


Newly Renovated!

For lease

Arden Hills Business Center
4440 Round Lake Road,
Arden Hills, MN

52,033 SF Available

 **JLL** SEE A BRIGHTER WAY

 **HEMPEL**
REAL ESTATE

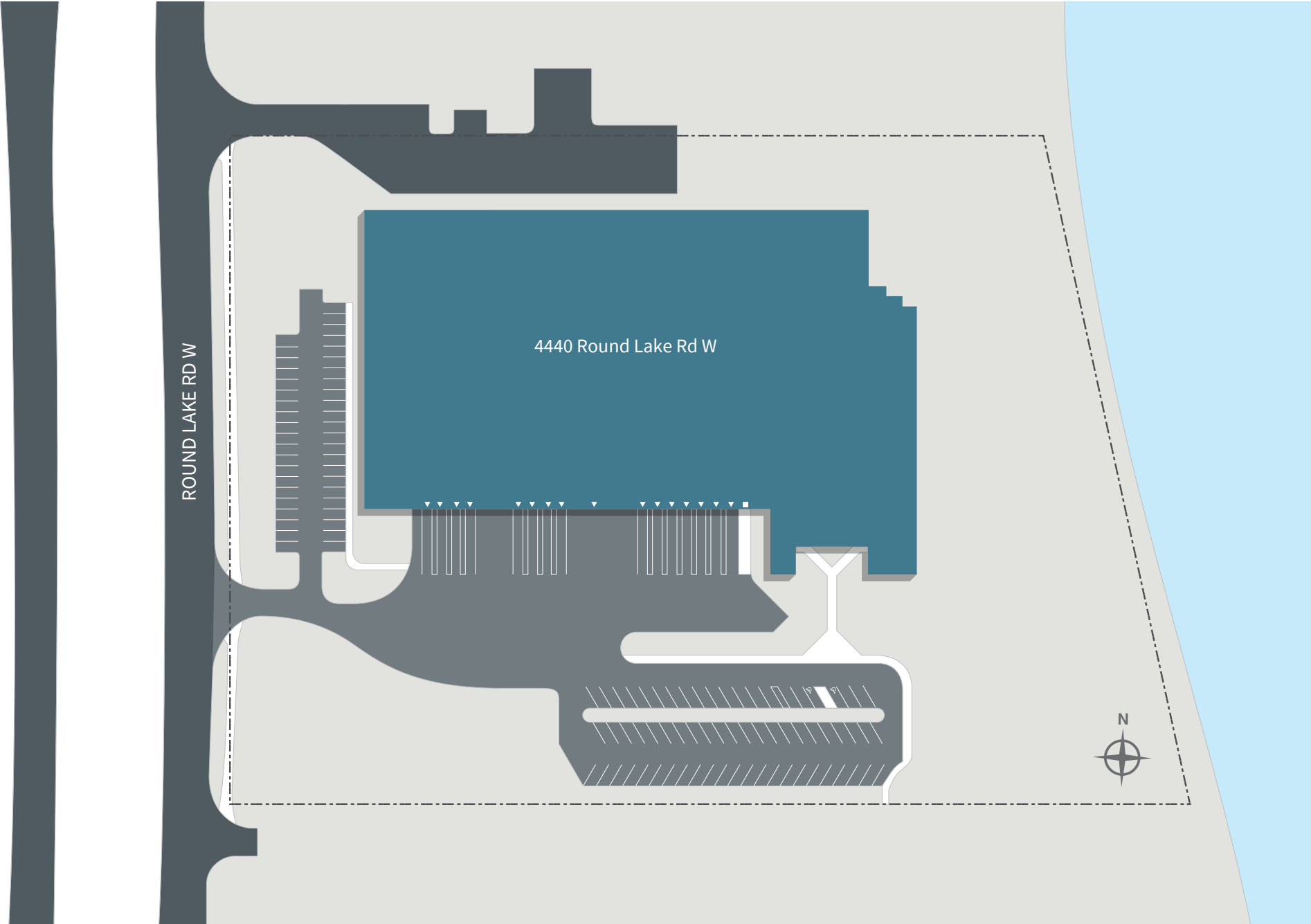


Property specifications

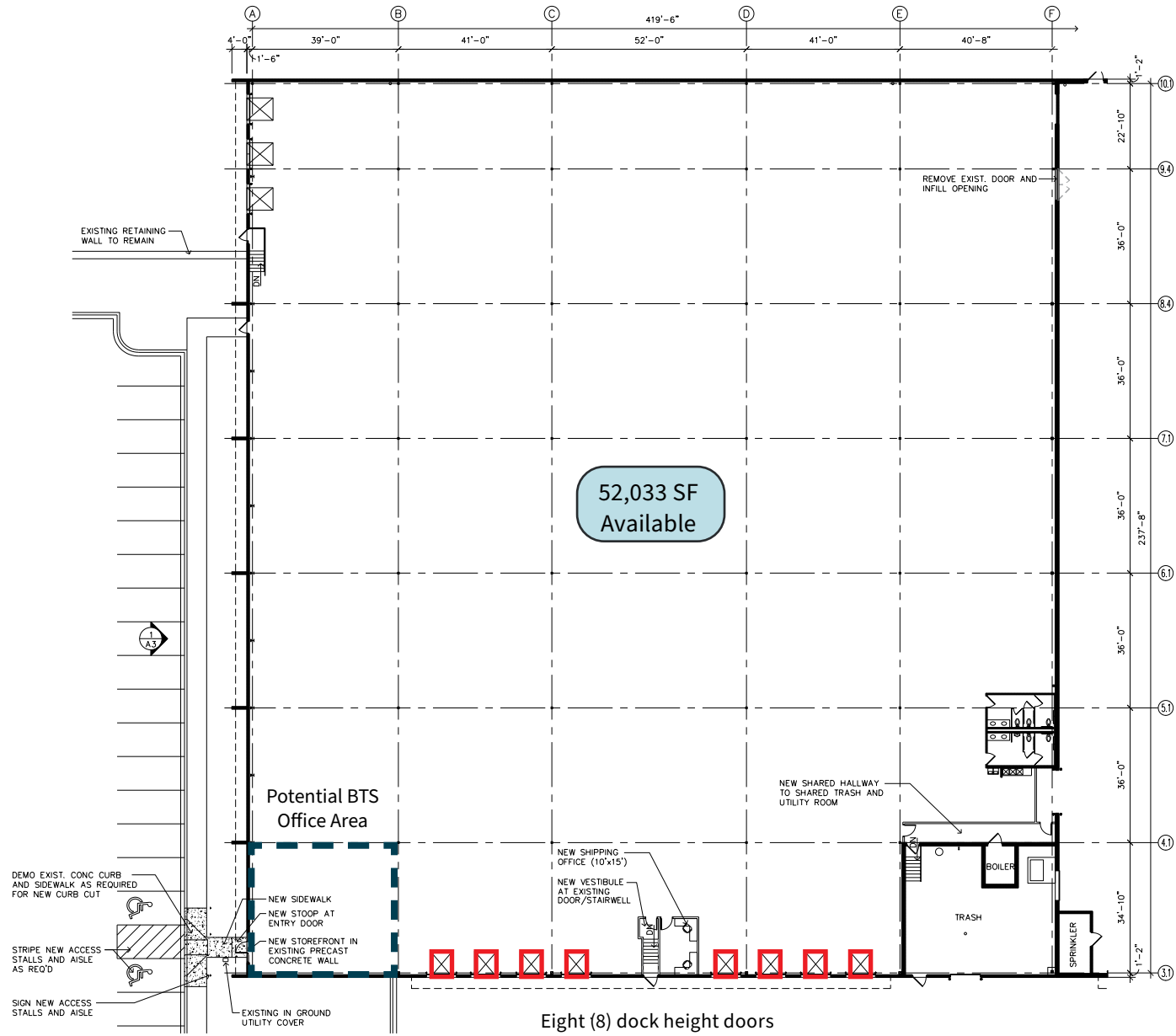
Available SF	BTS Office <u>52,033 SF Warehouse</u> 52,033 SF Total* <i>*Divisible to 19,920 SF</i>	Auto Parking	43 spaces
Year Built / Renovated	1979 / 2022	Truck Court Depth	150'
Construction Type	Reinforced concrete and steel frame with tilt-up concrete wall panels	Power	1,600 amps, 480/277 volt, 3-phase
Column Spacing	Various	Interior Lighting	LED
Roof Type	TPO	Fire Prevention	Wet
Roof Age	2014, 20-year warranty expiring 11/14/2034	Zoning	GB
Clear Height	20'	Lease Rate	Negotiable
Dock High Doors	Eight (8)	2026 Tax/CAM	\$3.97 PSF
		Available	Now



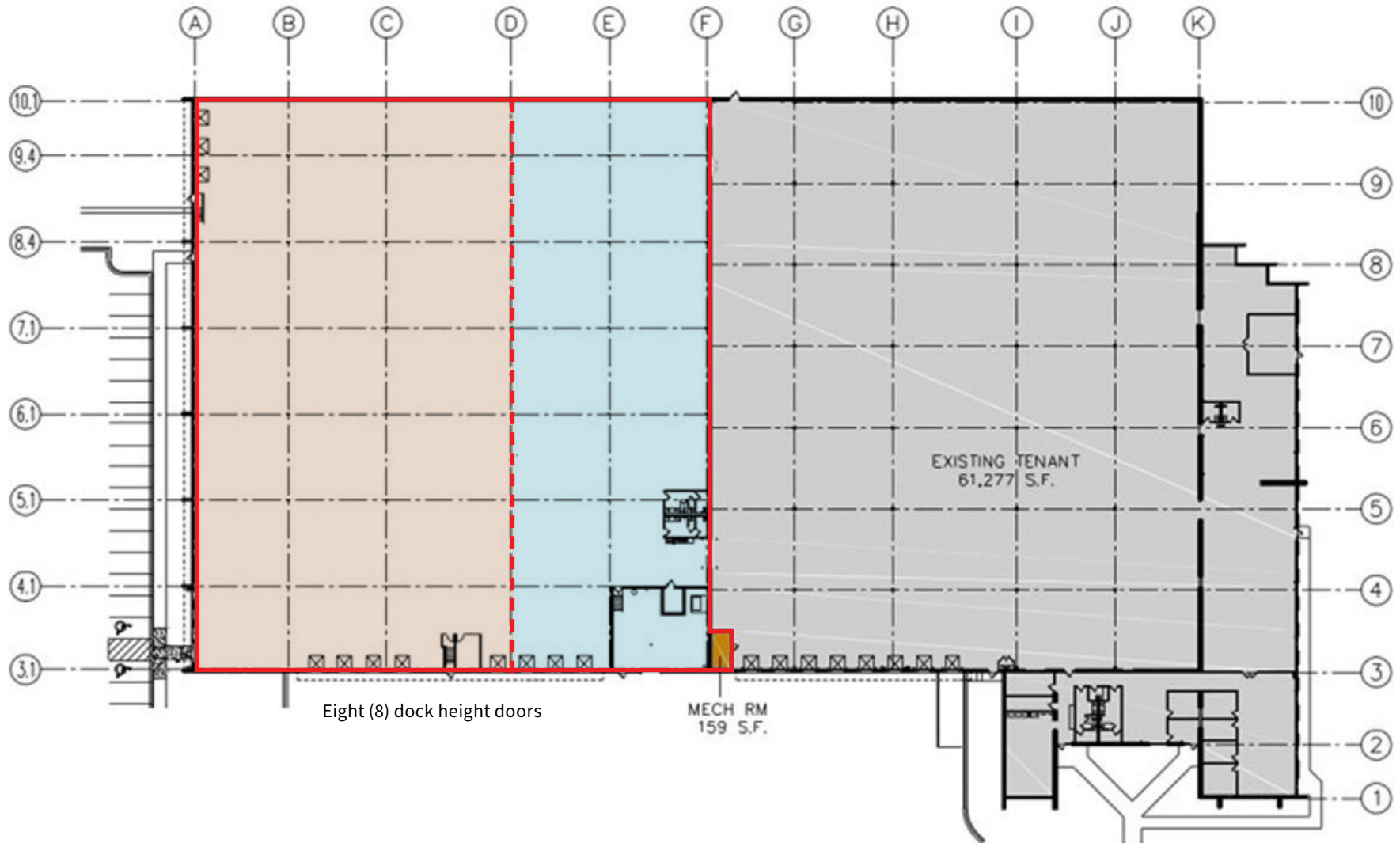
Site plan



Floor plan



Floor plan - multi space options



Option 1

32,040 SF Total
Five (5) dock doors

Option 2

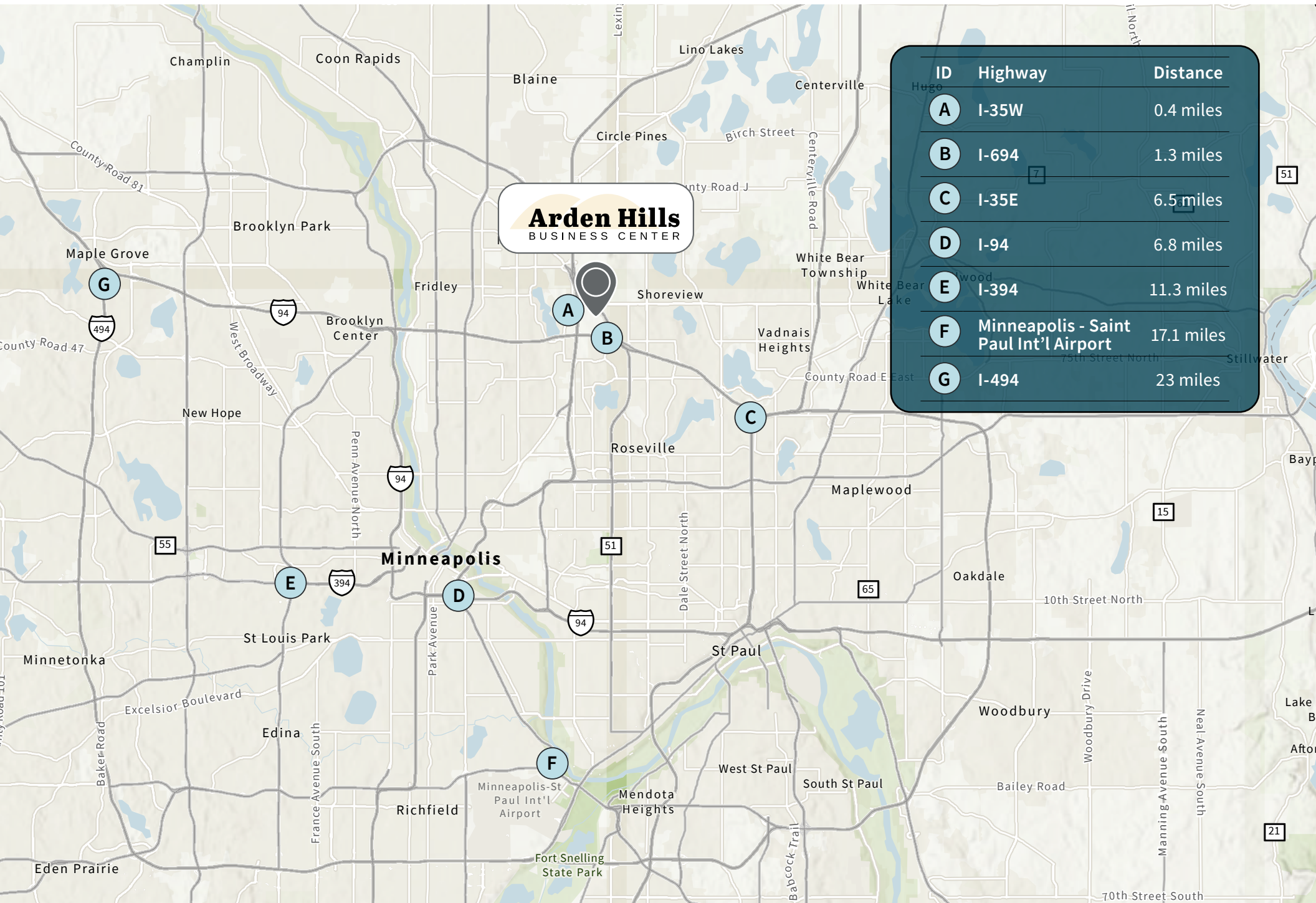
19,920 SF Total
Three (3) dock doors

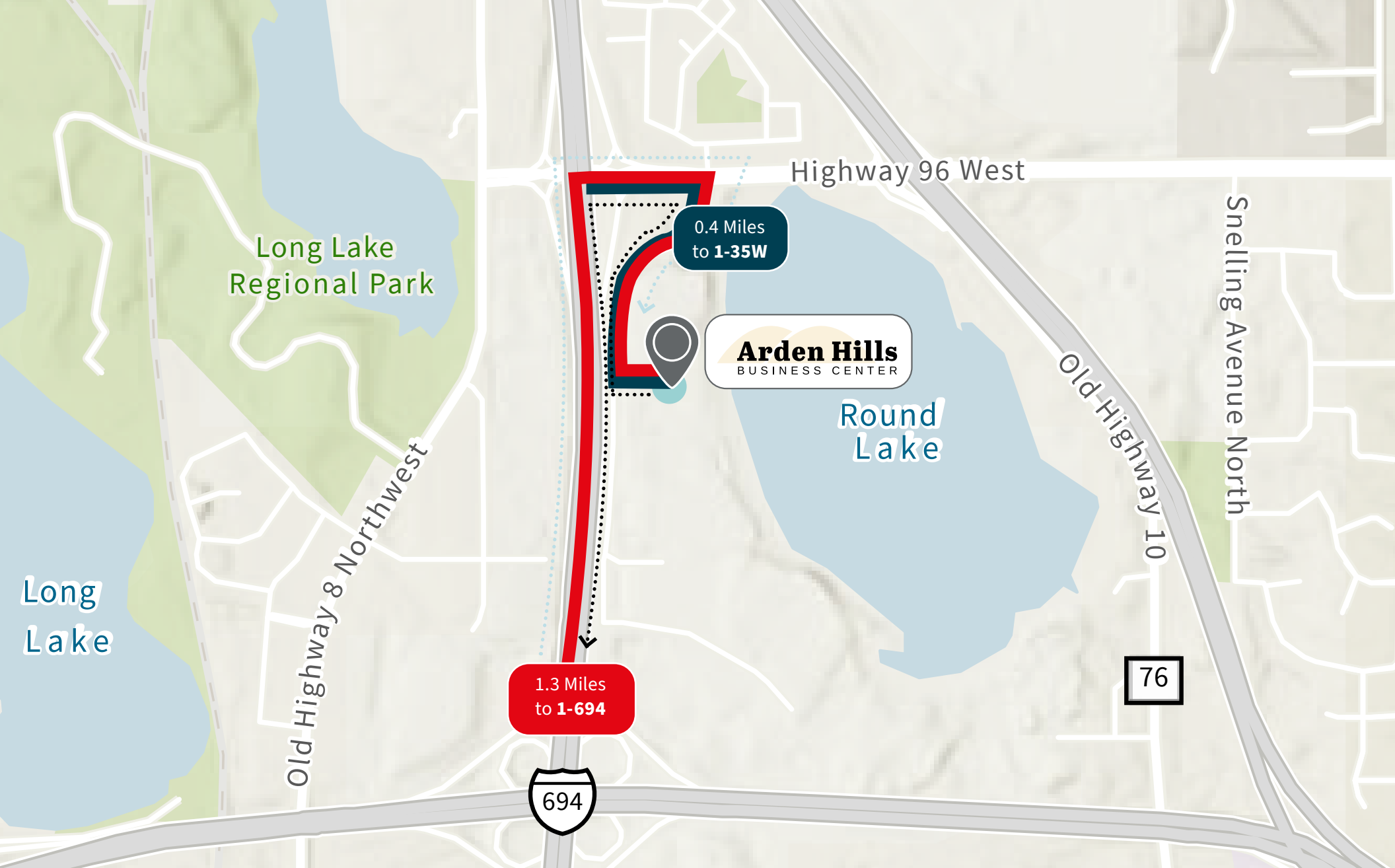
Option 3 - Full Space

52,033 SF Total
Eight (8) dock doors



Accessible location





Long Lake Regional Park

Highway 96 West

0.4 Miles to 1-35W

Arden Hills
BUSINESS CENTER

Round Lake

Old Highway 10

Snelling Avenue North

Long Lake

Old Highway 8 Northwest

1.3 Miles to 1-694

694

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