

LAKEVILLE 35 LOGISTICS CENTER

21300 Juniper Way, Lakeville, MN

FOR LEASE

Breaking ground in October
Completion June 2025



Likewise
Partners



CUSHMAN &
WAKEFIELD

A PREMIER OPPORTUNITY IN LAKEVILLE

PHASE I SPECS

SITE AREA:

15.97 acres

BUILDING AREA:

189,678 GSF

DIVISIBLE:

21,000 SF

BUILDING DEPTH:

210'

AUTO PARKING:

226 stalls

DOCK DOORS:

20 doors

DRIVE-IN DOORS:

5 doors

CLEAR HEIGHT:

32'

COLUMN SPACING:

50 x 50

SPEED BAY:

60'

FIRE PROTECTION:

ESFR

TRAILER PARKING:

46 stalls

PHASE II SPECS - BUILT TO SUIT

SITE AREA:

14.9 acres

BUILDING AREA:

170,000 GSF

DIVISIBLE:

40,000 SF

RATES

NEGOTIABLE

EST TAX/CAM

2024 TBD

2025 TBD

2026 TBD



PHASE I

SHELL DESCRIPTION

BUILDING AREA:	189,678 GSF
DIVISIBLE:	21,000 SF
SITE ACREAGE:	15.97 Acres
BUILDING DIMENSIONS:	900 x 210
SPEED BAY:	60'
COLUMN SPACING:	50 x 50
CLEAR HEIGHT:	32'
TRUCK COURT:	46 stalls
AUTO PARKING:	226 stalls
TRAILER PARKING:	46 stalls
FOUNDATIONS:	Concrete reinforced strip footings
SLAB ON GRADE:	7" thick unreinforced concrete
EXTERIOR WALLS:	Precast concrete wall panels
STRUCTURAL STEEL:	30" & 32" K-series steel bar joists on WF beams
STRUCTURAL ROOF:	1 1/2" x 20 Ga. metal roof deck
ROOFING:	Ballasted Roof R30 - 45 mil EPDM membrane

GLASS & GLAZING:	3 main entrances with storefront
DOCK DOORS:	20 doors
DRIVE-IN DOORS:	5 drive-in doors
FLOOR:	7" Unreinforced Concrete
WAREHOUSE LIGHTING:	LED with 30-foot candle
ZONING:	OP Office Park / Industrial allowed by Conditional Use Permit
ACCESS:	Highway 70 exit on I-35
FIRE PROTECTION:	ESFR
PLUMBING:	Sewer and water running full length of building 30' back from front wall
HVAC:	Gas-fired unit heaters to maintain 50 degrees Fahrenheit
ELECTRICAL SERVICE:	3,000 amps, 480/277V 3 phase
WAREHOUSE LIGHTING:	Motion sensed, high bay LED lights
OWNERSHIP ENTITY:	LPDC LLC dba Likewise Partners
MARKET / SUBMARKET	Minneapolis / South Central
ANTICIPATED TIMELINE	October 2024 construction start / May 2025 delivery

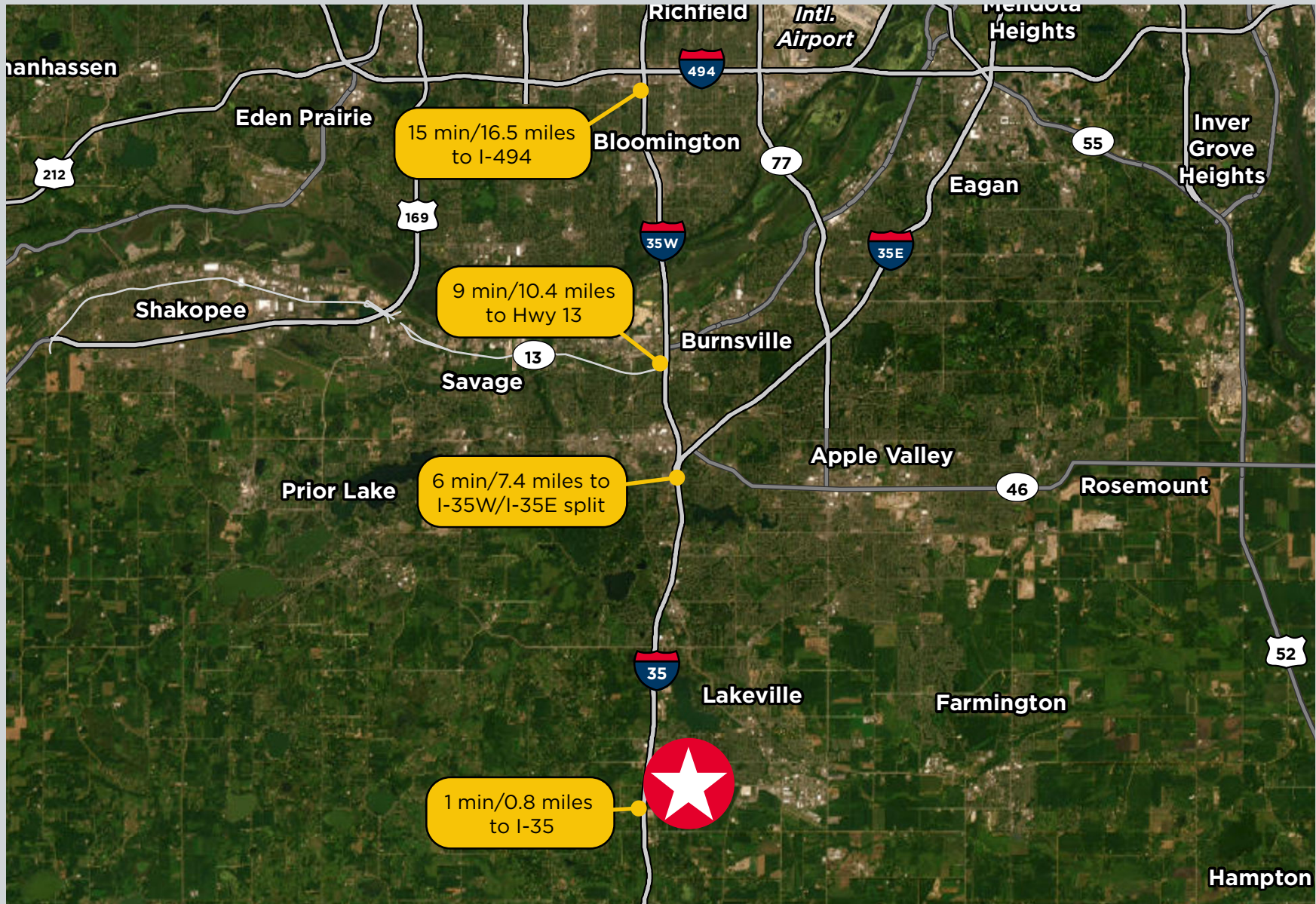
LOCATION

AERIAL

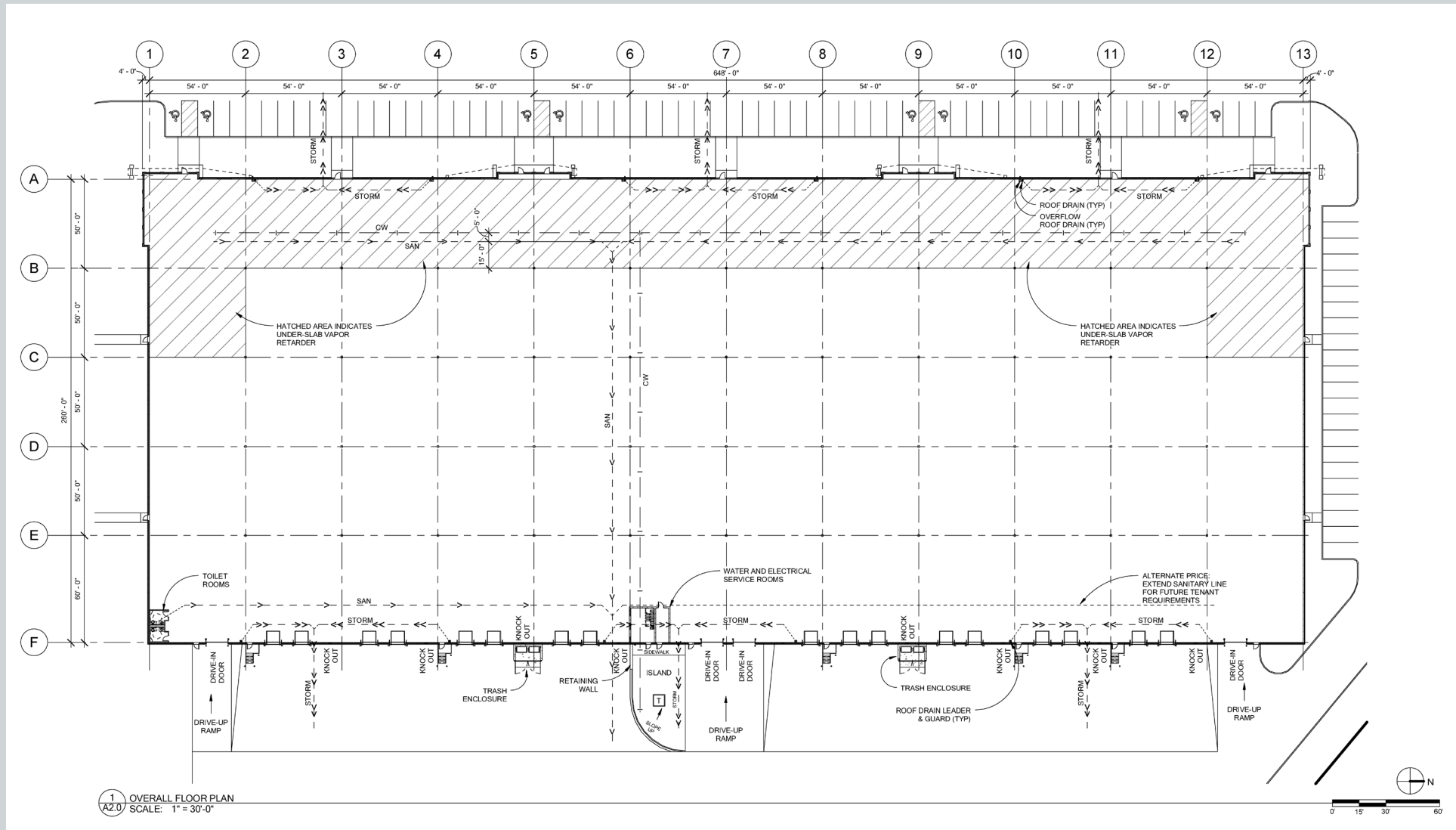


DRIVE-TIME

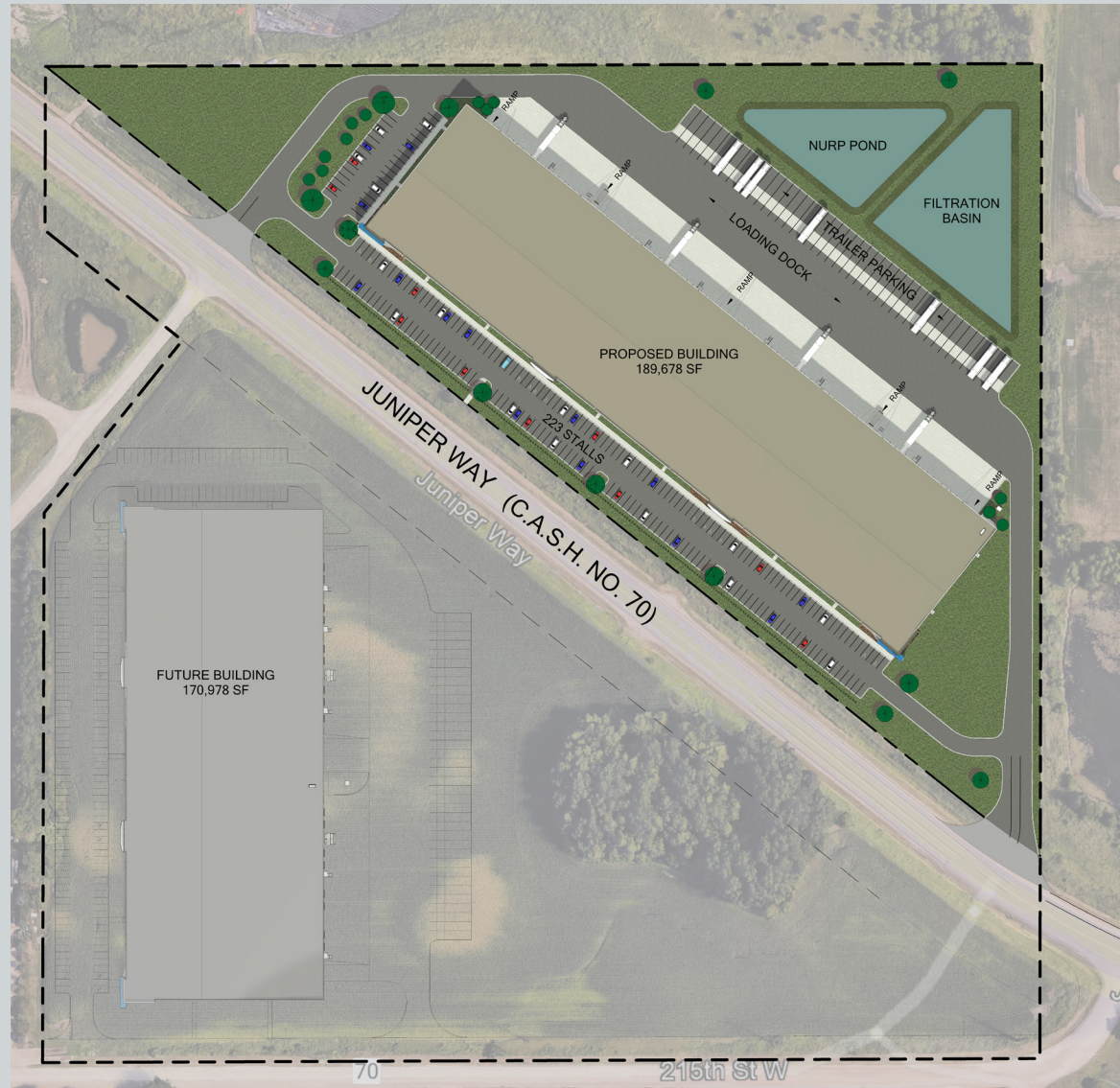
AERIAL



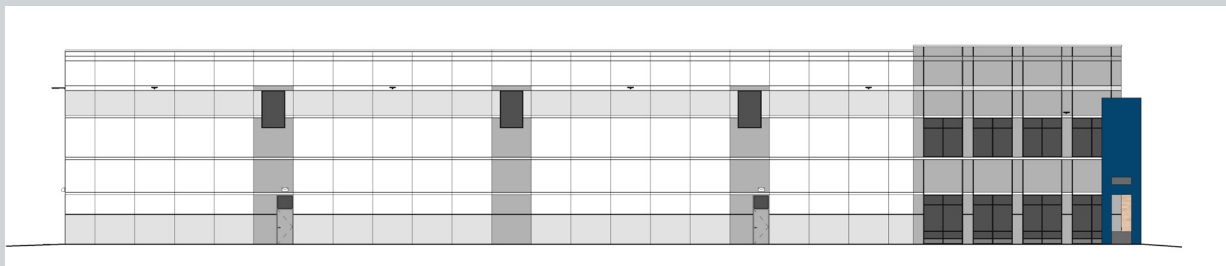
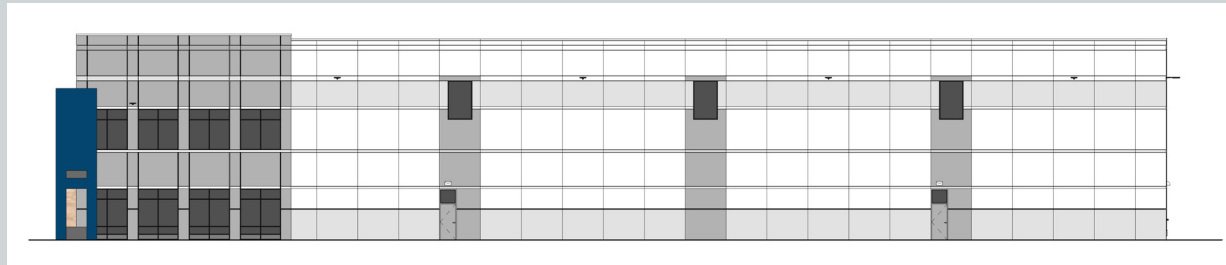
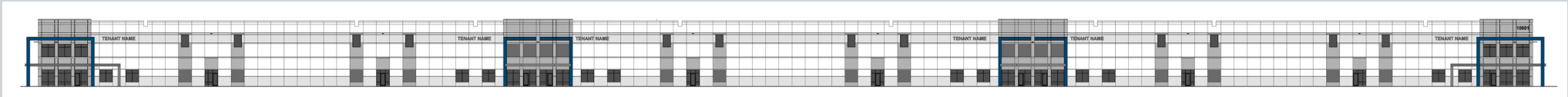
PROPOSED PHASE I FLOOR PLAN



PROPOSED PHASE I SITE PLAN



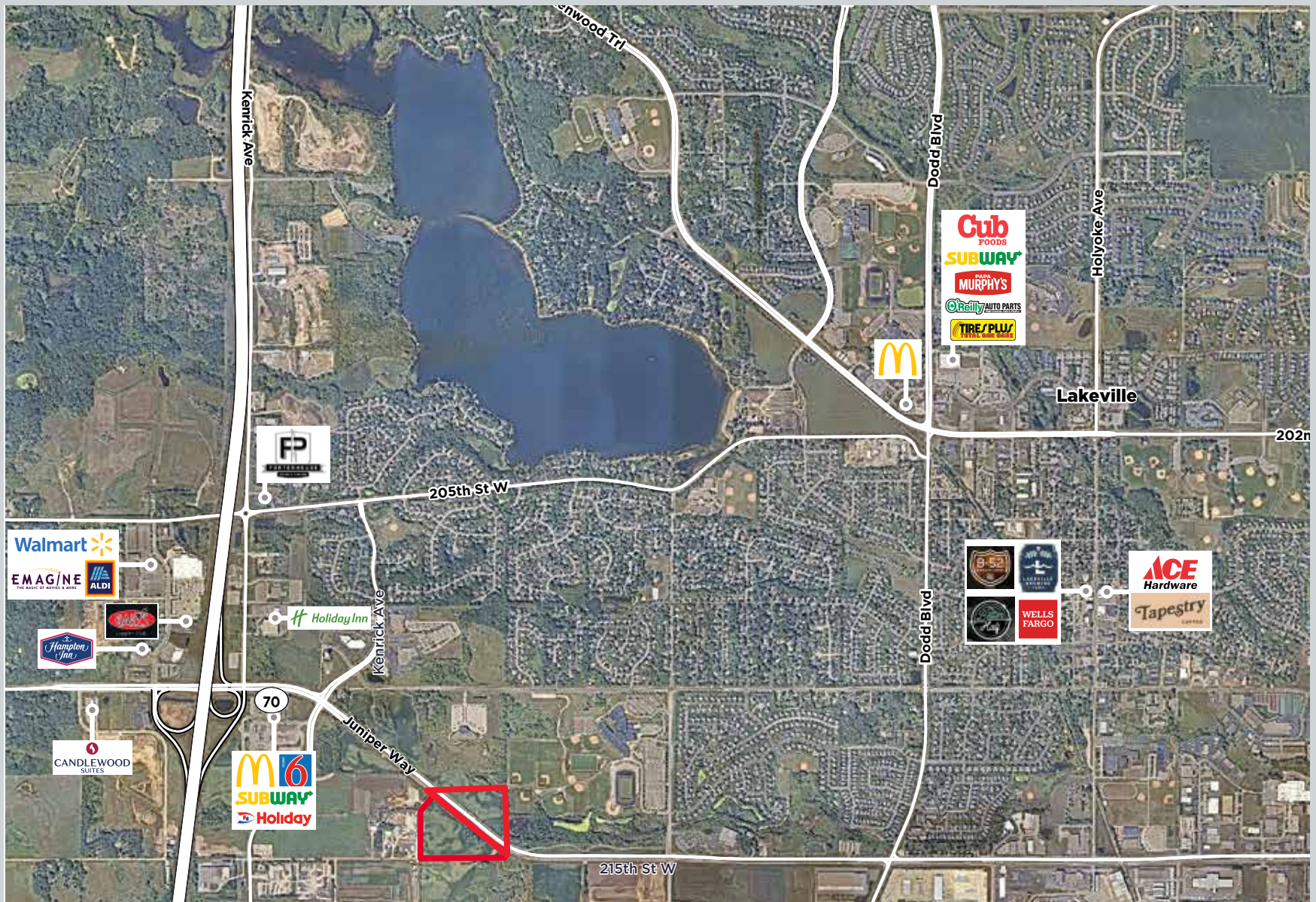
PHASE I ELEVATIONS



PHASE I RENDERINGS

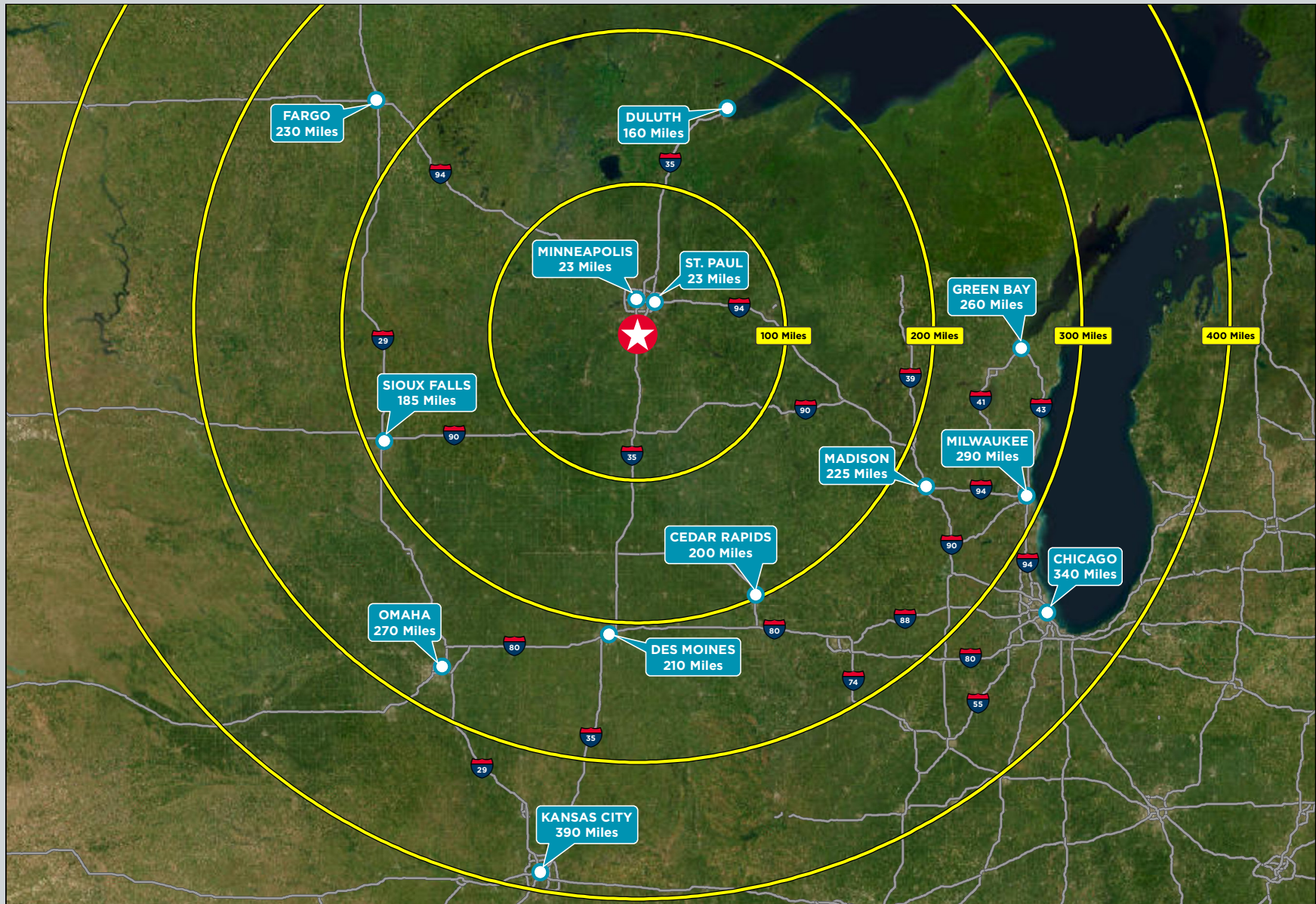


LOCAL AMENITIES



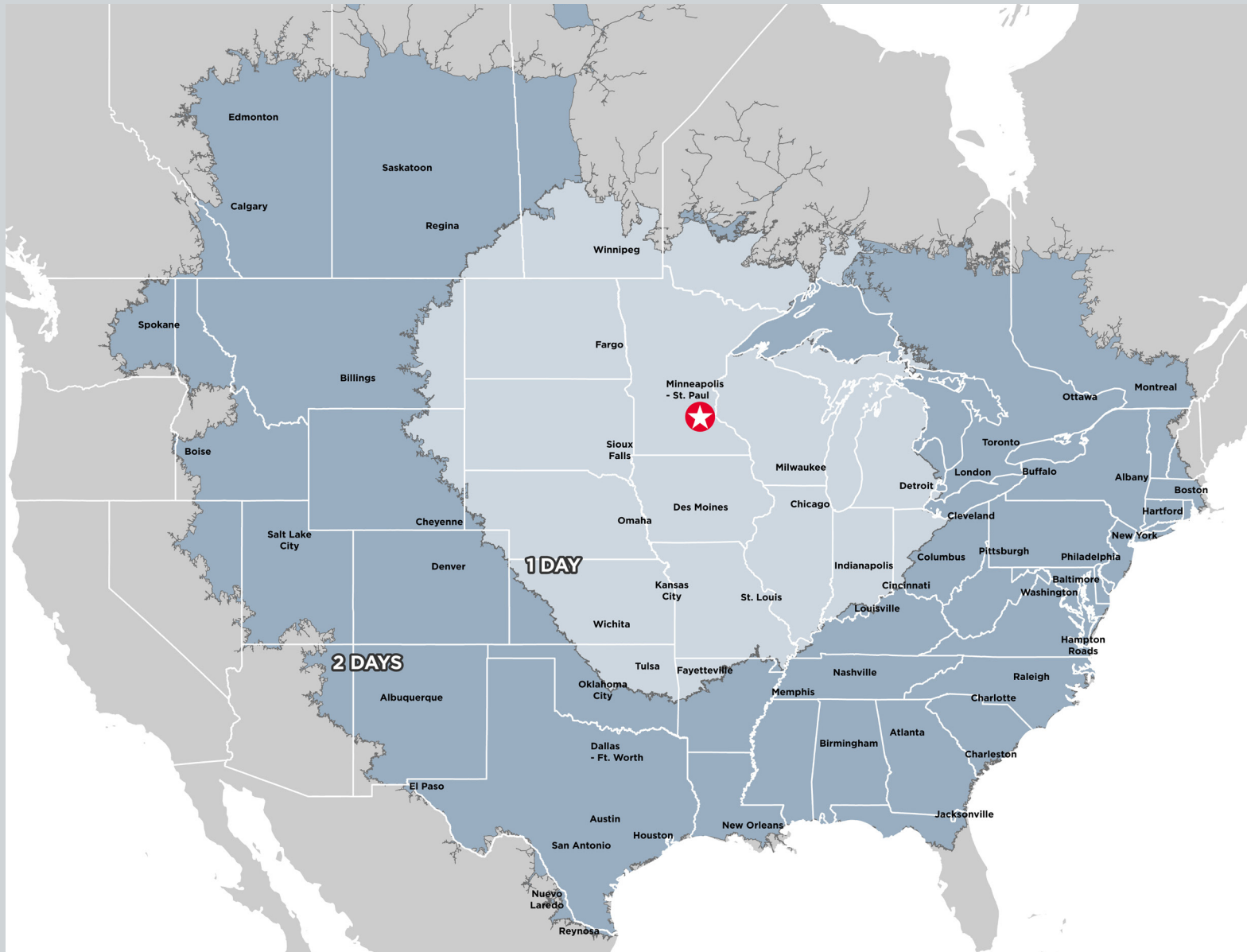
LOCATION

REGIONAL REACH



LOCATION

NORTH AMERICAN TRUCKING REACH



FOR MORE INFORMATION, PLEASE CONTACT:

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