

**NEW CONSTRUCTION
OPPORTUNITY**



NAPLES II
INDUSTRIAL CENTER

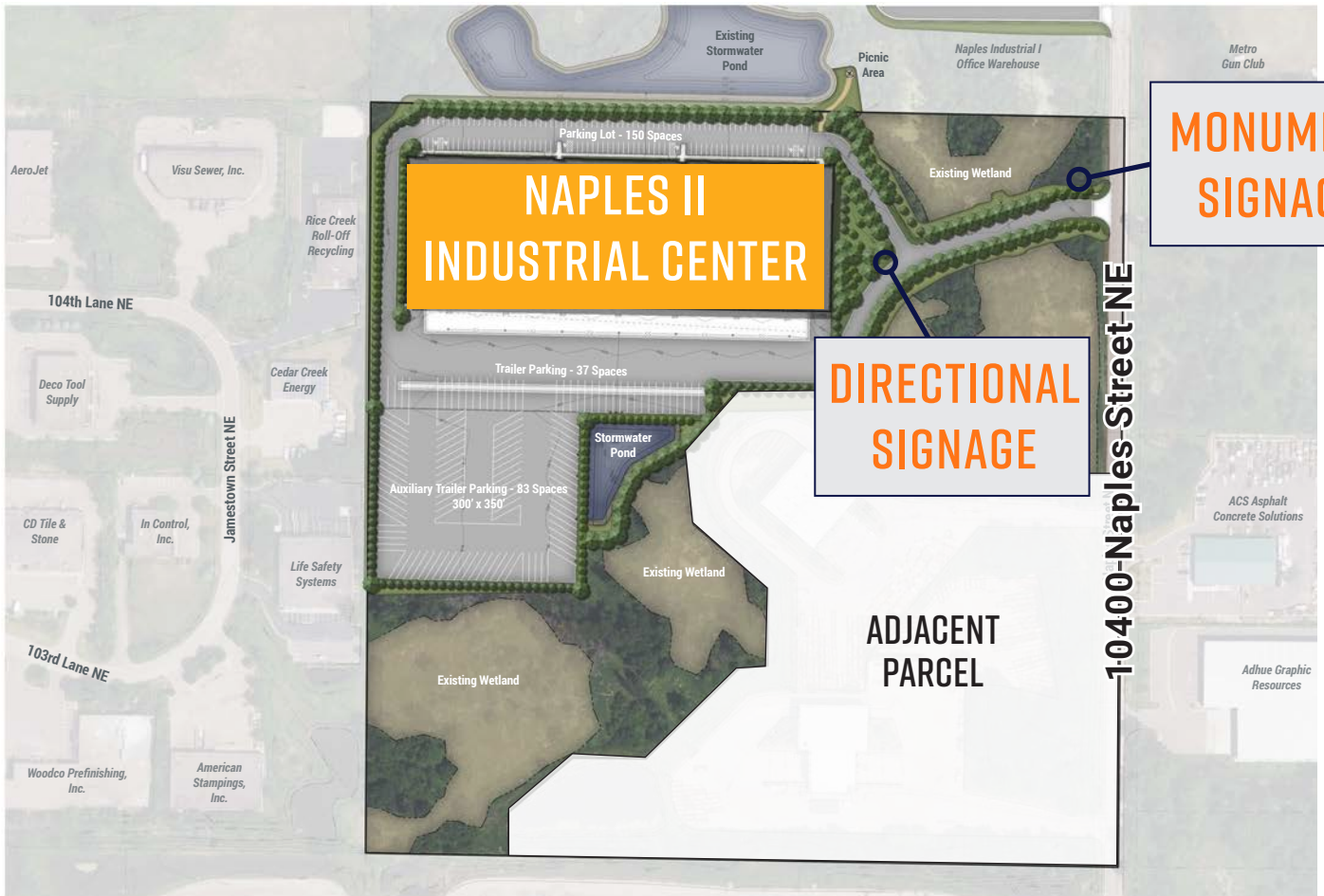


**NAPLES II INDUSTRIAL CENTER
195,000 SF DISTRIBUTION CENTER FOR LEASE
10400 NAPLES STREET NE
BLAINE, MINNESOTA**

NEWMARK

 **Capital Partners**

SITE PLAN



TRAILER PARKING

**OUTDOOR STORAGE/
TRAILER PARKING**



SIGNAGE

1



MONUMENT



ADDRESS

2



DIRECTIONAL



OPPORTUNITY OVERVIEW

Capital Partners and Newmark are pleased to present Naples II Industrial Center, a 195,000-square-foot distribution center located at 10400 Naples Street NE in Blaine, Minnesota. This new, state-of-the-art industrial development will deliver in Fall of 2023. Please contact a member of our team to schedule a property tour or request additional leasing information at Naples II Industrial Center.

37

Trailer Parking
Spaces

2.41

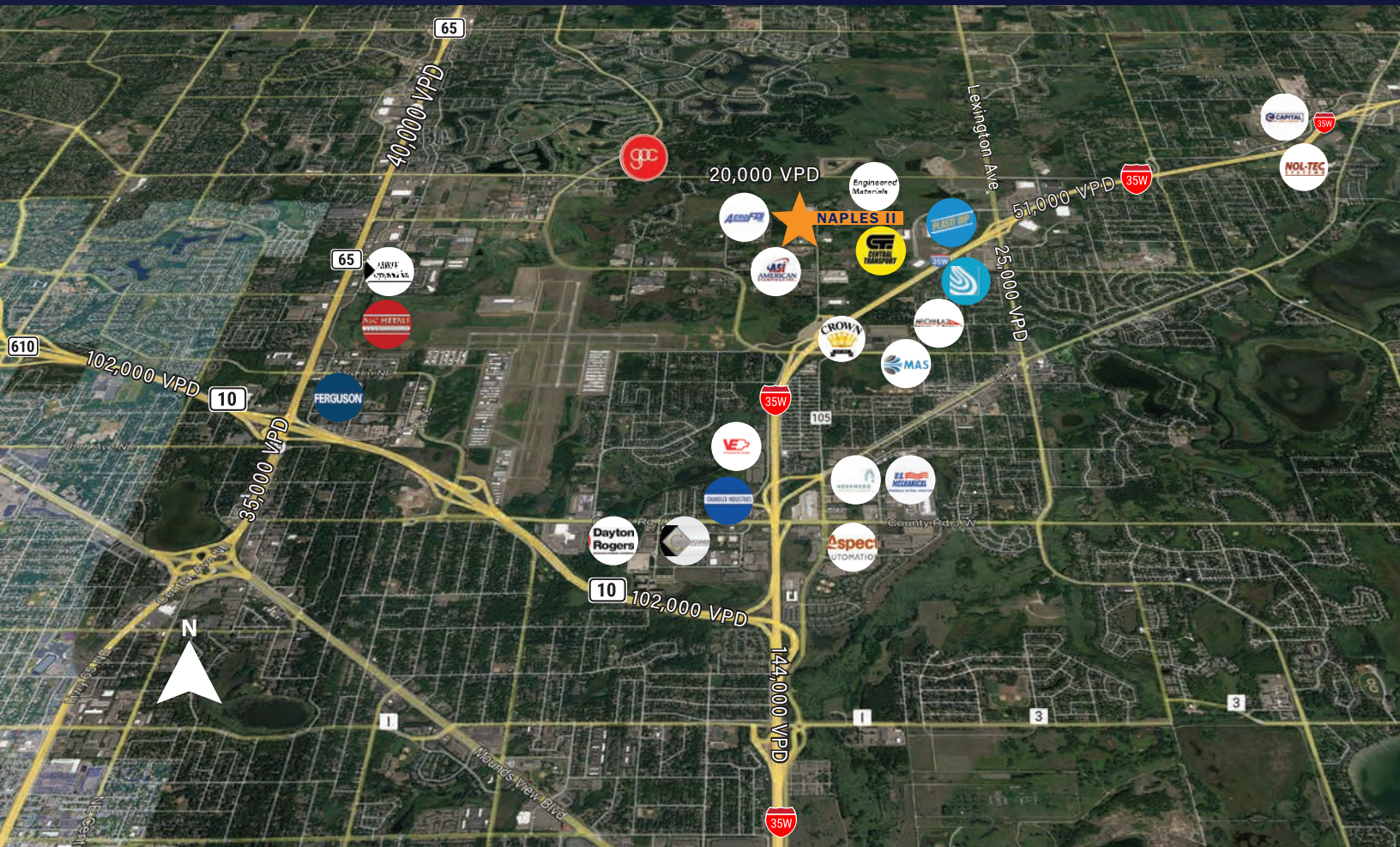
Acres of
Outside Storage

ZONED

Heavy
Industrial

32'

Clear
Height



NAPLES I
INDUSTRIAL CENTER



195,000 TOTAL SF // 26,000 SF DIVISIBLE



LEASE RATE
Negotiable



EST. CAM & TAX
\$1.44 PSF



CLEAR HEIGHT
32'



**MULTIPLE DOCKS &
DRIVE-IN LOADING**

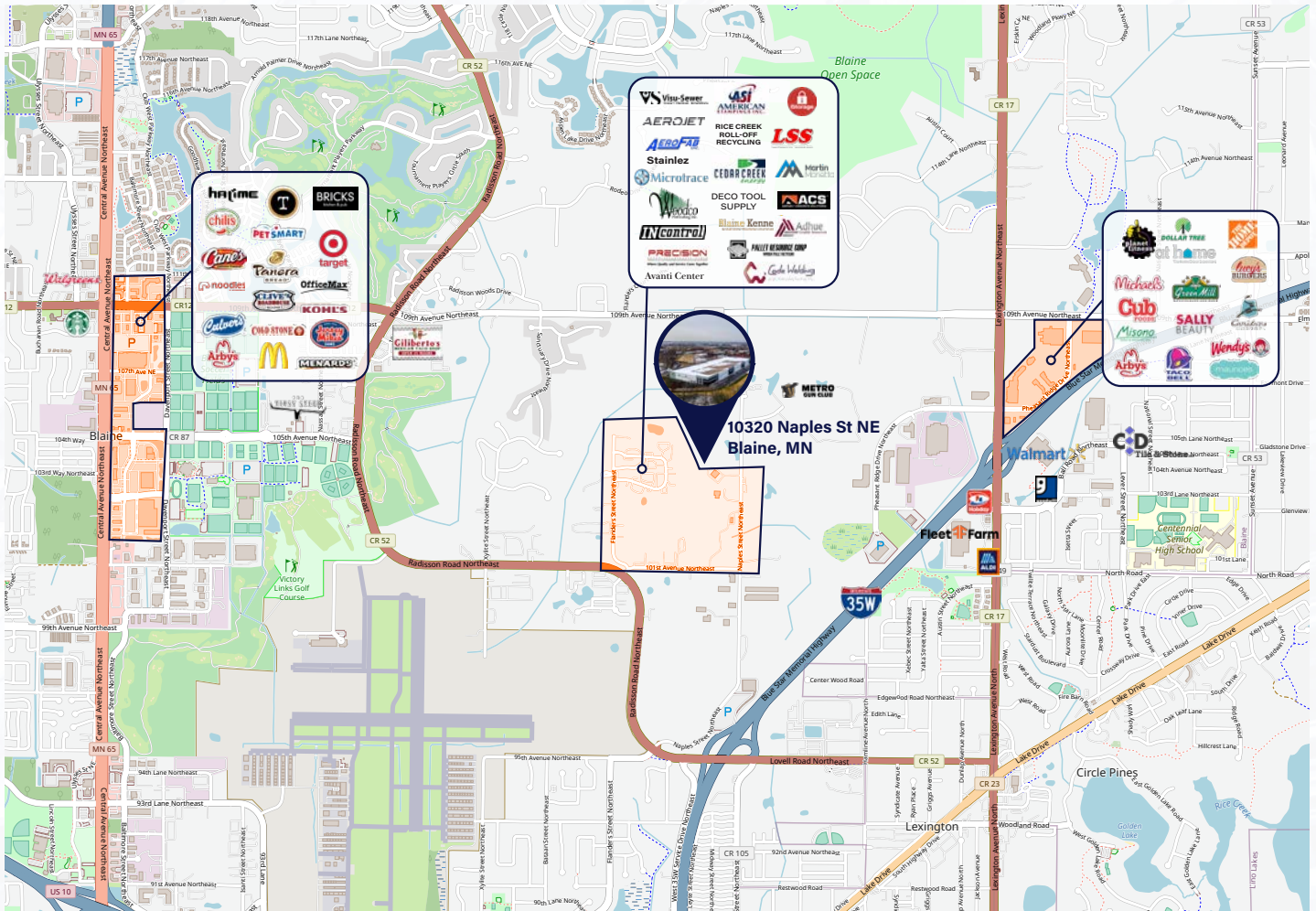
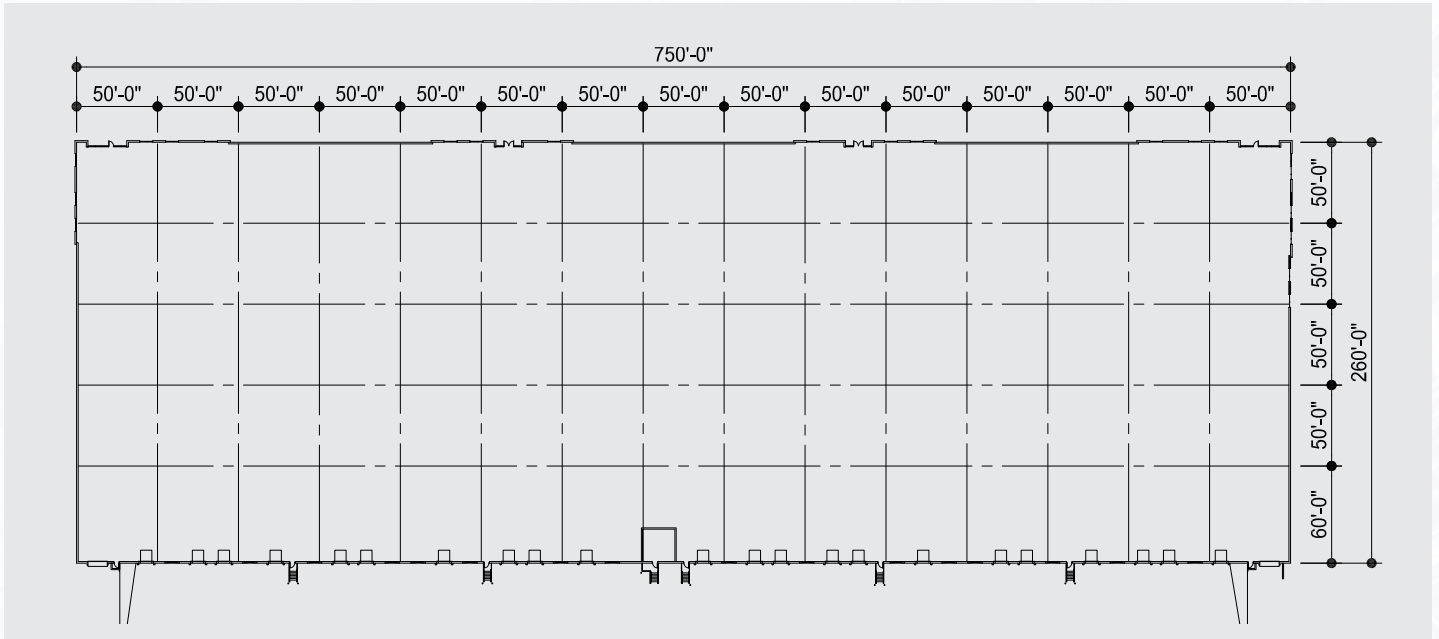


AVAILABLE
Fall of 2023

Building Dimensions	260' deep x 750' wide - 195,000 SF total
Structural Bay Size	50' x 50' with a 60' speed bay (bays are 50' x 261' = 13,050 SF each)
Clear Height	32' clear to bottom of structure at first interior column
Outdoor Storage	300' x 350' outdoor storage lot (105,000 SF or 2.41 Acres)
Truck Court	185' deep - 10' concrete dolly pads
Car Parking	149 auto parking stalls
Slab on Grade	7" thick reinforced concrete
Exterior Walls	Pre-cast concrete structural wall panels insulated for total R-28-2
Roofing	Ballasted 60 mil EPDM roof system insulated for total R-30
Glass & Glazing	Four (4) main entrances. Clerestory windows along rear wall
Doors	Twenty-two (22) 9' x 10' manual dock doors with vision windows Two (2) 12' x 14' automatic drive-in doors with vision windows
Dock Equipment	Twenty-two (22) 7' x 8' dock 30,000 lb. levelers, dock bumpers z-guards & foam dock seals
Fire Protectant	ESFR class I through class IV encapsulated commodities - 15,000gpm fire pump
HVAC	Gas-fired unit heaters
Trailer Parking	Thirty-seven (37) trailer parking spaces along the rear property line/loading area Eighty-three (83) trailer parking spaces can be added in the 2.41 acres of outdoor storage area on the SW corner of the property



FLOOR PLAN & AMENITY MAP



AREA DEMOGRAPHICS

(10-mile radius)



561,347

Population



292,110

Total Labor Force



39

Median Age



\$88,722

Median Household
Income



28,690

Manufacturing
Workforce



6,990

Transportation/
Warehousing
Workforce





NAPLES II

INDUSTRIAL CENTER

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NEWMARK

 **Capital Partners**

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