



# Mounds View Business Park

Building G  
5222 Quincy Street  
Mounds View, MN



122,257 s.f. (Divisible to 39,540 s.f.)  
Available for lease

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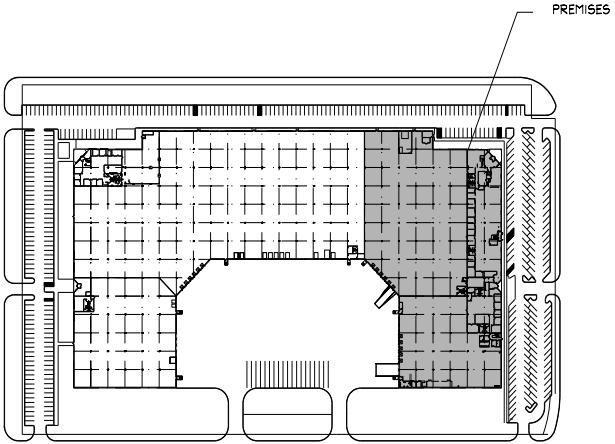
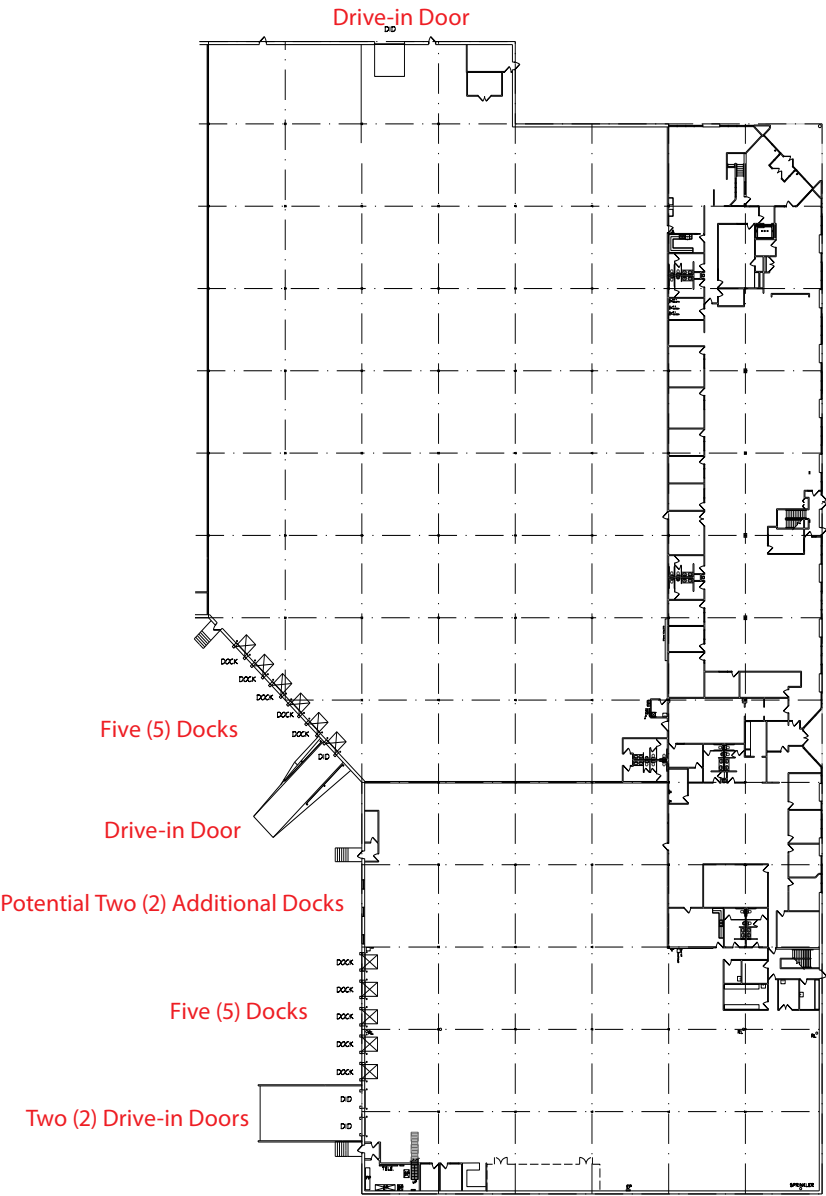
Mounds View Business Park - Building G is a  
352,600 SF building sitting on 16.72 acres  
Excellent visibility  
Easy interstate access  
High-quality finish level

Building amenities

- > High-image business park setting situated on 16.72 acres
- > Excellent freeway visibility with 132,000 VPD on I-35W
- > Fiber option cable-dual lines, large capacity
- > Large truck court
- > High-quality finish level
- > Easy access; just blocks off I-35W, I-694 and County Highway 10
- > 480 volt, 3 -phase power, air-conditioning in some warehouse spaces
- > ESFR sprinkler
- > Trailer storage available

Building size	352,600 square feet total on 16.72 acres
Year Built	1988
Parking	Ample
Clear height	30’6”
Column spacing	36’ x 36’
Lease rates	<div><div>– \$10.50 PSF - Office</div><div>– \$5.00 PSF - Warehouse</div></div>
2021 EST CAM & real estate tax	<div>CAM - \$1.11 PSF</div> <div>RE Tax - \$1.87 PSF</div> <div>Total - \$2.98 PSF</div>

Suites 6B and 6C Floorplan

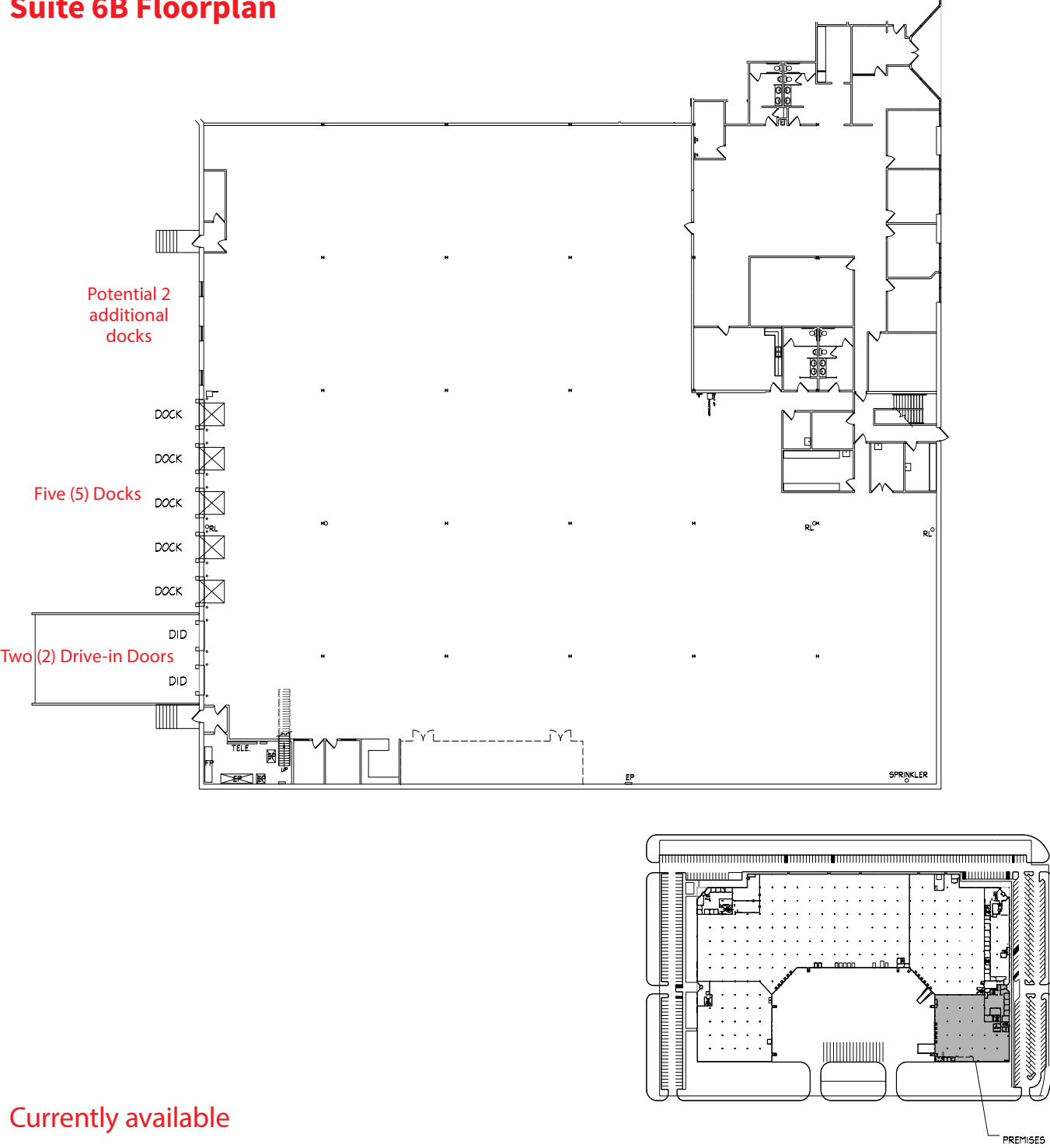


Currently available

- Suites 6B and 6C
- 24,131 SF Office (Landlord will reduce office finish if desired)
  - 98,126 SF Warehouse
  - 122,257 SF Total

- Loading
- Ten (10) dock doors, potential for two (2) additional docks
  - Four (4) Drive-in Doors

Suite 6B Floorplan



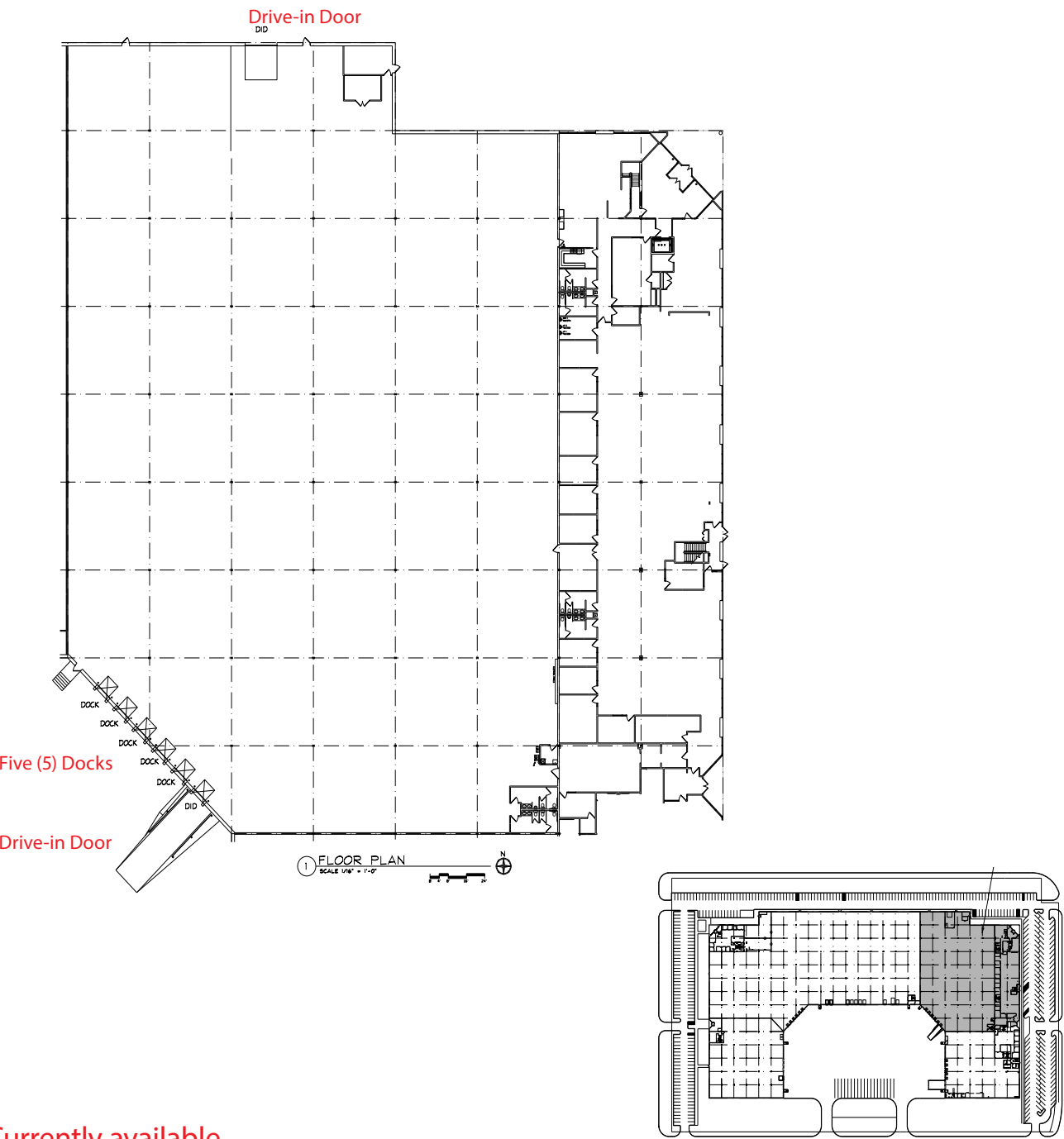
Currently available

- Suite 6B**
- 6,209 SF Office (Landlord will reduce office finish if desired)
  - 33,331 SF Warehouse (air-conditioned)
  - 39,540 SF Total

Loading

- Five (5) Dock Doors, potential for two (2) additional docks
- Two (2) Drive-in Doors

Suite 6C Floorplan



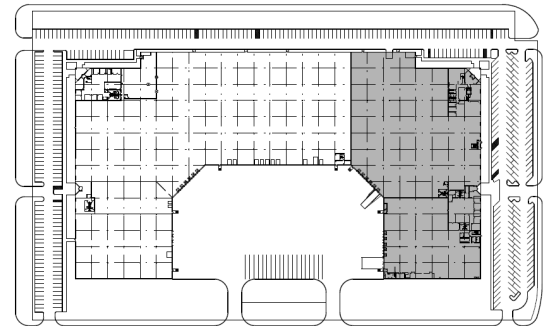
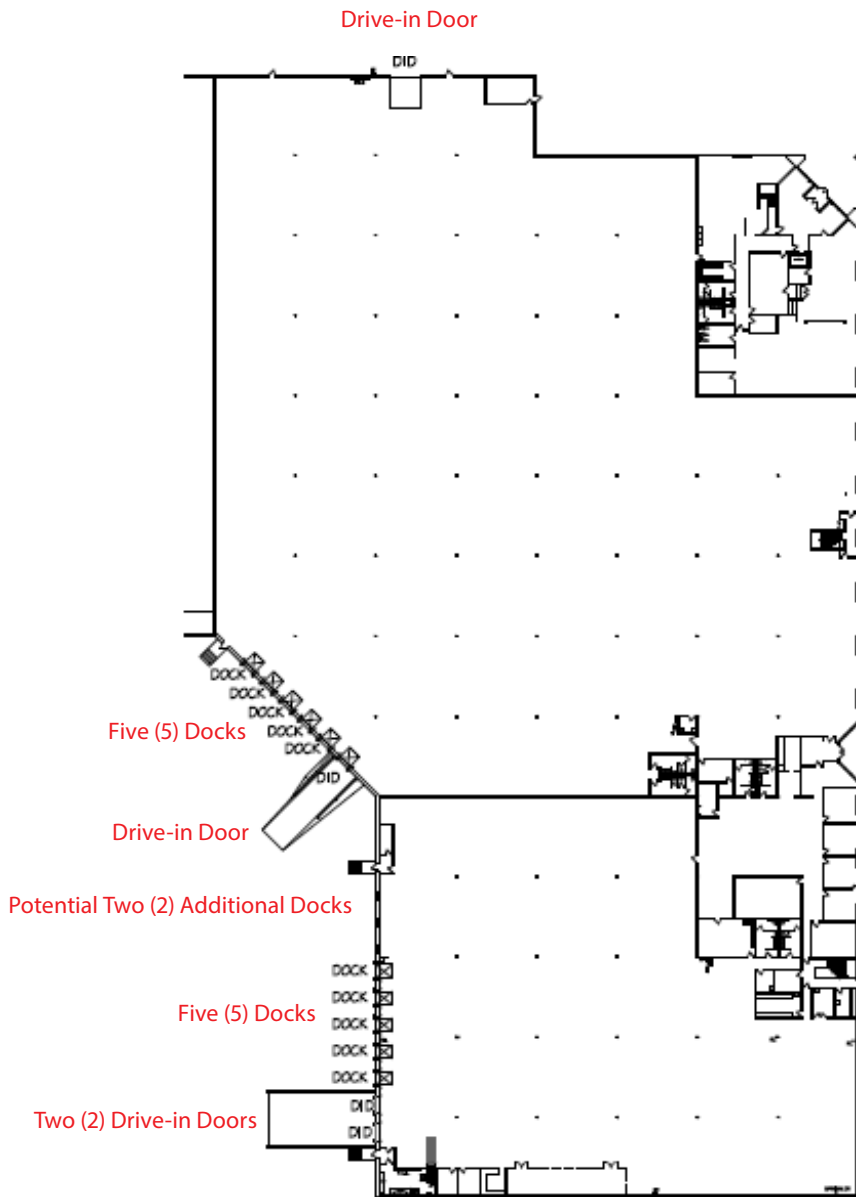
Currently available

- Suite 6C**
- 17,922 SF Office (Landlord will reduce office finish if desired)
  - 64,795 SF Warehouse
  - 82,717 SF Total

Loading

- Five (5) Dock Doors
- Two (2) Drive-in Doors

## Suites 6B and 6C Floorplan - Alternate option available



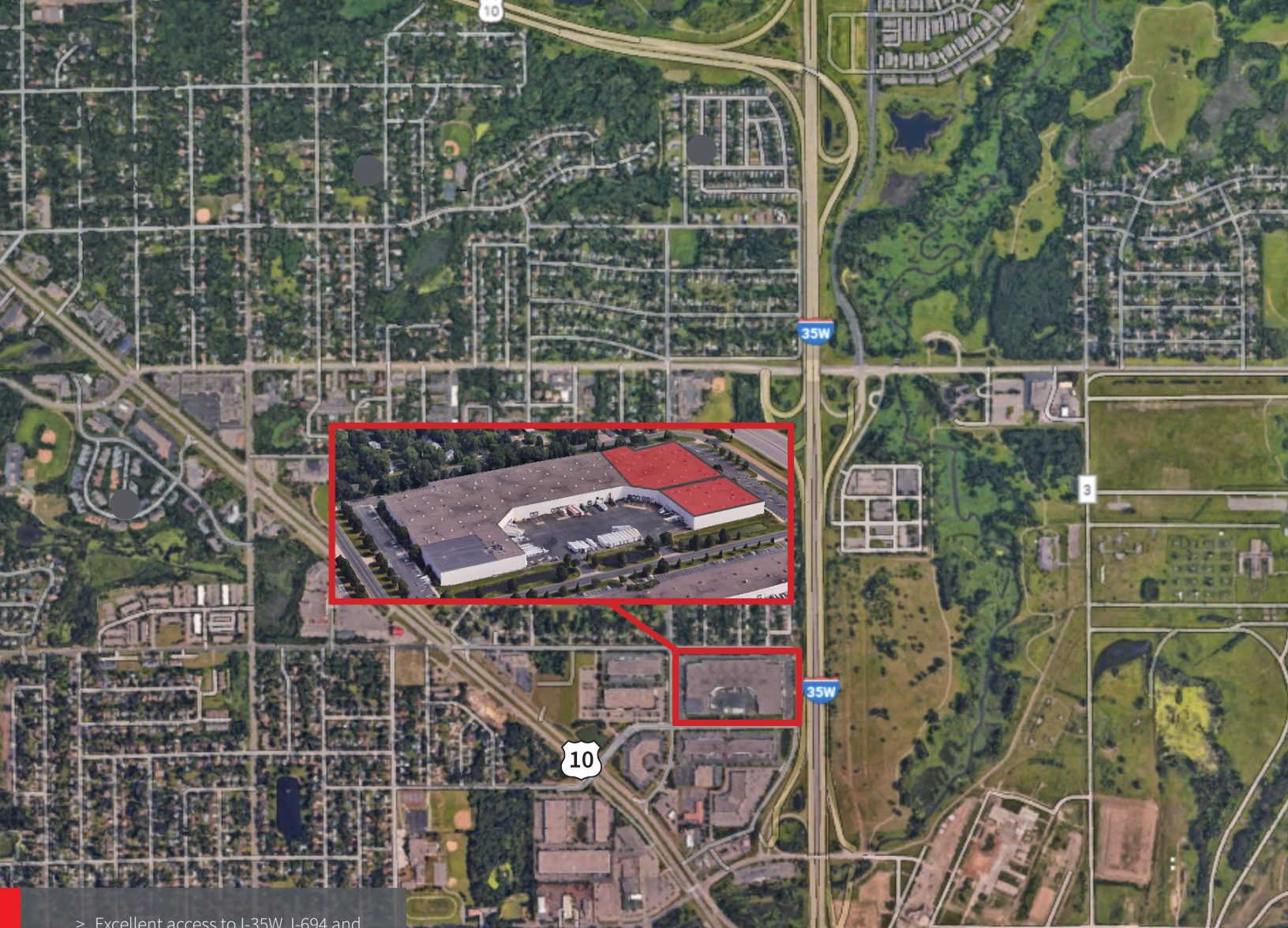
### Option Available

- Suites 6B and 6C
- 12,448 SF Office
  - 109,809SF Warehouse
  - 122,257 SF Total

### Loading

- Ten (10) dock doors, potential for two (2) additional docks
- Four (4) Drive-in Doors





- > Excellent access to I-35W, I-694 and County Highway 10
- > Prime freeway visibility

Eric Batiza, SIOR

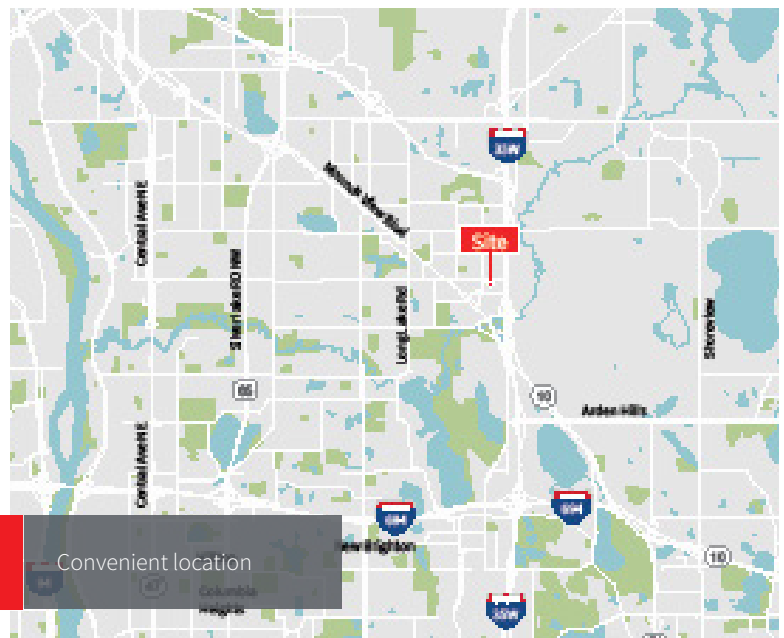
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Convenient location

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