

587 SETTLERS RIDGE PARKWAY,
WOODBURY, MN 55129



Eastridge

BUSINESS CENTER

30,000 - 74,463 SF
AVAILABLE FOR LEASE

OWNED AND MANAGED BY:  ALTUS

LEASED BY:  JLL



Eastridge

BUSINESS CENTER

ADDRESS	587 Settlers Ridge Parkway, Woodbury, MN
PROPERTY TYPE	Industrial
YEAR BUILT	2023
BUILDING SF	179,762 SF
TOTAL AVAILABLE SF	74,463 SF
WAREHOUSE SF	74,463 SF
OFFICE SF	BTS
DIVISIBILITY	31,650 SF
CAR PARKING SPACES	279 stalls
LOADING	Eight (8) dock doors, one (1) drive-in door
TRUCK COURT DEPTH	150’+
SITE ACRES	12 acres
CLEAR HEIGHT	28’

TYPICAL COLUMN SPACING	50’ x 50’ with 60’ speed bay
BUILDING DIMENSIONS	212’ x 856’ approximate
EXTERIOR	Precast/Glass
ROOF	EPDM ballasted
ROOF WARRANTY	15 years
LIGHTING	Dark shell
FLOOR THICKNESS	7” unreinforced
HVAC	Warehouse GFH, office space RTUs
SPRINKLER	ESFR
POWER	3,000 amps
ZONING	PUD
TAX PARCEL ID	01.02.821.32.0008
LEASE RATE	Negotiable



Floor plan

30,000 - 74,463 SF AVAILABLE

 74,643 SF WAREHOUSE

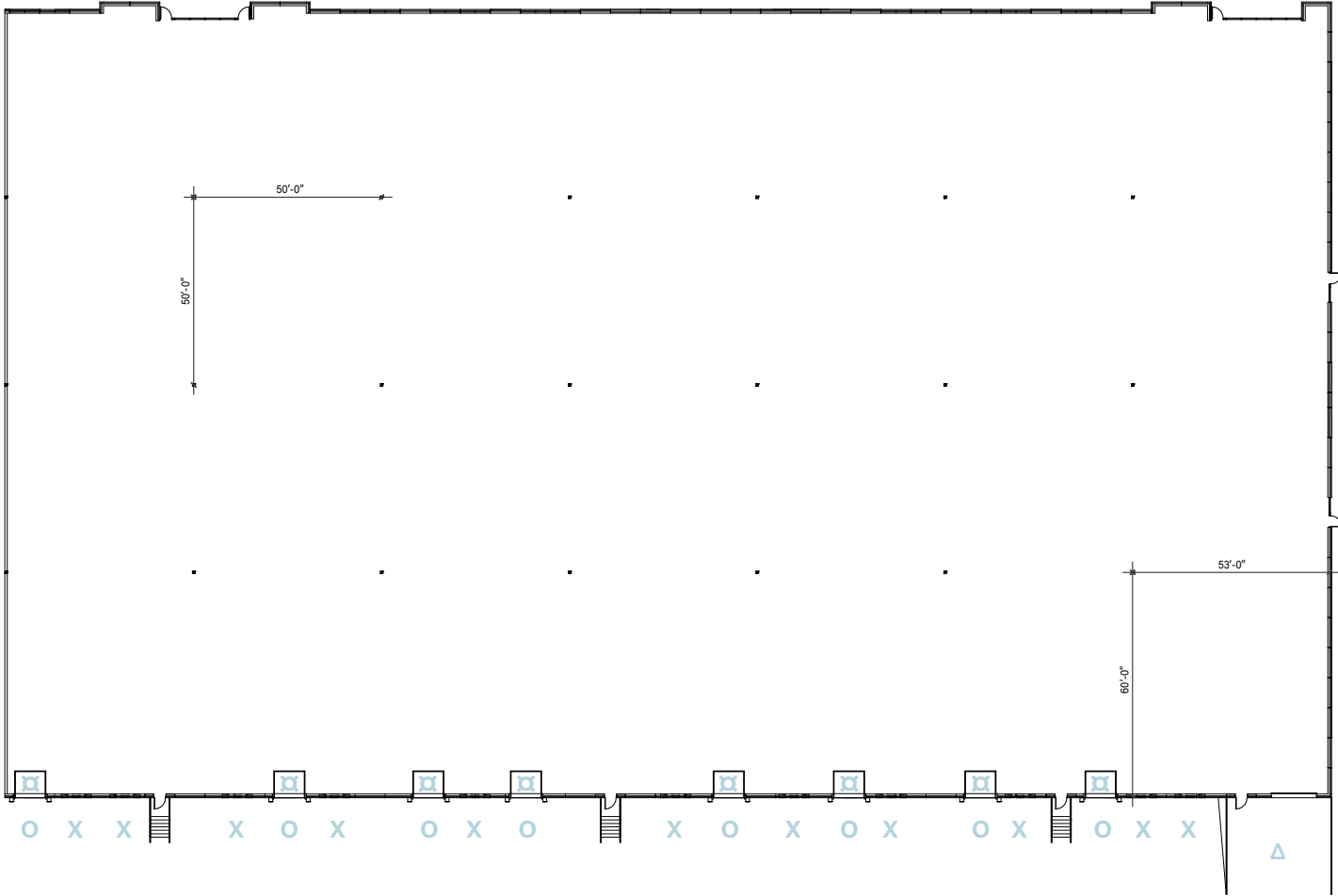
 BUILD-TO-SUIT OFFICE

 28' CLEAR HEIGHT

 8 DOCK DOORS WITH LEVELERS

 1 OVERSIZED DRIVE-IN DOOR

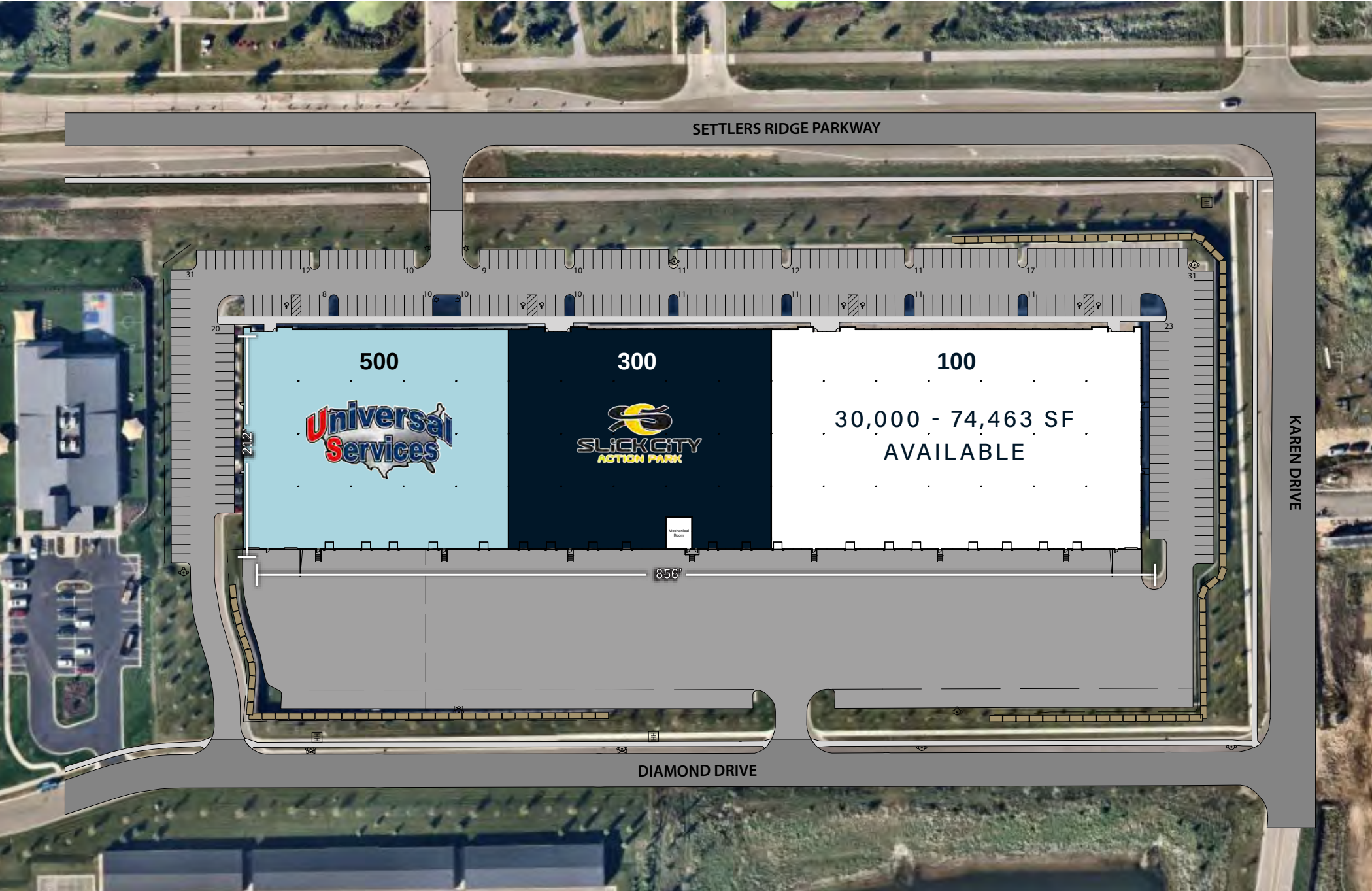
 50' X 50' COLUMN SPACING WITH 60' SPEED BAY



Δ = DRIVE-IN O = DOCK DOOR X = KNOCK-OUT  = PIT LEVELER

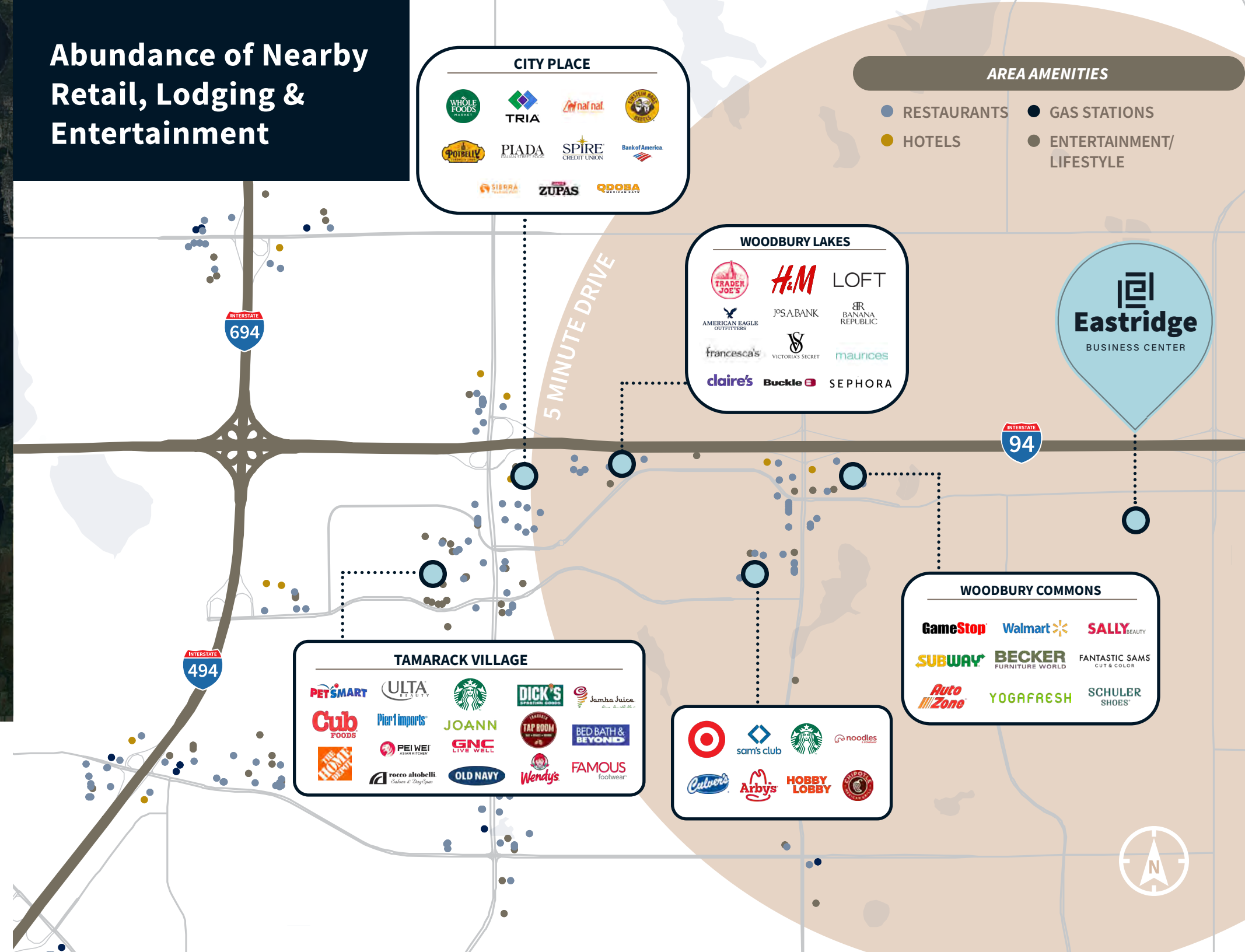
Site plan

INDUSTRIAL CENTER





Abundance of Nearby Retail, Lodging & Entertainment





Eastridge

BUSINESS CENTER

FOR MORE INFORMATION, CONTACT:

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LEASED BY:



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