

# NORTH 100

BUSINESS PARK



**Central Location**



**230,000 SF on 15 Acres**



**New Construction**



**Convenient Access to  
I-694 & Highway 100**

1297 Shingle Creek Crossing | Brooklyn Center, MN 55430

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



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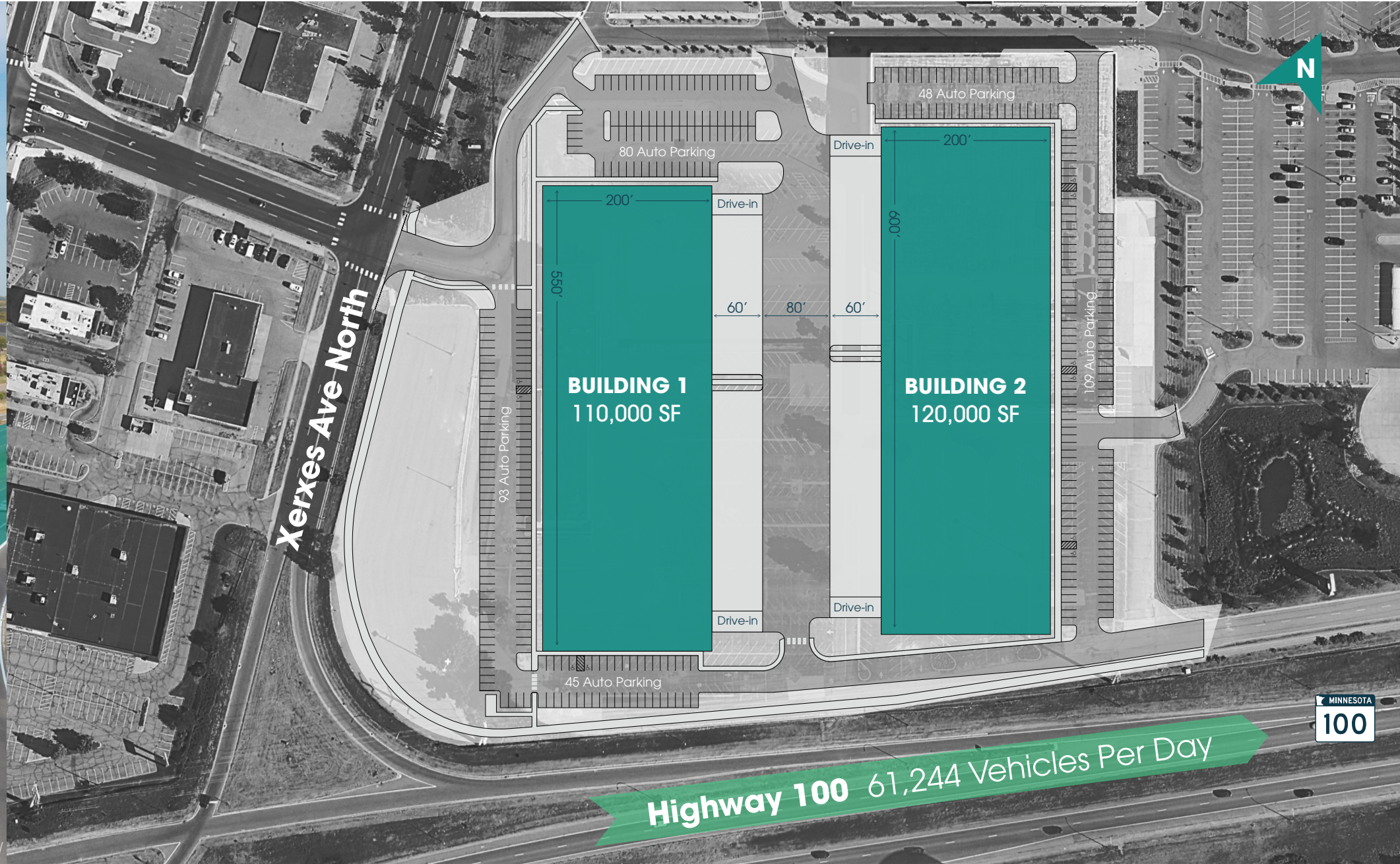


CENTRAL LOCATION & VISIBILITY

Positioned with direct access to highway 100 and just 3 minutes from the Highway 100/I-694 intersection, North 100 Business Park will provide convenient highway access along with prime signage opportunities.




SITE PLAN






BUILDING 1 SPECIFICATIONS

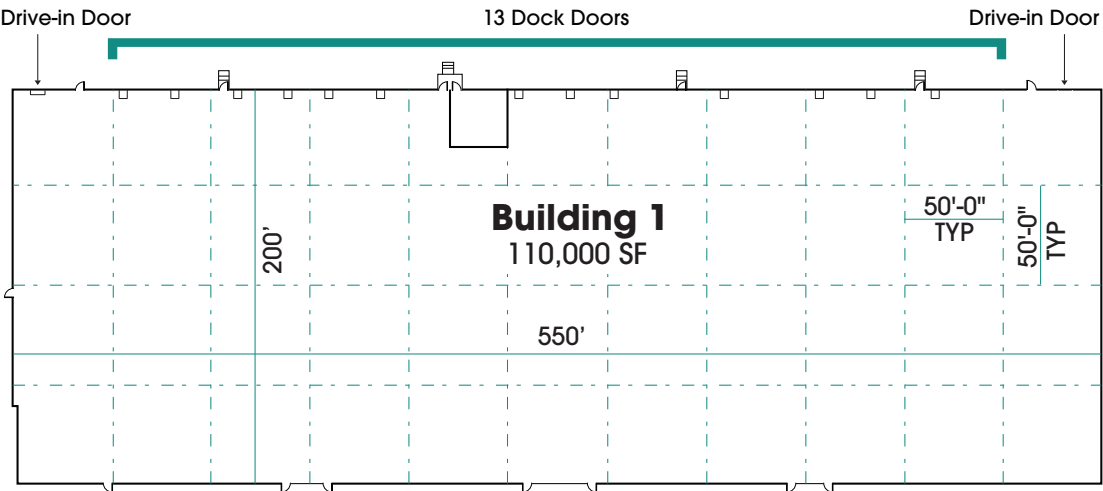
Building 1 Size:	+/- 110,000 SF	Fire Protection:	ESFR
Building Dimensions:	200' x 550', rear-loaded	Dock Doors	Thirteen (13) 9'x10' manual doors with vision windows
Building Entries:	Three (3) main entries	Dock Equipment	40,000 lb mechanical levelers, bumpers and seals
Column Spacing:	50'x 50'	Drive-in Doors	Two (2) 12' x 14 automatic doors with vision windows
Clear Height:	28' clear	HVAC:	Gas fired unit heaters for freeze protection
Truck Court:	200' shared truck court, 60' concrete apron	Electrical Service:	3,000-amp, 480/277V, 3-Phase
Car Parking:	182 stalls (1.65/1,000 SF)	Warehouse Lighting:	Build to suit
Walls:	Pre-cast concrete panels	Exterior Lighting:	Building wall packs and pole mounted LED site lighting
Roofing:	Ballasted 60 mil EPDM roof system insulated for total R-30		

 +/- 110,000 SF

 182 CAR PARKING


 13 DOCK DOORS


 2 DRIVE-IN DOORS





BUILDING 2 SPECIFICATIONS

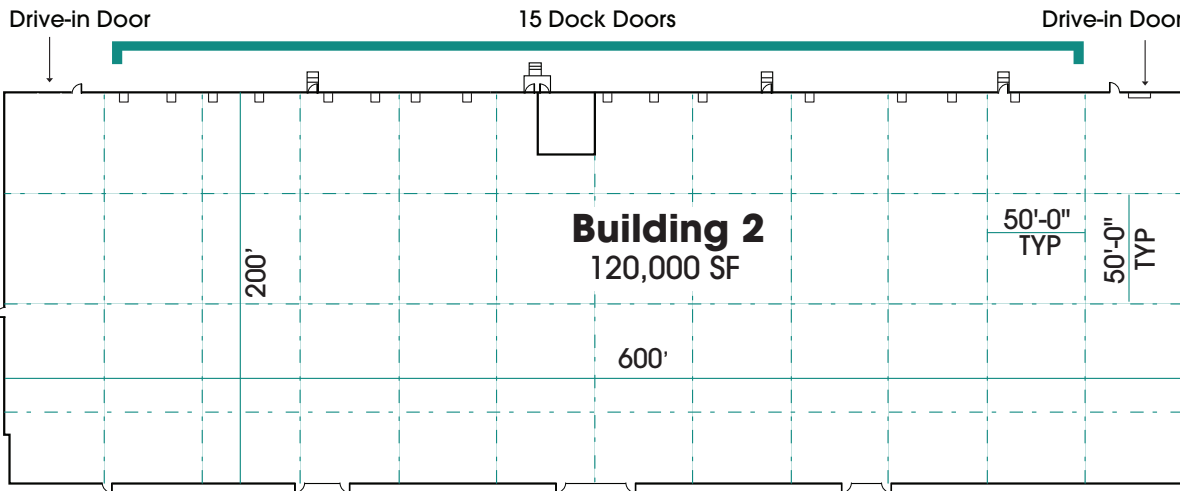
Building 2 Size:	+/- 120,000 SF	Fire Protection:	ESFR
Building Dimensions:	200' x 600', rear-loaded	Dock Doors	Fifteen (15) 9'x10' manual doors with vision windows
Building Entries:	Three (3) main entries	Dock Equipment	40,000 lb mechanical levelers, bumpers and seals
Column Spacing:	50'x 50'	Drive-in Doors	Two (2) 12' x 14 automatic doors with vision windows
Clear Height:	28' clear	HVAC:	Gas fired unit heaters for freeze protection
Truck Court:	200' shared truck court, 60' concrete apron	Electrical Service:	3,000-amp, 480/277V, 3-Phase
Car Parking:	168 stalls (1.40/1,000 SF)s	Warehouse Lighting:	Build to suit
Walls:	Pre-cast concrete panels	Exterior Lighting:	Building wall packs and pole mounted LED site lighting
Roofing:	Ballasted 60 mil EPDM roof system insulated for total R-30		

 +/- 120,000 SF

 168 CAR PARKING

 15 DOCK DOORS

 2 DRIVE-IN DOORS

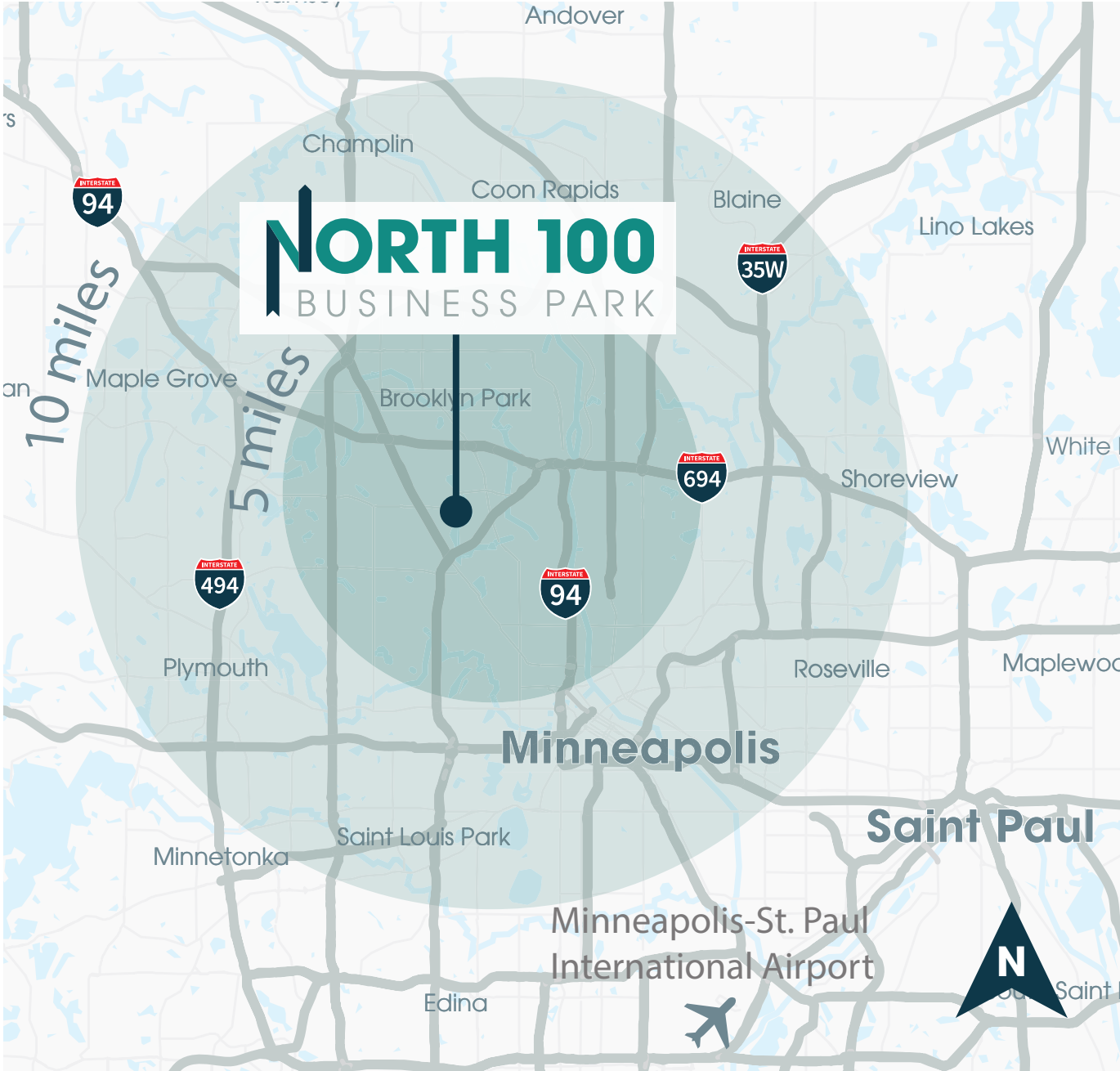




CENTRAL LOCATION

DRIVE TIMES

- 1 MINUTE TO Highway 100
- 3 MINUTES TO I-694/Hyw 100 interchange
- 14 MINUTES TO Maple Grove, MN
- 20 MINUTES TO St. Paul, MN
- 28 MINUTES TO Minneapolis-St. Paul International Airport
- 12 MINUTES TO Downtown Minneapolis



ACCESS & AMENITIES

ACCESS TO LABOR

- 10 Mile Radius Demogrphahics
- TOTAL POPULATION 1,146,727 people
- TOTAL LABOR FORCE 615,568 people
- AVG HOUSEHOLD INCOME \$81,644
- MEDIAN AGE 36.8 years old
- % HIGH SCHOOL GRAD/GED 94%
- % BACHELOR'S DEGREE OR HIGHER 48.8%



AMENITIES WITHIN A 5 MINUTE DRIVE





# NORTH 100

## BUSINESS PARK

## ABOUT SCANNELL

Scannell starts every project with a client-first orientation that results in enduring relationships that extend to the next project and beyond. We approach each project as an investment in the growth and prosperity of our clients and the local communities where we build. Expedient decision-making, efficient development processes including entitlements, and guaranteed delivery of projects on time and within budget at the most competitive costs—that's what you get with Scannell Properties.

Scannell has the financial strength and entrepreneurial authority to make expedient decisions and fund developments of any size, type or location without third-party equity sources. They are large enough acquire, develop and market master plan developments in all types of geographies and geologic environments and small enough to provide customized development solutions with speed, agility and client-first perspective.

[WWW.SCANNELLPROPERTIES.COM](http://WWW.SCANNELLPROPERTIES.COM)

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## CONTACT

### **Dan Larew, CCIM**

Senior Vice President  
+1 612 217 6726  
[dan.larew@jll.com](mailto:dan.larew@jll.com)

### **Eric Batiza, SIOR**

Executive Vice President  
+1 612 217 5123  
[eric.batiza@jll.com](mailto:eric.batiza@jll.com)

### **Chris Hickok, CCIM**

Managing Director  
+1 612 217 5121  
[chris.hickok@jll.com](mailto:chris.hickok@jll.com)

**+1 612 217 5150 | [jll.com/minneapolis](http://jll.com/minneapolis)**

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