrances with canopies/sunshades, glass, storefront doors, precast panel height/undulations, textured/accent painting, light fixtures	Fire Protection:	ESFR sprinkler system – k-17 head
Column Spacing:	50' x 46' with a 60' speed bay	Loading:	Twenty four (24) 9' × 10' manual dock doors Two (2) 12' × 14' drive-in doors with vision windows
Clear Height:	32' clear	Dock Equipment:	35,000 lb manual levelers (6'x8'), vision windows, bumpers, and seals
Truck Court:	210' shared truck court, heavy duty asphalt	HVAC:	Gas-fired unit heating in warehouse
Car Parking:	+/- 258 stalls	Electrical Service:	2,400 amp, 480V/208
Foundations:	7" unreinforced warehouse slab	Warehouse Lighting:	Motion activated LED's
Walls:	Painted precast exterior walls	Exterior Lighting:	LED



240,700

SQUARE FEET

+/- 258

CAR PARKING

24

DOCK DOORS

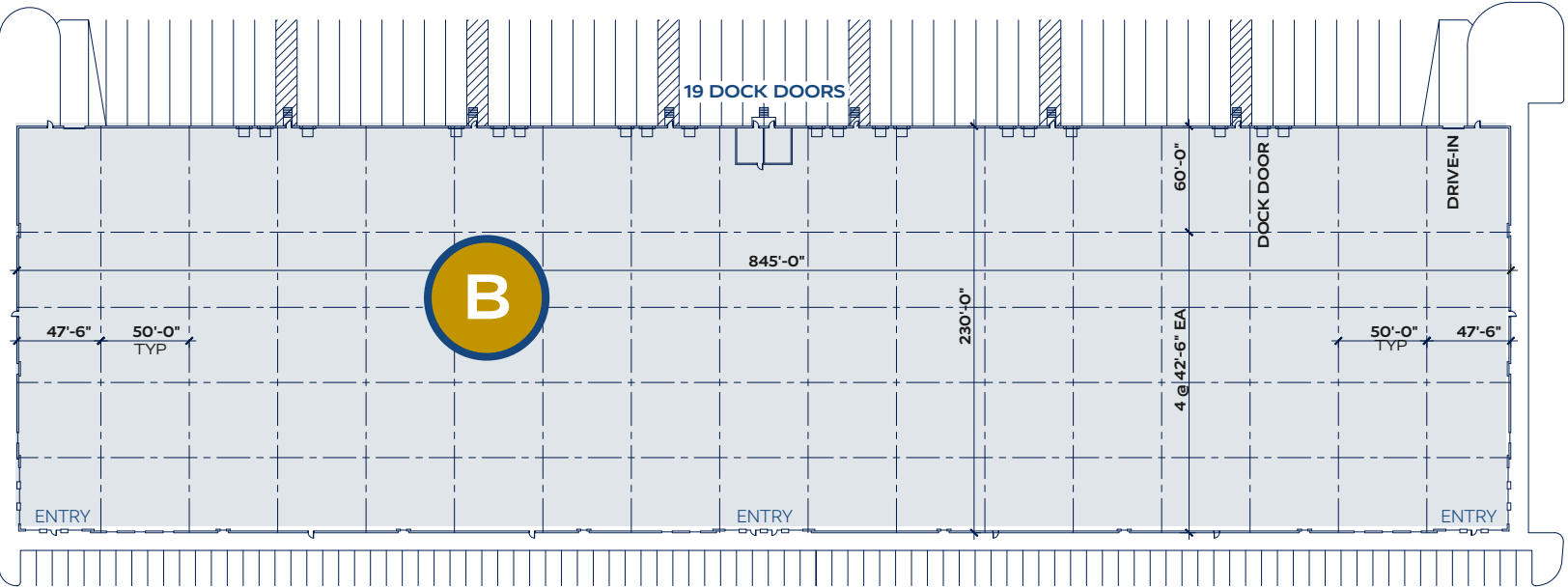
2

DRIVE-IN DOORS

B

Building B Specifications

Building A Size:	194,350 square feet	Dock Apron:	7" concrete
Building Dimensions:	230' x 845'	Roofing:	45 mil EPDM with Interior roof drains
Building Entries:	Three (3) front entrances with canopies/sunshades, glass, storefront doors, precast panel height/undulations, textured/accent painting, light fixtures	Fire Protection:	ESFR sprinkler system – k-17 head
Column Spacing:	50' x 42.5' with a 60' speed bay	Loading:	Nineteen (19) 9' × 10' manual dock doors Two (2) 1' × 14' drive-in doors with vision windows
Clear Height:	28' clear	Dock Equipment:	35,000 lb manual levelers (6'x8'), vision windows, bumpers, and seals
Truck Court:	210' shared truck court, heavy duty asphalt	HVAC:	Gas-fired unit heating in warehouse
Car Parking:	+/-236 stalls	Electrical Service:	2,400 amp, 480V/208
Foundations:	7" unreinforced warehouse slab	Warehouse Lighting:	Motion activated LED's
Walls:	Painted precast exterior walls	Exterior Lighting:	LED



194,350

SQUARE FEET

+/- 236

CAR PARKING

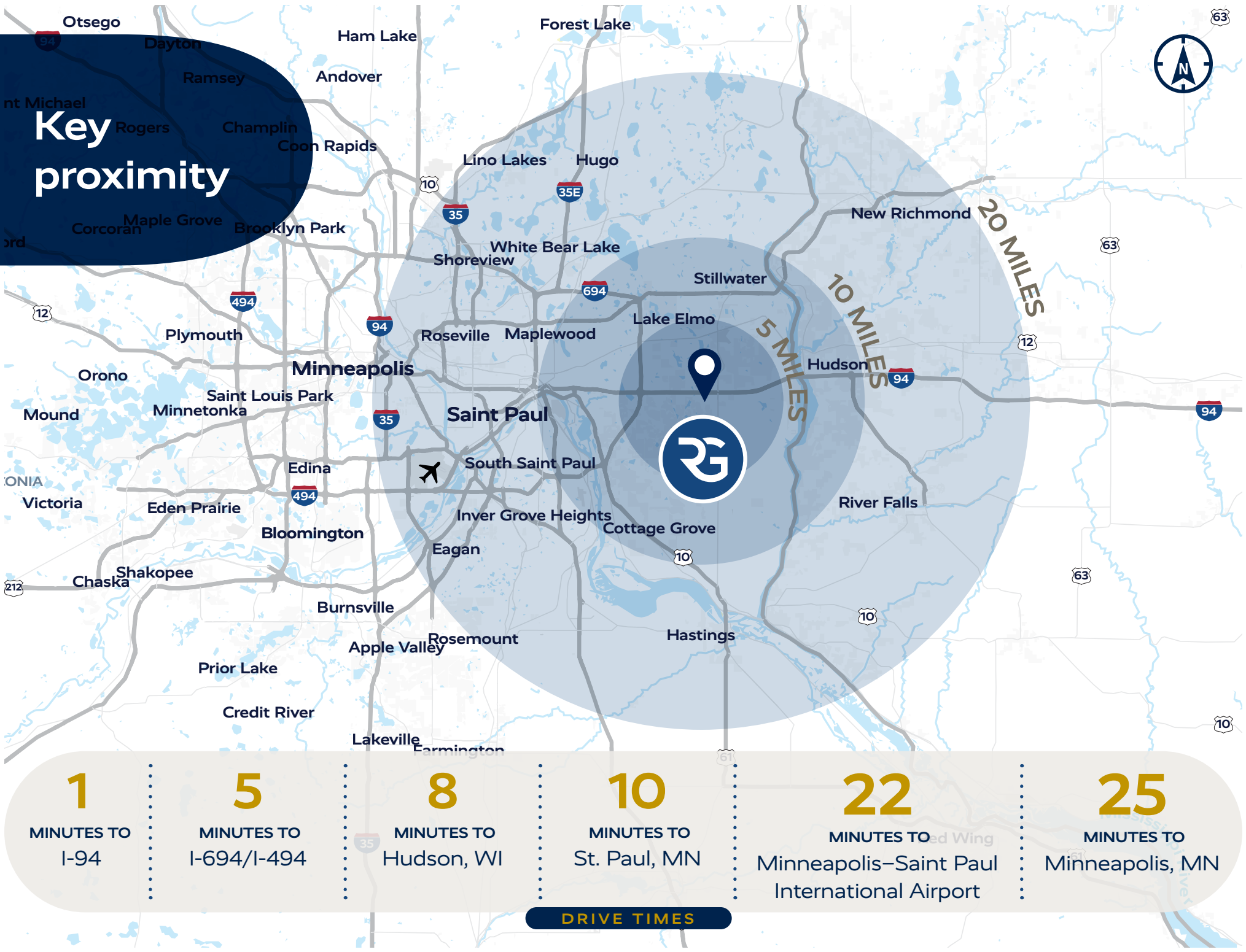
19

DOCK DOORS

2

DRIVE-IN DOORS







# Rapidly Growing Woodbury

Royal Gateway is strategically located in Woodbury, one of Minnesota's fastest growing cities with an estimated 25% population growth in the past decade. Since 2015, Woodbury has won several awards as one of the "Best cities to live in" across the country.

## #9

BEST PLACE TO  
LIVE IN THE U.S.  
(2020 - MONEY MAGAZINE)

## Top 20

BEST PUBLIC  
MIDDLE SCHOOL  
IN MINNESOTA  
(2021 - NICHE)

## #1

BEST SUBURB  
FOR MILLENNIALS  
(2018 - MONEY MAGAZINE)

### DEMOGRAPHICS - 10 MILE RANGE

#### INDUSTRY CONCENTRATION



313

TRANSPORTATION/  
WAREHOUSE FIRMS



636

MANUFACTURING  
FIRMS



7,223

TRANSPORTATION/  
WAREHOUSE EMPLOYEES



28,148

MANUFACTURING  
EMPLOYEES

#### LABOR MARKET



425,073

TOTAL POPULATION



244,487

TOTAL LABOR FORCE



\$106,404

AVERAGE HOUSEHOLD  
INCOME



37.4

MEDIAN AGE

#### EDUCATION

92.8%

HIGH SCHOOL GRADUATE  
/GED CERTIFICATE

50.2%

BACHELOR'S/  
ASSOCIATE/GRADUATE/  
PROFESSIONAL DEGREE







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## LEASING CONTACTS

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## DEVELOPMENT BY

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