

 JLL  ALTUS



Eastridge

BUSINESS CENTER



74,643 SF AVAILABLE
587 SETTLERS RIDGE PARKWAY, WOODBURY, MN



Eastridge

BUSINESS CENTER

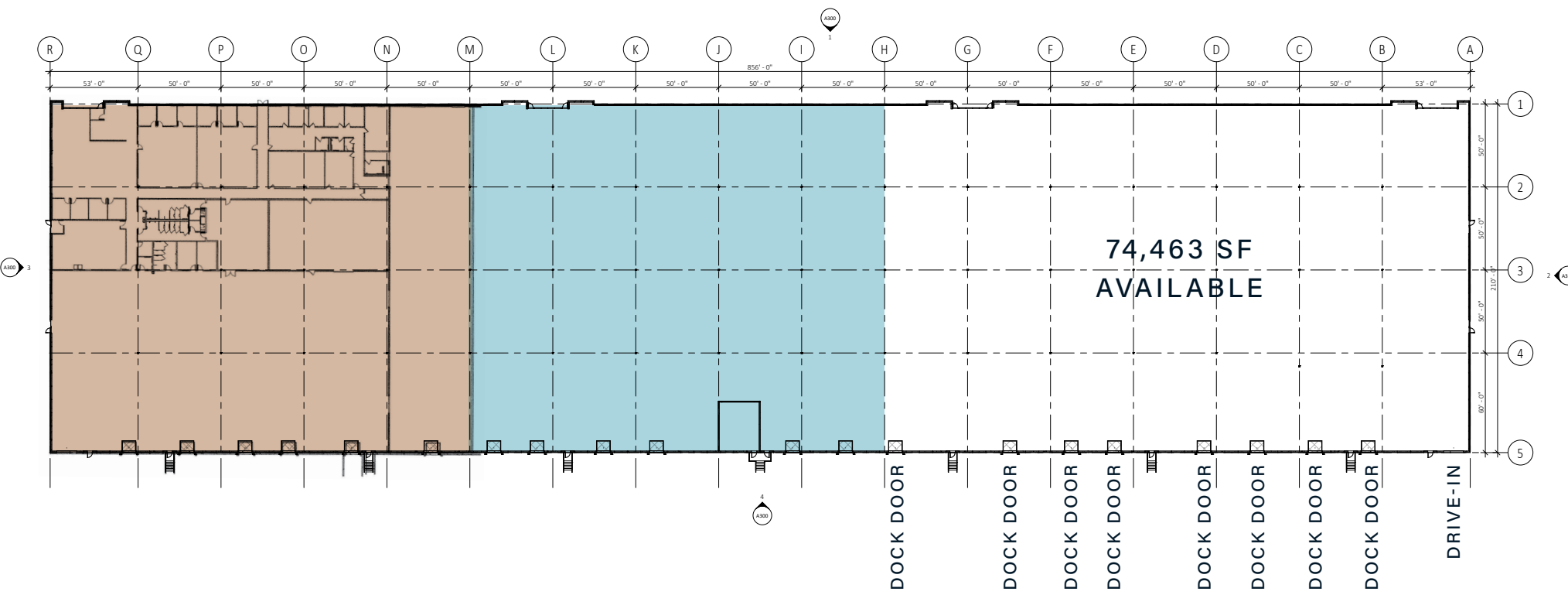
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|---------------------------|---|
| ADDRESS | 587 Settlers Ridge Parkway, Woodbury, MN |
| COUNTY | Washington |
| PROPERTY TYPE | Industrial |
| BUILDING SF | 179,762 SF |
| YEAR BUILT | 2023 |
| OFFICE SF | BTS |
| WAREHOUSE SF | 74,463 SF |
| TOTAL AVAILABLE SF | 74,463 SF |
| DIVISIBILITY | 30,000 SF |
| CAR PARKING SPACES | 285 stalls |
| LOADING | Eight (8) dock doors, one (1) drive-in door |
| TRUCK COURT DEPTH | 150'+ |
| SITE ACRES | 12 acres |
| CLEAR HEIGHT | 28' |

| | |
|-------------------------------|----------------------------------|
| EXTERIOR | Precast/Glass |
| ROOF | EPDM ballasted |
| ROOF WARRANTY | 15 years |
| LIGHTING | Dark shell |
| TYPICAL COLUMN SPACING | 50'x50' with 60' speed bay |
| FLOOR THICKNESS | 7"unreinforced |
| HVAC | Warehouse GFH, office space RTUs |
| SPRINKLER | ESFR |
| POWER | 3,000 amps |
| BUILDING DIMENSIONS | 210' x 860' approximate |
| ZONING | PUD |
| TAX PARCEL ID | 01-02-821-32-0008 |
| LEASE RATE | Negotiable |
| 2026 TAX/ CAM | \$3.79 PSF |



Floor plan

EASRIDGE BUSINESS CENTER



 **74,643 SF WAREHOUSE**

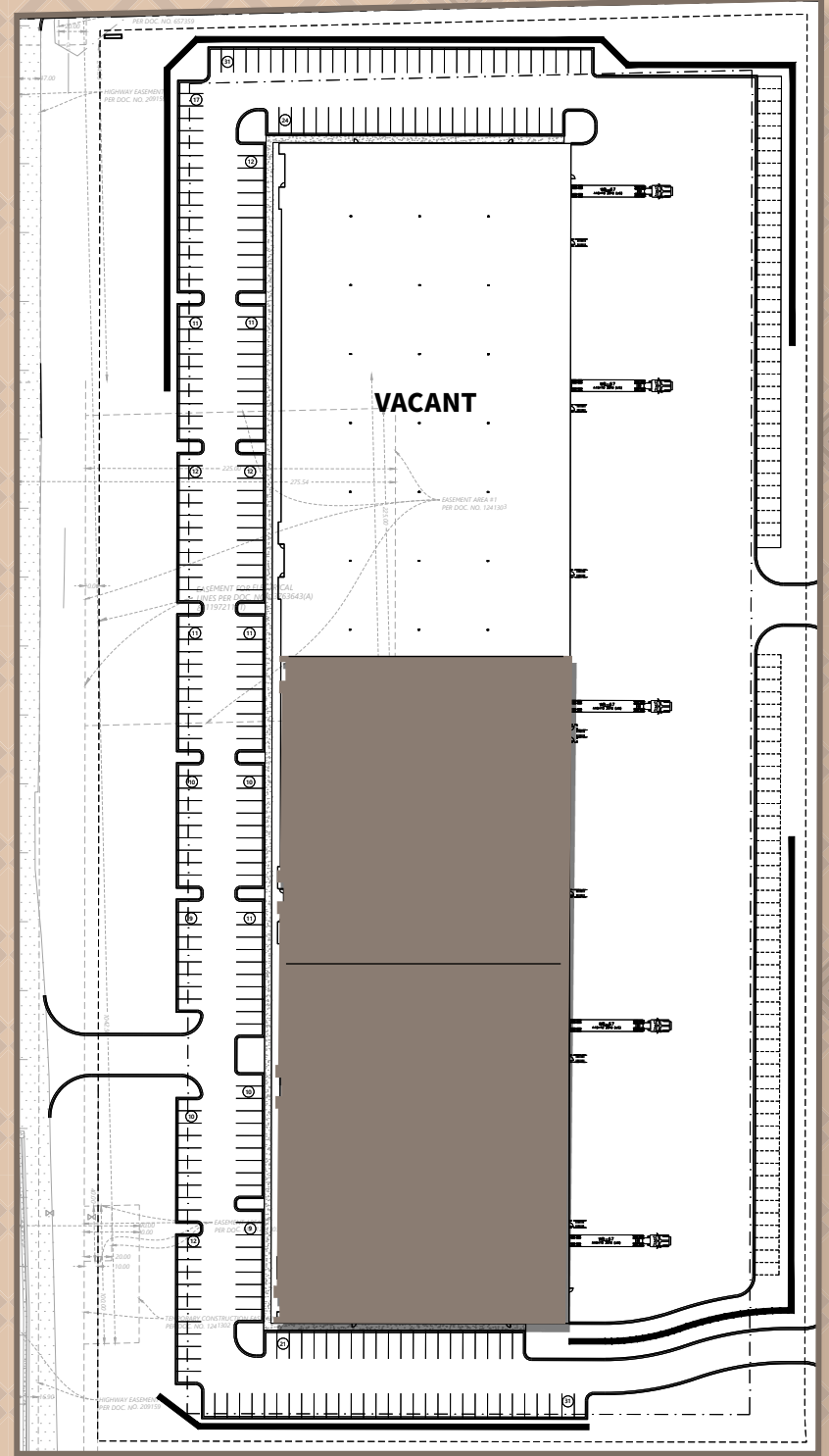
 **EIGHT (8) DOCK DOORS**

 **28' CLEAR HEIGHT**

 **BTS OFFICE**

 **ONE (1) DRIVE-IN DOOR**

 **50' X 50' COLUMN SPACING**





Abundance of Nearby Retail, Lodging & Entertainment

CITY PLACE

- WHOLE FOODS MARKET
- TRIA
- Bank of America
- POIBELLY
- CAFÉ ZUPAS
- QDOBA
- SIERRA TRAINING POST
- PIADA ITALIAN STREET FOODS
- SPIRE CREDIT UNION

AREA AMENITIES

- RESTAURANTS
- HOTELS
- GAS STATIONS
- ENTERTAINMENT/LIFESTYLE

WOODBURY LAKES

- TRADER JOE'S
- H&M
- LOFT
- AMERICAN EAGLE OUTFITTERS
- JPS BANK
- BANANA REPUBLIC
- francesca's
- VICTORIA'S SECRET
- CLAIRE'S
- Buckle
- SEPHORA

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TAMARACK VILLAGE

- PET SMART
- ULTA BEAUTY
- Starbucks
- DICK'S SPORTING GOODS
- Jamba Juice
- Cub Foods
- Pier 1 Imports
- JOANN
- TAP ROOM
- BED BATH & BEYOND
- THE HOME DEPOT
- PEI WEI ASIAN KITCHEN
- GNC LIVE WELL
- rocco alibelli
- OLD NAVY
- Wendy's
- FAMOUS footwear

- Target
- sam's club
- Starbucks
- noodles
- Calver's
- Arby's
- HOBBY LOBBY
- DR. PEPPER/STARBUCKS

WOODBURY COMMONS

- GameStop
- Walmart
- SALLY BEAUTY
- SUBWAY
- BECKER FURNITURE WORLD
- FANTASTIC SAM'S CUT & COLOR
- Auto Zone
- YOGAFRESH
- SCHULER SHOES

Interstate 94
Interstate 494
Interstate 694

5 MINUTE DRIVE



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