

LAKEVILLE 35 LOGISTICS CENTER

21300 Juniper Way, Lakeville, MN

FOR LEASE

Completion - December 2025



Likewise
Partners



CUSHMAN &
WAKEFIELD

A PREMIER OPPORTUNITY IN LAKEVILLE

PHASE I SPECS

SITE AREA:

15.97 acres

BUILDING AREA:

189,678 GSF

AVAILABLE SPACE:

126,185 SF

DIVISIBLE:

21,000 SF

BUILDING DEPTH:

210'

AUTO PARKING:

226 stalls

DOCK DOORS:

13 doors

DRIVE-IN DOORS:

4 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 PSF

2026 RE TAX \$0.02 CAM \$1.10

2027 RE TAX \$1.25 CAM \$1.17

2028 RE TAX \$2.25 CAM \$1.20



PHASE I

SHELL DESCRIPTION

BUILDING AREA:	189,678 GSF	GLASS & GLAZING:	3 main entrances with storefront
DIVISIBLE:	21,000 SF	DOCK DOORS:	13 doors
SITE ACREAGE:	15.97 Acres	DRIVE-IN DOORS:	4 drive-in doors
BUILDING DIMENSIONS:	900 x 210	WAREHOUSE LIGHTING:	LED with 30-foot candle
SPEED BAY:	60'	ZONING:	OP Office Park / Industrial allowed by Conditional Use Permit
COLUMN SPACING:	50' x 50'	ACCESS:	Highway 70 exit on I-35
CLEAR HEIGHT:	32'	FIRE PROTECTION:	ESFR
TRUCK COURT:	46 stalls	PLUMBING:	Sewer and water running full length of building 30' back from front wall
AUTO PARKING:	226 stalls	HVAC:	Gas-fired unit heaters to maintain 50 degrees Fahrenheit
TRAILER PARKING:	46 stalls	ELECTRICAL SERVICE:	3,000 amps, 480/277V 3 phase
FOUNDATIONS:	Concrete reinforced strip footings	WAREHOUSE LIGHTING:	Motion sensed, high bay LED lights
SLAB ON GRADE:	7" thick unreinforced concrete	OWNERSHIP ENTITY:	LPDC LLC dba Likewise Partners
EXTERIOR WALLS:	Precast concrete wall panels	MARKET / SUBMARKET:	Minneapolis / South Central
STRUCTURAL STEEL:	30" & 32" K-series steel bar joists on WF beams	ANTICIPATED TIMELINE:	<ul style="list-style-type: none"> May 2025 construction start December 2025 completion
STRUCTURAL ROOF:	1 1/2" x 20 Ga. metal roof deck		
ROOFING:	Ballasted Roof R30 - 45 mil EPDM membrane		

LOCATION

AERIAL



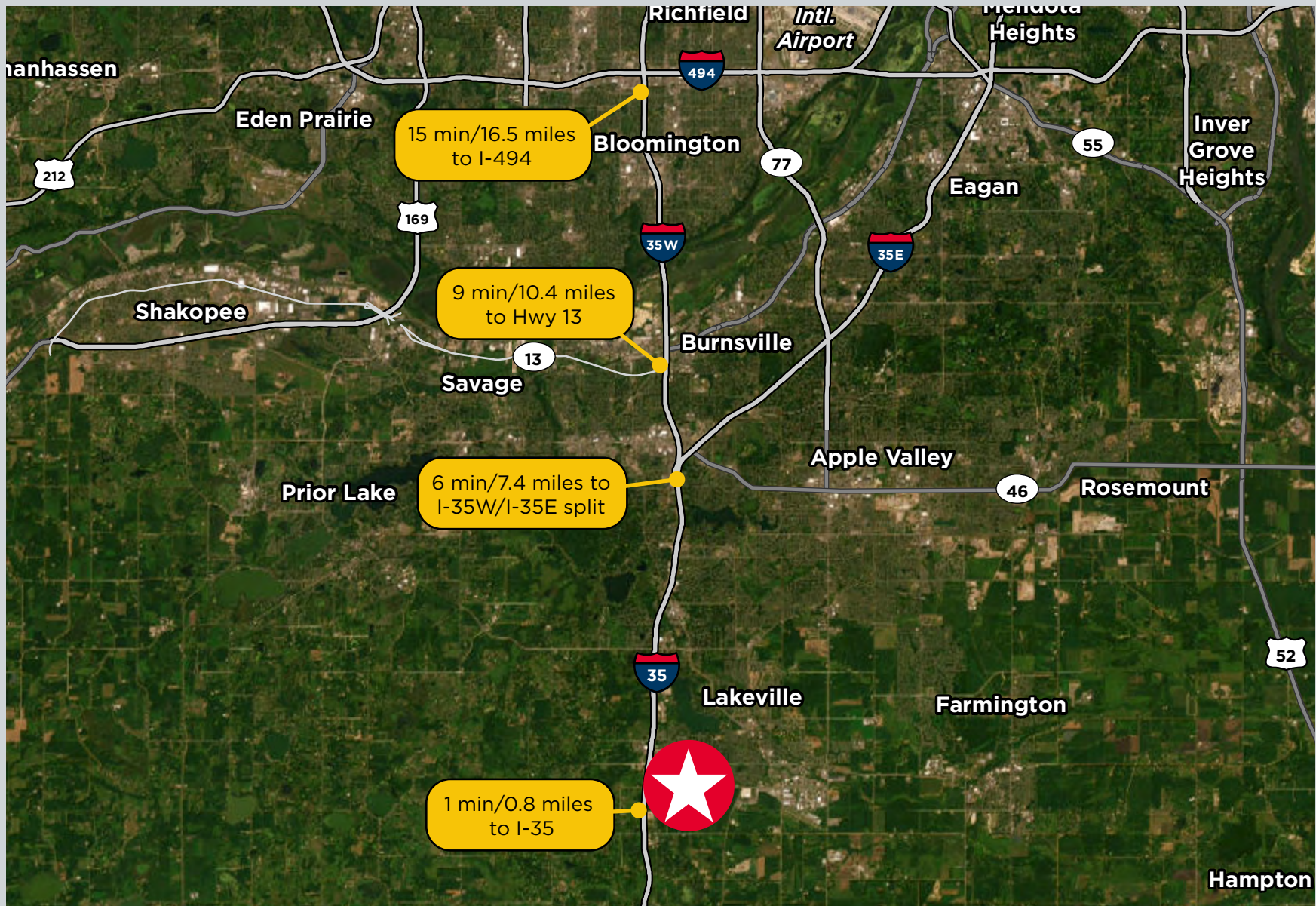
PHASE I

SITE PLAN

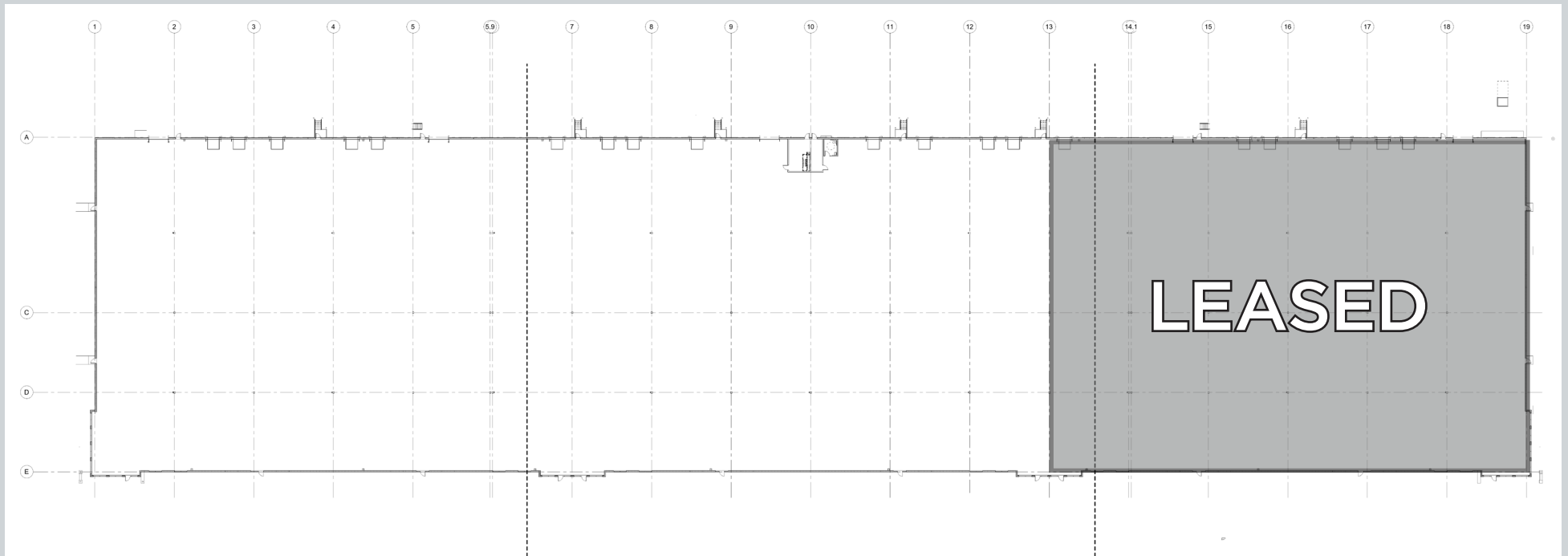


DRIVE-TIME

AERIAL



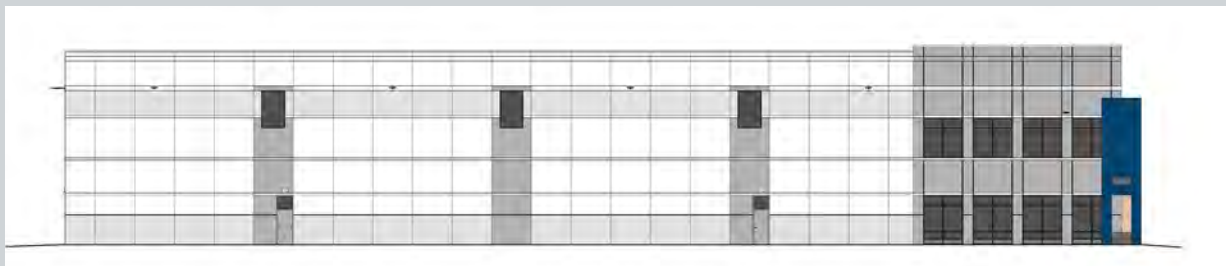
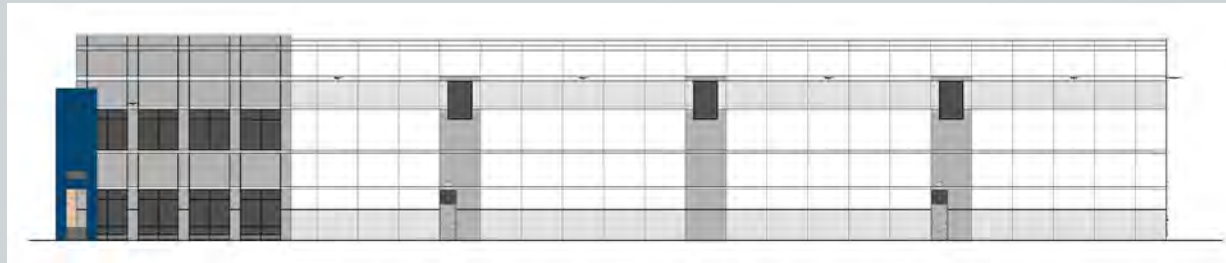
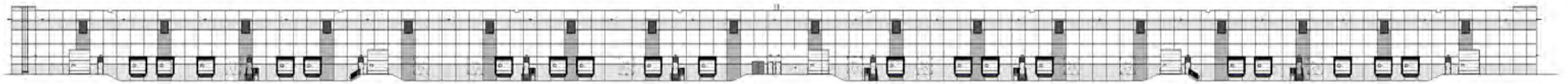
PHASE I FLOOR PLAN



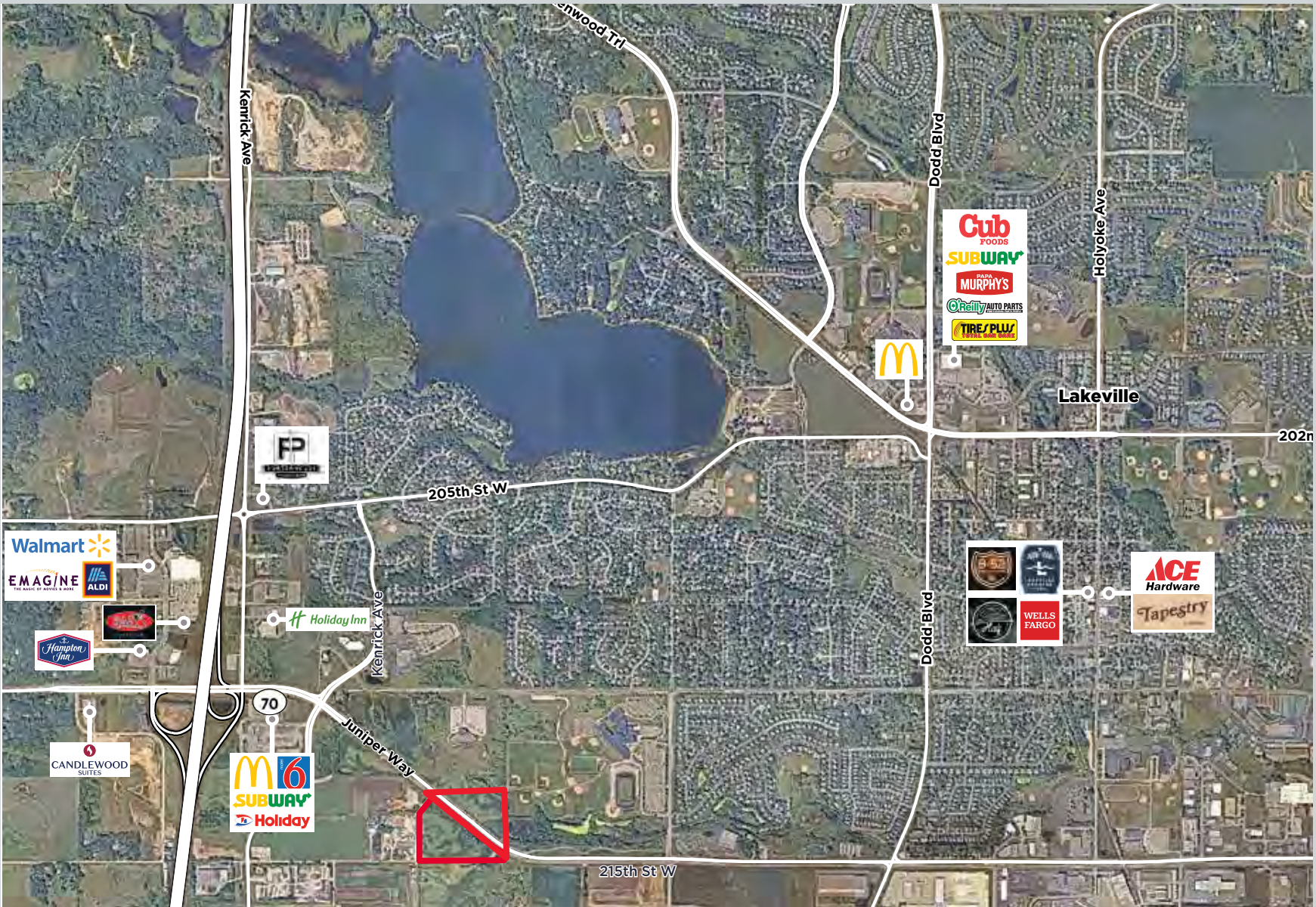
PHASE I RENDERINGS



PHASE I ELEVATIONS

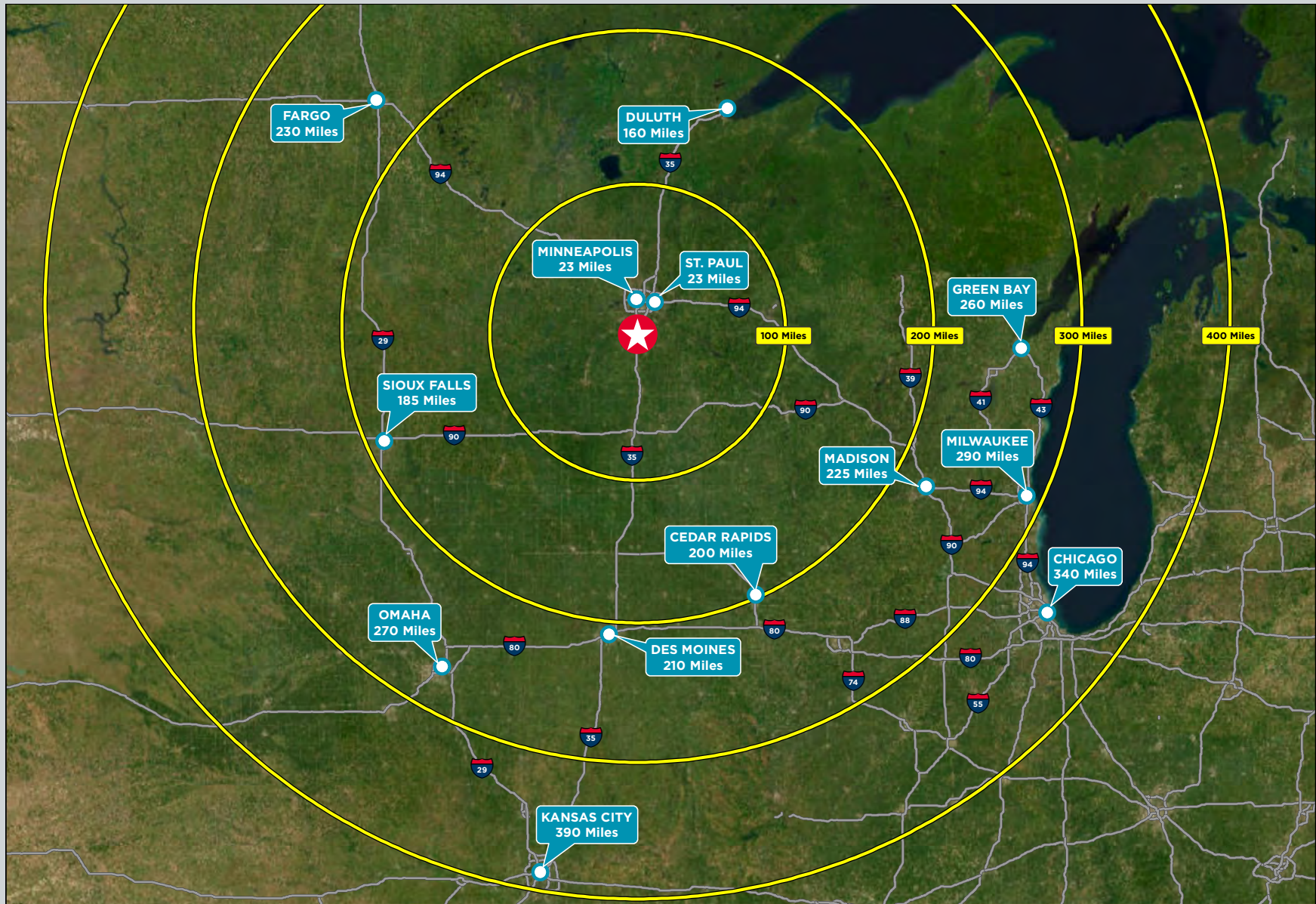


LOCAL AMENITIES



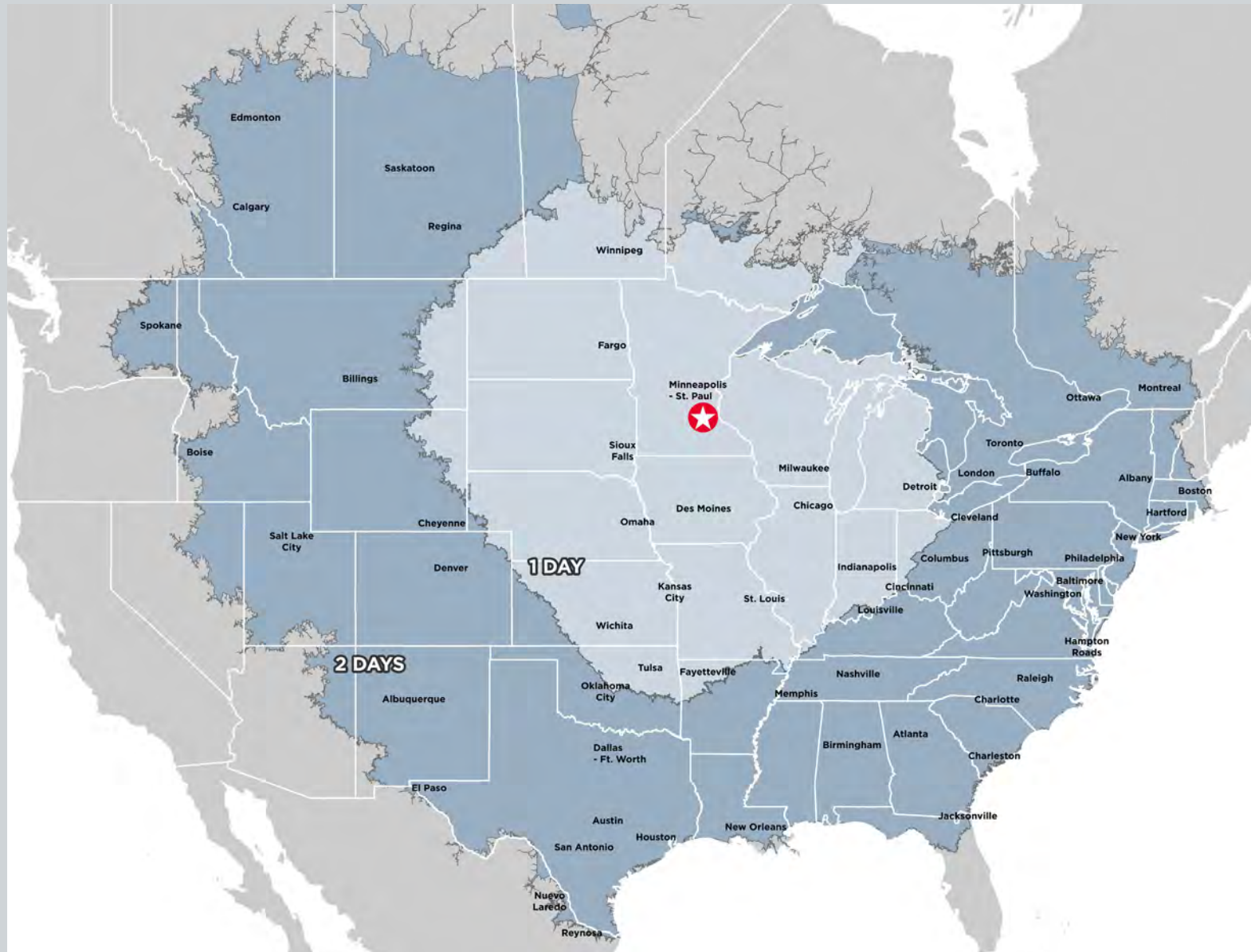
LOCATION

REGIONAL REACH



LOCATION

NORTH AMERICAN TRUCKING REACH



FOR MORE INFORMATION, PLEASE CONTACT:

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