

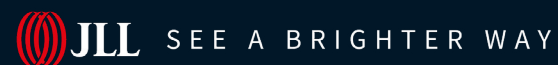
**GROUNDBREAKING JUNE 16TH, 2025 | STEEL & MATERIALS ORDERED**



# For lease

Brockton Business Park  
10585 CR 101, Corcoran, MN

**50,000 - 286,000 SF Available 2026**



# Project features

Brockton Business Park offers 50,000–286,000 SF of light industrial warehouse space just off the new Dayton Parkway Interchange, with the 610 Extension scheduled for completion by 2026. The site is available as a speculative warehouse space. The buildings will be rear loaded with the ability to build office space for corporate headquarters users.

286,00 SF Industrial Building Phase I

610 extension to be completed in early 2026

Bulk Distribution

Dayton Parkway Interchange is now open

Fully Approved and entitled by the city

I-1 Light Industrial Zoning

Trailer and outdoor storage available

Ability to build the space to your specifications

32' clear height

Dock packages include levelers, bumpers and seals

Direct access to I-94 and Hwy 610

25 Miles to Minneapolis

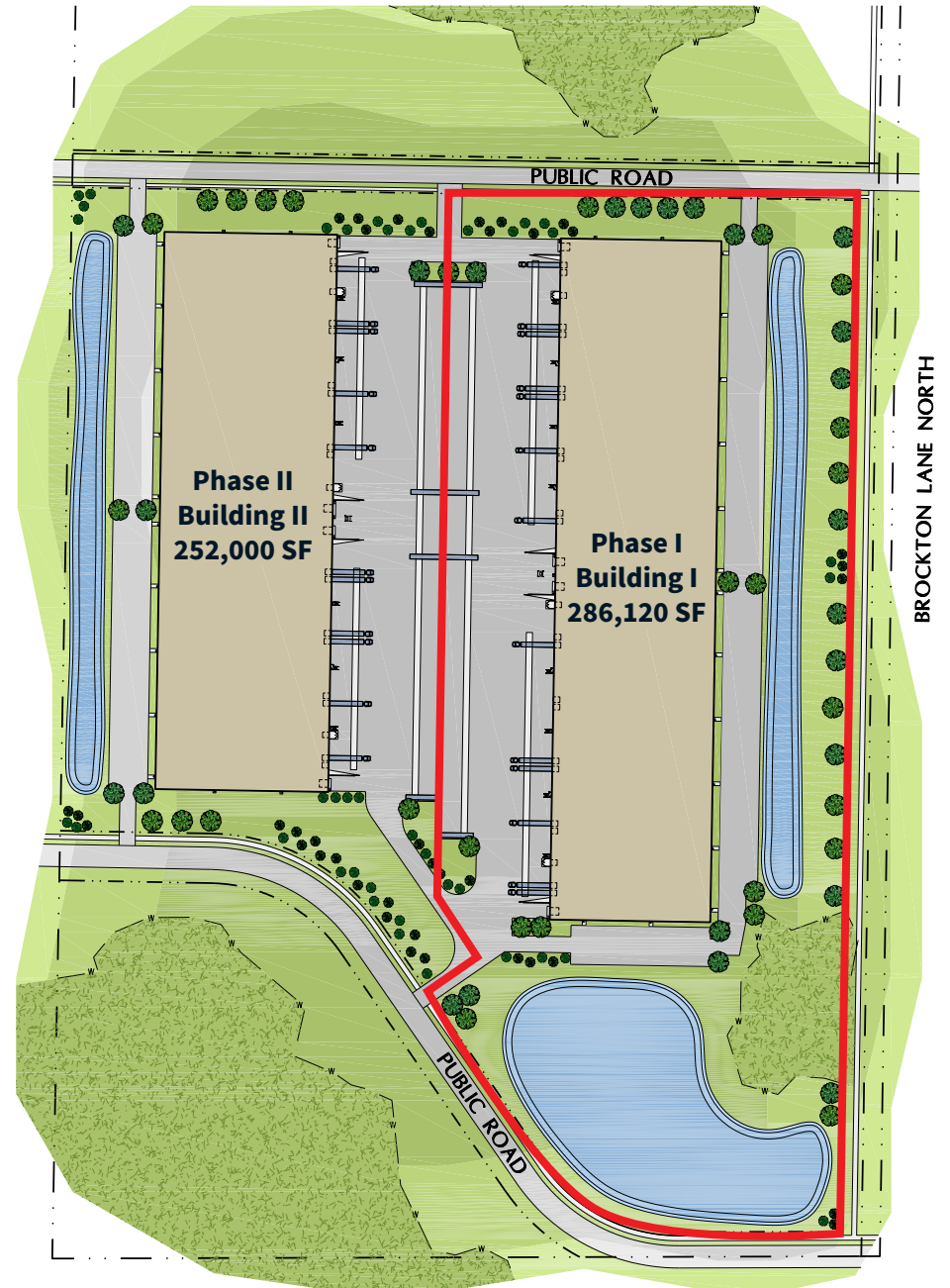
36 miles to MSP Airport

Phase 2: 252,000 SF

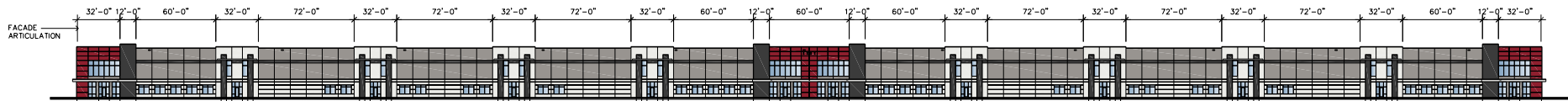
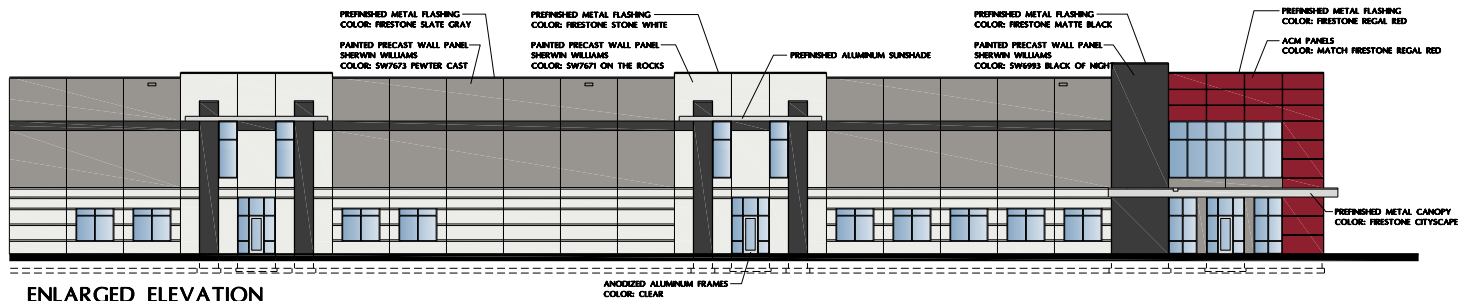


# Phase I building specifications

<b>Building Size</b>	286,120 SF <i>(divisible to 50,000 SF)</i>
<b>Site Area</b>	19.33 acres
<b>Clear Height</b>	32'
<b>Dock Doors</b>	20 dock doors (9' x 10') with 40,000 lb levelers, bumpers and seals <i>Can be expanded to 68 total (48 cutouts)</i>
<b>Drive-in Doors</b>	Four (4) drive-in doors (12' x 14')
<b>Building Dimesions</b>	260' x 1100'
<b>Column Spacing</b>	50' x 50' with 60' speed bay
<b>Auto Parking</b>	214 stalls
<b>Trailer Parking</b>	75 trailer stalls <i>(or general outside stroage)</i>
<b>Truck Court Depth</b>	180' deep including 60' concrete apron at loading dock
<b>Roof</b>	60 mil ballasted EPDM roof
<b>Slab</b>	7' unreinforced
<b>Sprinkler</b>	ESFR
<b>Power</b>	3000 amps, 277/480-volt, 3 phase
<b>HVAC</b>	Gas fired heaters for 55°

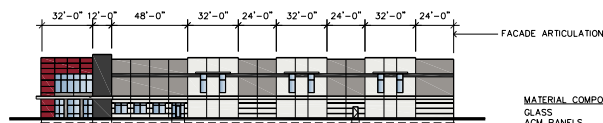


# Phase I building elevation



MATERIAL COMPOSITION - EAST

GLASS	- 4,768 S.F. (11.6%)
ACM PANELS	- 2,326 S.F. (5.6%)
ALUM SUNSHADES	- 240 S.F. (0.4%)
PRECAST CONCRETE	- 33,991 S.F. (82.4%)
TOTAL	- 41,235 S.F. (100%)



MATERIAL COMPOSITION - NORTH

GLASS	- 1,061 S.F. (10.8%)
ACM PANELS	- 632 S.F. (6.5%)
ALUM SUNSHADES	- 66 S.F. (0.7%)
DOORS	- 24 S.F. (0.2%)
PRECAST CONCRETE	- 8,014 S.F. (81.8%)
TOTAL	- 9,797 S.F. (100%)

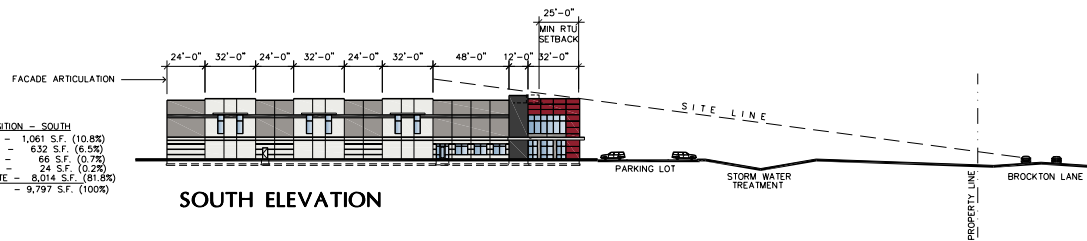


MATERIAL COMPOSITION - WEST

GLASS	- 608 S.F. (1.5%)
DOORS	- 3,030 S.F. (7.4%)
PRECAST CONCRETE	- 37,062 S.F. (91.1%)
TOTAL	- 40,700 S.F. (100%)

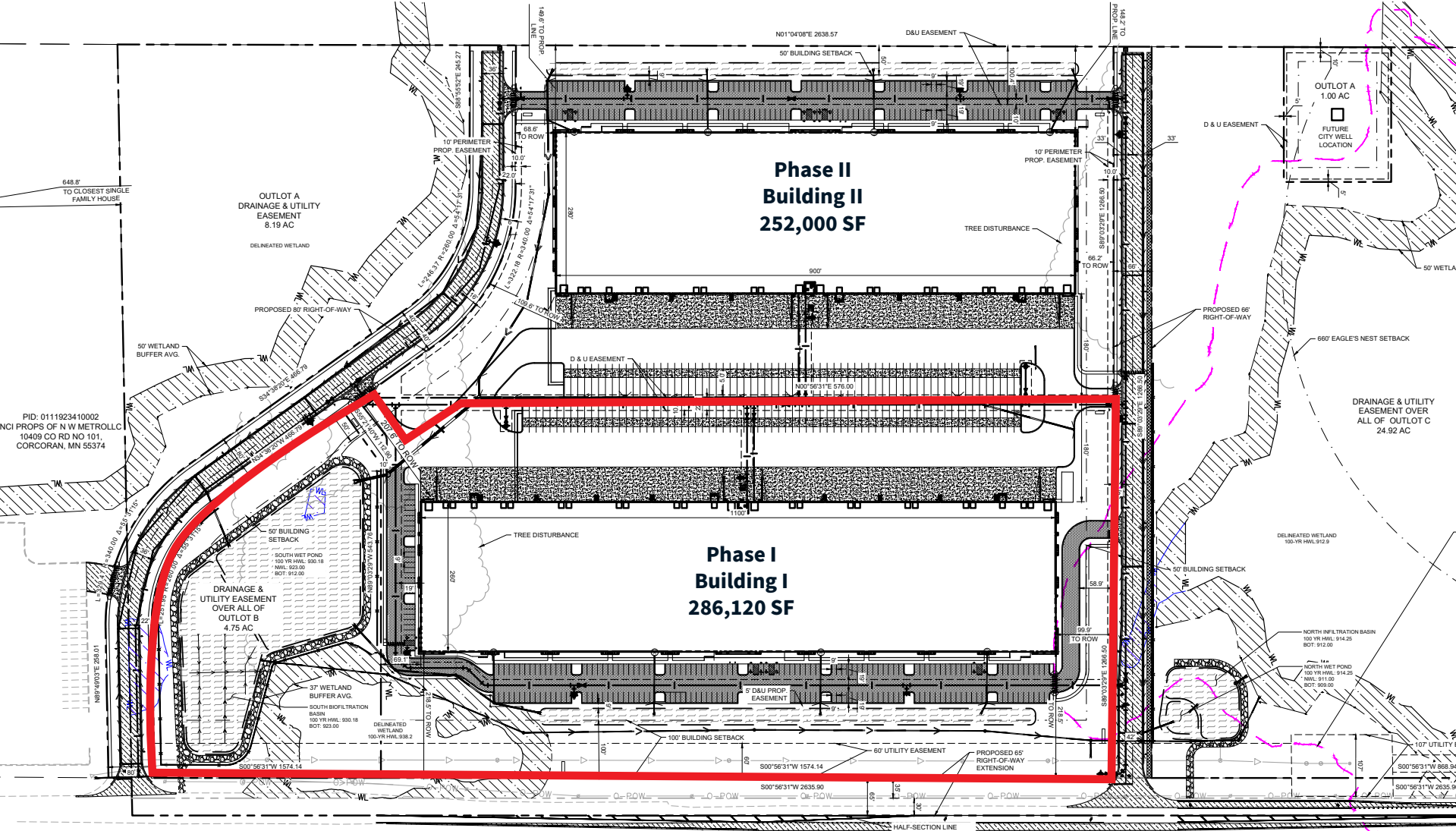
MATERIAL COMPOSITION - SOUTH

GLASS	- 1,061 S.F. (10.8%)
ACM PANELS	- 632 S.F. (6.5%)
ALUM SUNSHADES	- 66 S.F. (0.7%)
DOORS	- 24 S.F. (0.2%)
PRECAST CONCRETE	- 8,014 S.F. (81.8%)
TOTAL	- 9,797 S.F. (100%)





# Site Plan



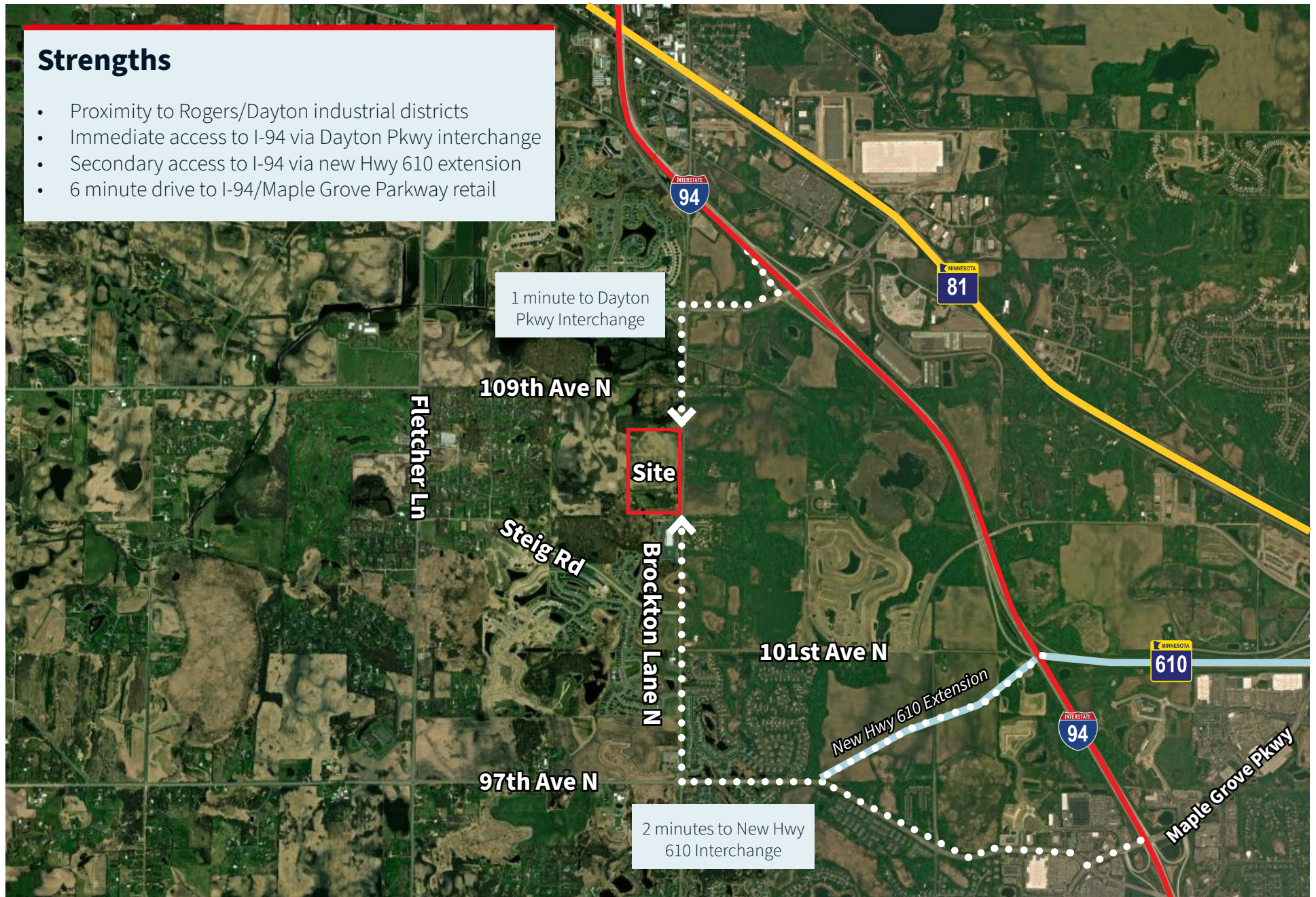
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# Site aerial

## Strengths

- Proximity to Rogers/Dayton industrial districts
- Immediate access to I-94 via Dayton Pkwy interchange
- Secondary access to I-94 via new Hwy 610 extension
- 6 minute drive to I-94/Maple Grove Parkway retail





# Site access and Hwy 610 Extension Project

The 610 Extension Project will provide the final connections between Trunk Highway 610 to County Road 30 to complete the roadway system envisioned as part of the overall TH 610 project. It provides improved regional and local connections to I-94, TH 610, and County Road 30. The County Road 30 corridor, as it extends to the west, serves a larger area between Highway 55 and I-94 that currently goes unserved.

The project consists of a 4-lane roadway connection between County Road 30 and I-94, a connection across I-94 to Highway 610, and ramps to I-94 Eastbound and from I-94 Westbound to the 610 extension, as shown here.







**Chris Garcia, SIOR**  
Senior Vice President  
+1 612 217 5133  
[christopher.garcia@jll.com](mailto:christopher.garcia@jll.com)

**Eric Batiza, SIOR**  
Managing Director  
+1 612 217 5123  
[eric.batiza@jll.com](mailto:eric.batiza@jll.com)

**Dan Larew, CCIM SIOR**  
Managing Director  
+1 612 217 6726  
[dan.larew@jll.com](mailto:dan.larew@jll.com)



**JLL**  
250 Nicollet Mall  
Suite 1000  
Minneapolis, MN 55401

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