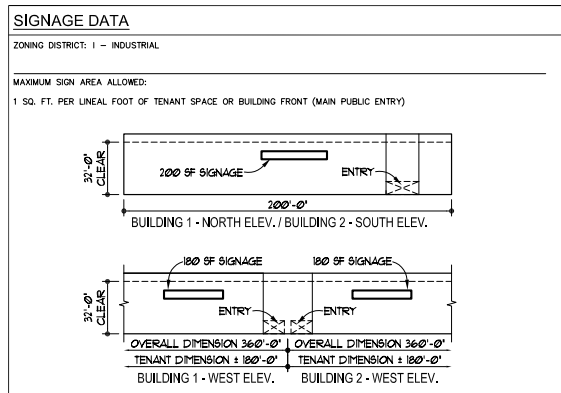


# BUILD TO SUIT FOR LEASE OR SALE

## ±139,820 SQUARE FOOT, RAIL-SERVED BUILDING

### HIGHCREST DISTRIBUTION CENTER I - ROSEVILLE, MN

[www.cbre.com/hcpark](http://www.cbre.com/hcpark)

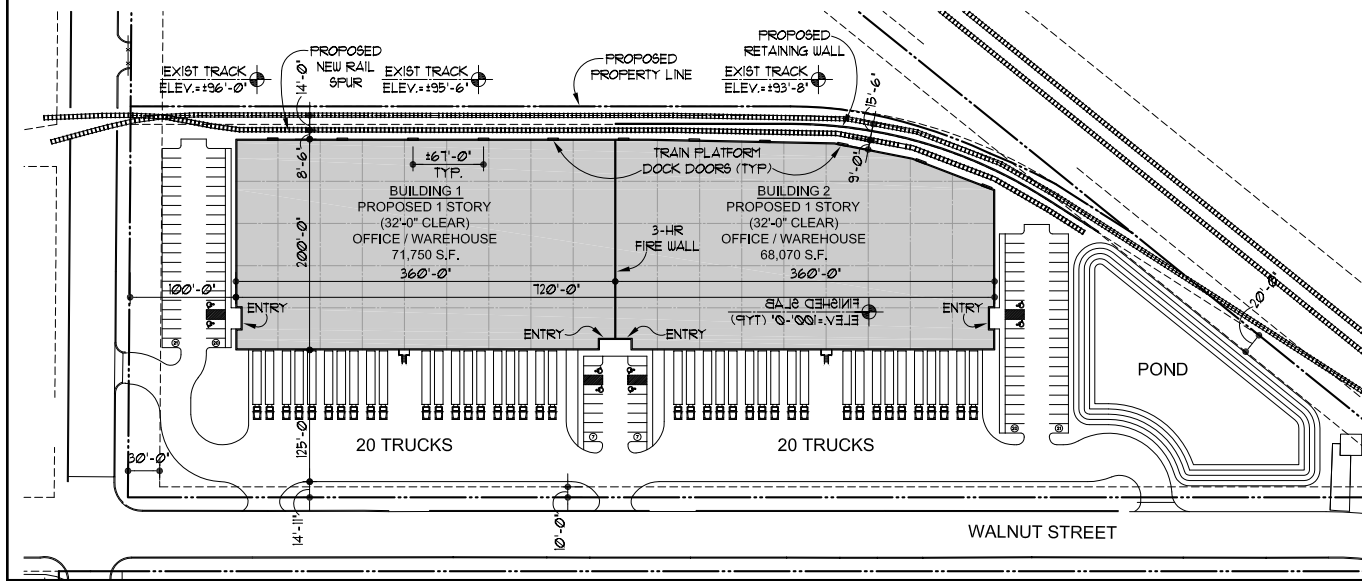


**SITE DATA**

ZONING DISTRICT: I - INDUSTRIAL

ZONING REQUIREMENTS	REQUIRED	PROVIDED
BUILDING & PARKING SETBACKS		
FRONT	30'	30'
REAR	20'	20'
SIDE	10'	10'
SITE AREA		379,017 S.F. (8.7 ACRES)
PROPOSED BUILDING 1 AREA		71,750 S.F.
PROPOSED BUILDING 2 AREA		68,070 S.F.
TOTAL PROPOSED BUILDING AREA		139,820 S.F.
MAXIMUM IMPROVED AREA (BUILDING AND PAVED AREA 85%)	322,164 S.F.	
PROPOSED IMPROVED AREA (BUILDING AND PAVED AREA 70%)	265,133 S.F.	
REQUIRED PARKING SPACES		
OFFICE = 5% OF 139,820 S.F. = 6,991 S.F. (1 SPACES PER 275 S.F.)	25.4	
WAREHOUSE = 95% OF 139,820 S.F. = 132,829 S.F. (1 SPACE PER 2000 S.F.)	66.4	
TOTAL SPACES REQUIRED	91.8	
TOTAL SPACES PROVIDED		96
ACCESSIBLE PARKING SPACES	6	8
STALL SIZE	9'-0" X 18'-0" REQUIRED	
DRIVEWAY WIDTH	24'-0" MIN	

## SITE PLAN



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### HIGHCREST DISTRIBUTION CENTER I - ROSEVILLE, MN

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- Highcrest Distribution Center I**
- 139,820 SF Planned
  - ±8.73 acre site
  - 32' clear height
  - Rail-served through Minnesota Commercial Rail
  - High dock density
  - Zoned I-2, General Industrial
  - All utilities to the property
  - Potential for dual electrical service

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