

LAKEVILLE 35 LOGISTICS CENTER II

10655 215th St W, Lakeville, MN

FOR LEASE

BREAKING GROUND - APRIL 2026



Likewise
Partners



CUSHMAN &
WAKEFIELD

A PREMIER OPPORTUNITY IN LAKEVILLE

PHASE II SPECS

SITE AREA:

14.9 acres

BUILDING AREA:

170,978 SF

DIVISIBLE:

40,000 SF

BUILDING DEPTH:

260'

AUTO PARKING:

178 stalls

DOCK DOORS:

17 doors

DRIVE-IN DOORS:

4 doors

CLEAR HEIGHT:

32'

COLUMN SPACING:

50' x 50'

SPEED BAY:

60'

FIRE PROTECTION:

ESFR

TRAILER PARKING:

36 stalls

RATES

Negotiable

EST TAX & CAM

2026 \$1.00 PSF

2027 \$2.00 PSF

2028 \$2.90 PSF

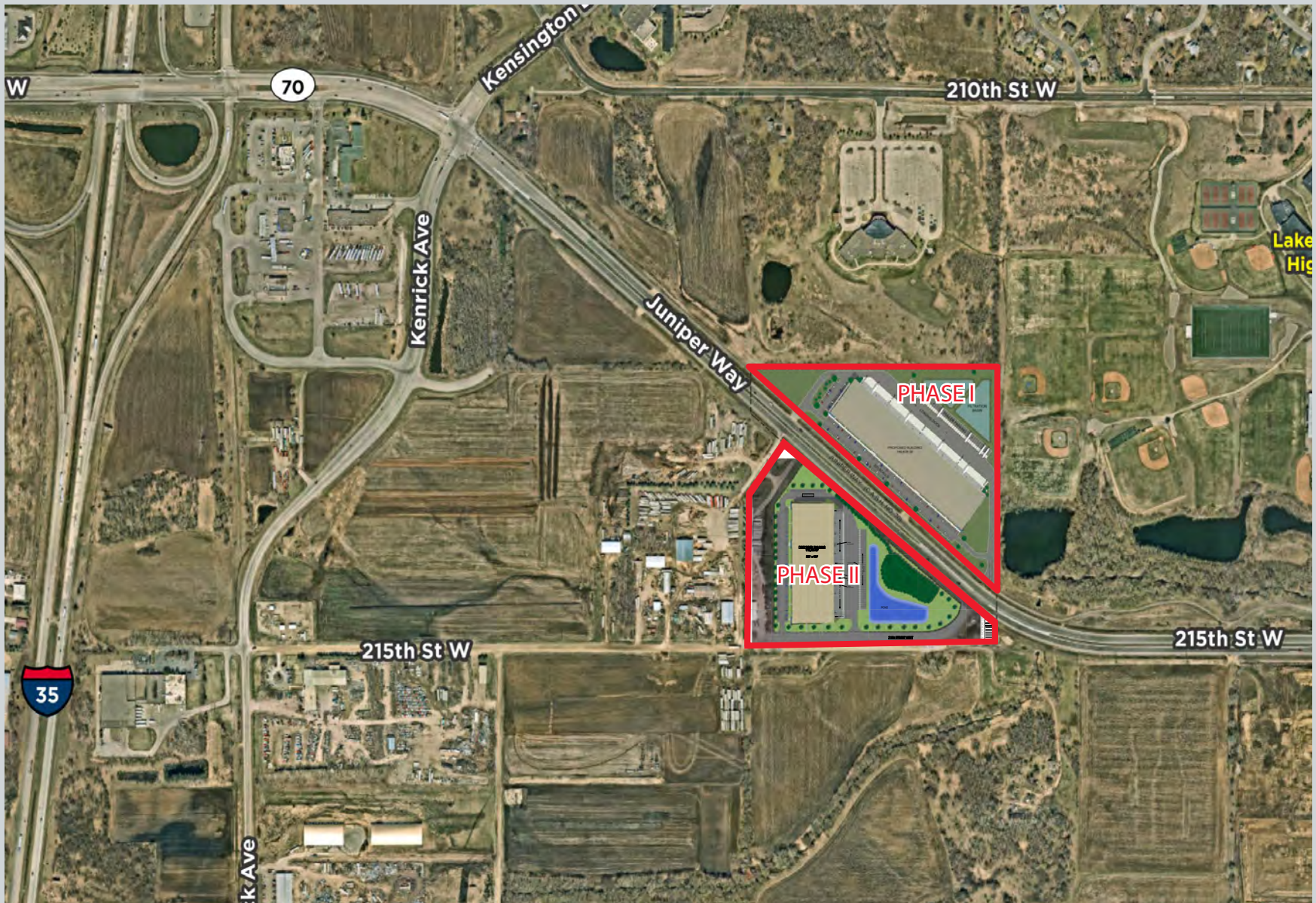


PHASE II

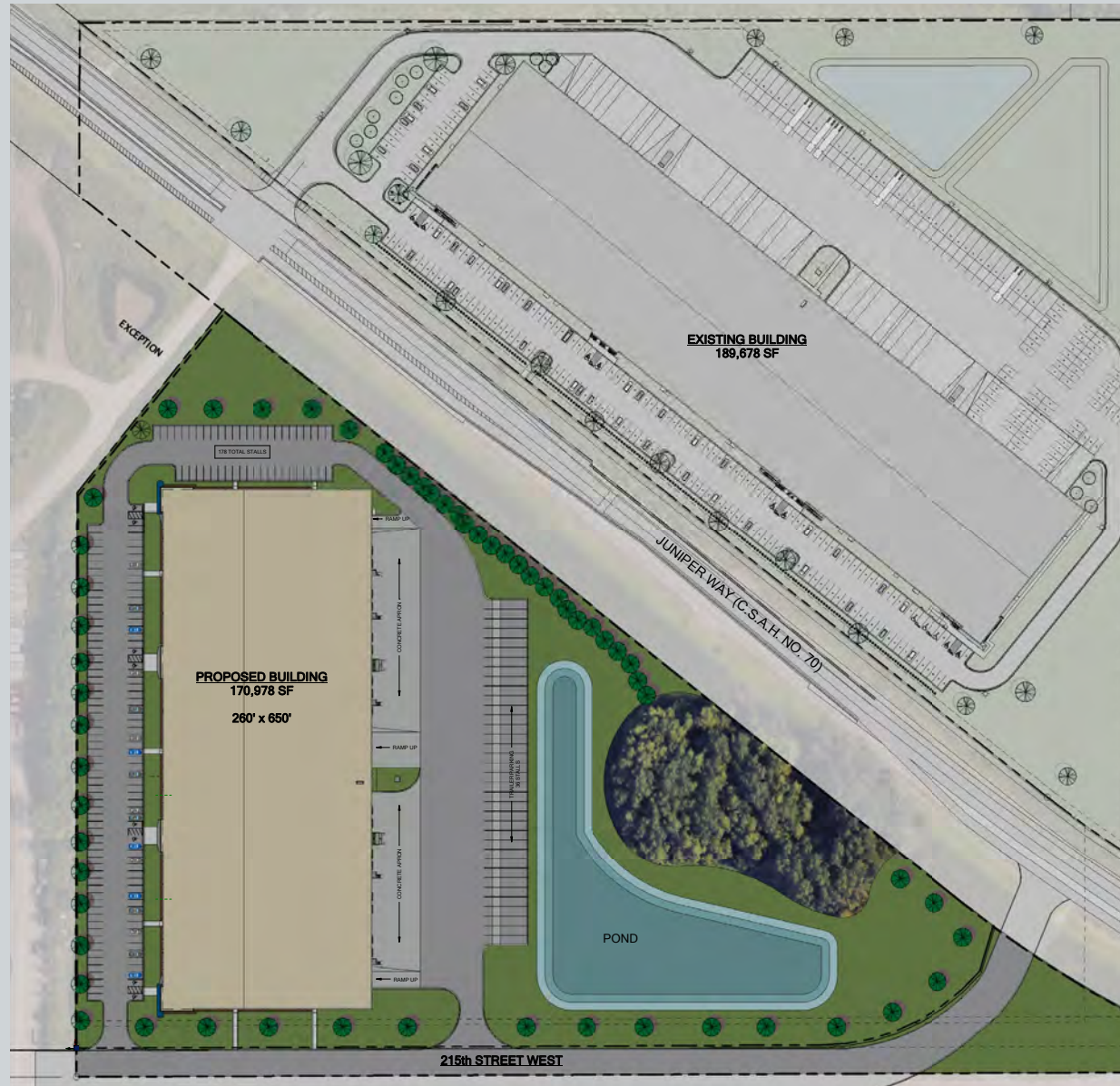
SHELL DESCRIPTION

BUILDING AREA:	170,978 GSF	GLASS & GLAZING:	4 main entrances with storefront
DIVISIBLE:	40,000 SF	DOCK DOORS:	17 doors
SITE ACREAGE:	14.9 Acres	DRIVE-IN DOORS:	4 drive-in doors
BUILDING DIMENSIONS:	260' x 650'	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:	36 stalls	PLUMBING:	Sewer and water running full length of building 30' back from front wall
AUTO PARKING:	178 stalls	HVAC:	Gas-fired unit heaters to maintain 50 degrees Fahrenheit
TRAILER PARKING:	36 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:	- April 2026 construction start - December 2026 completion
STRUCTURAL ROOF:	1 1/2" x 20 Ga. metal roof deck		
ROOFING:	Ballasted Roof R30 - 45 mil EPDM membrane		

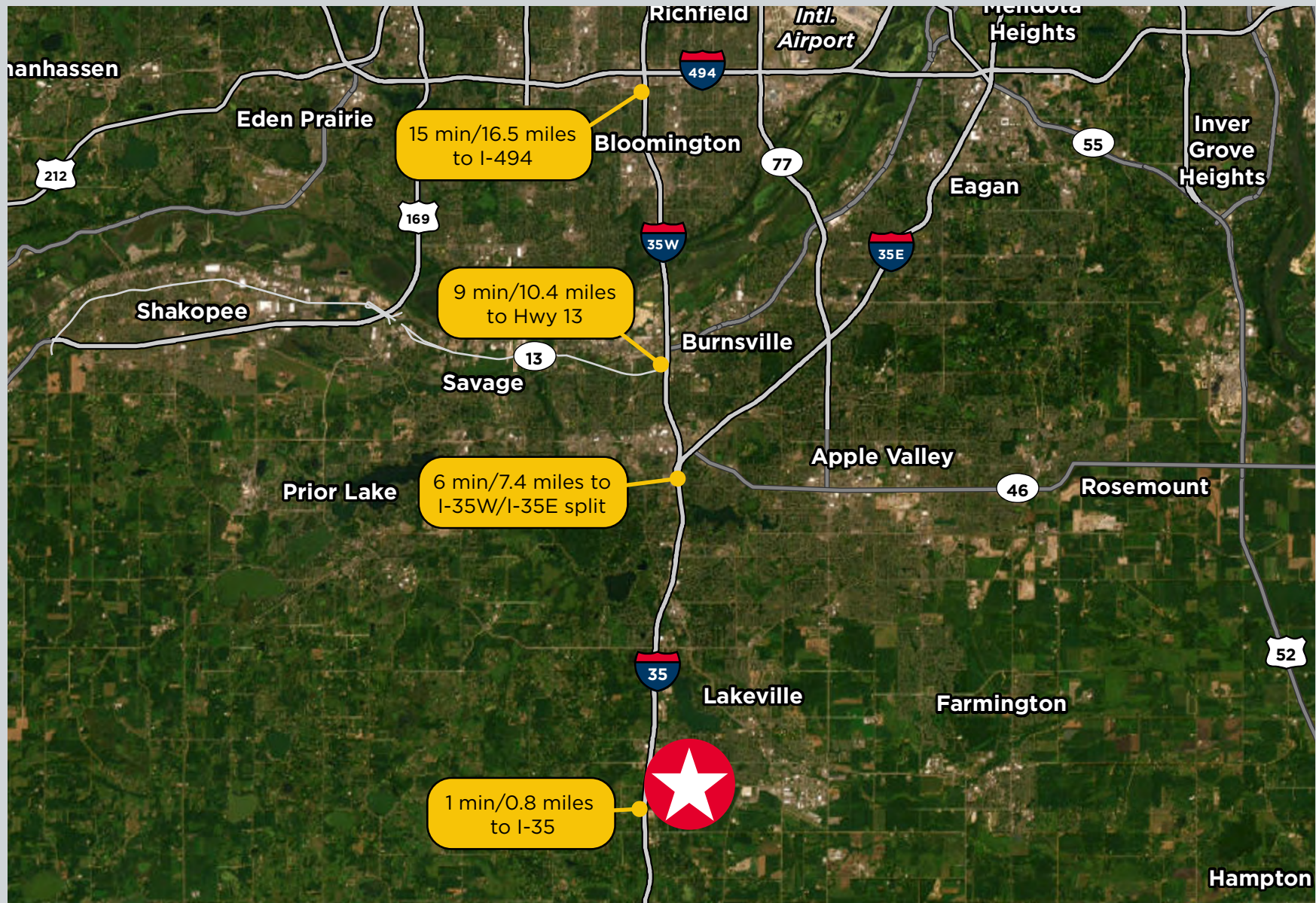
LOCATION AERIAL



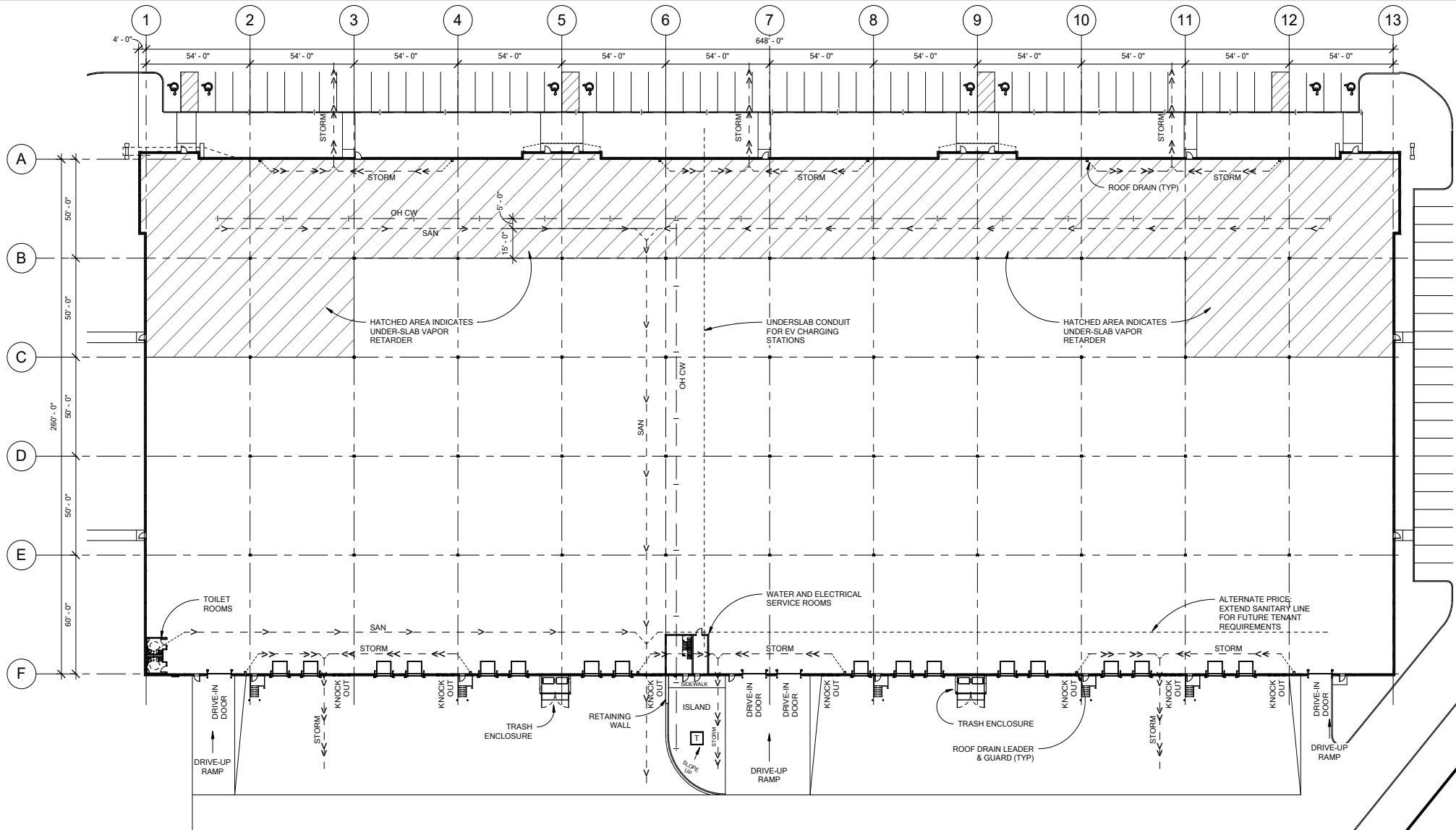
PHASE II SITE PLAN



DRIVE-TIME AERIAL



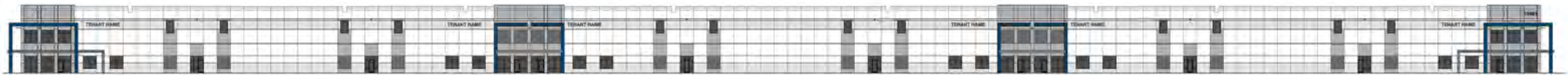
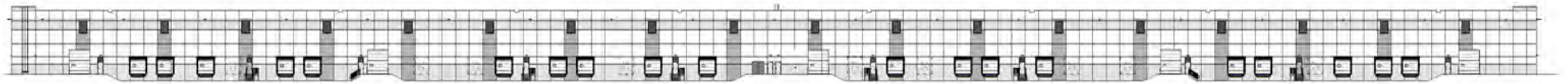
PHASE II FLOOR PLAN



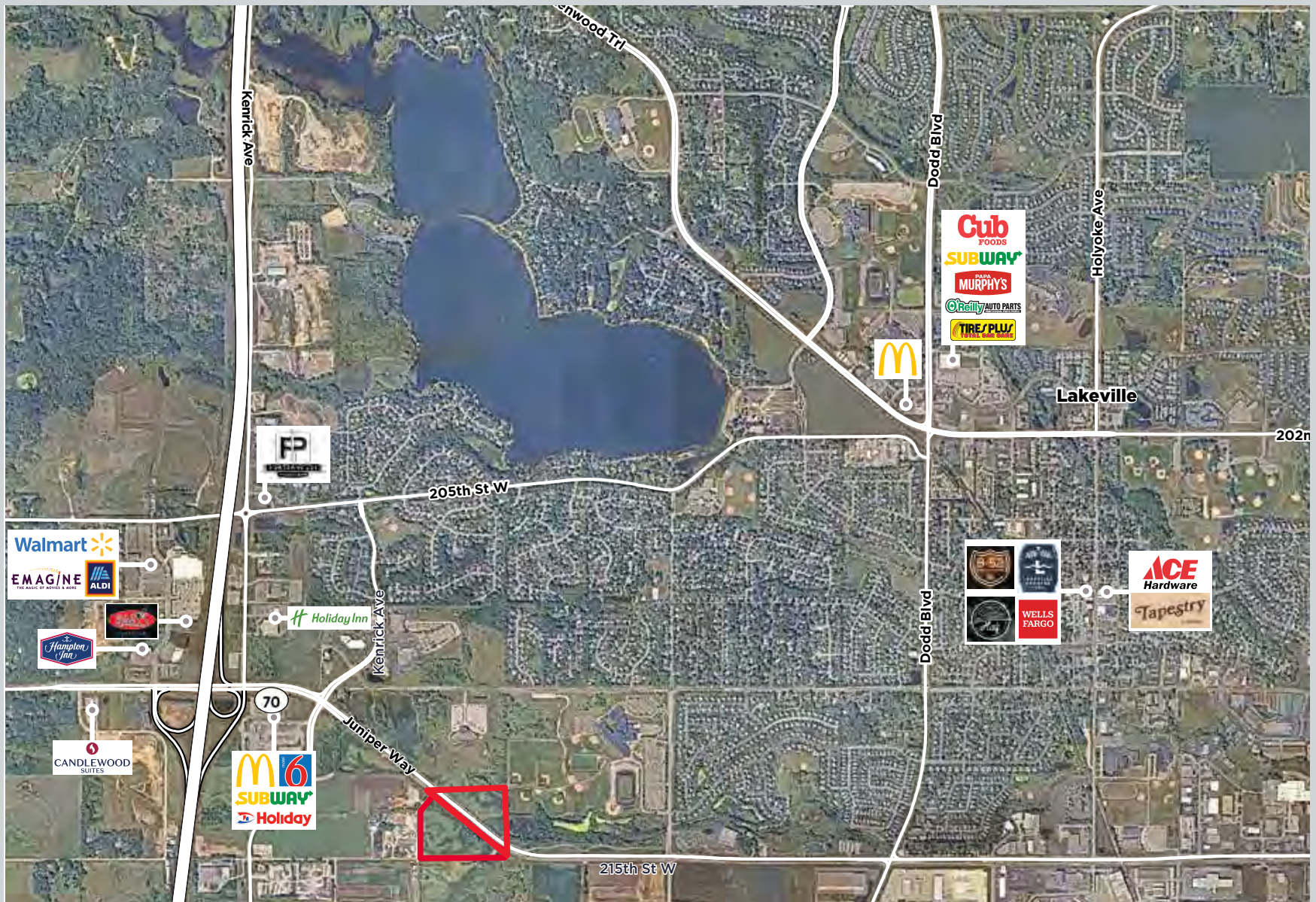
PHASE II RENDERINGS



PHASE II ELEVATIONS

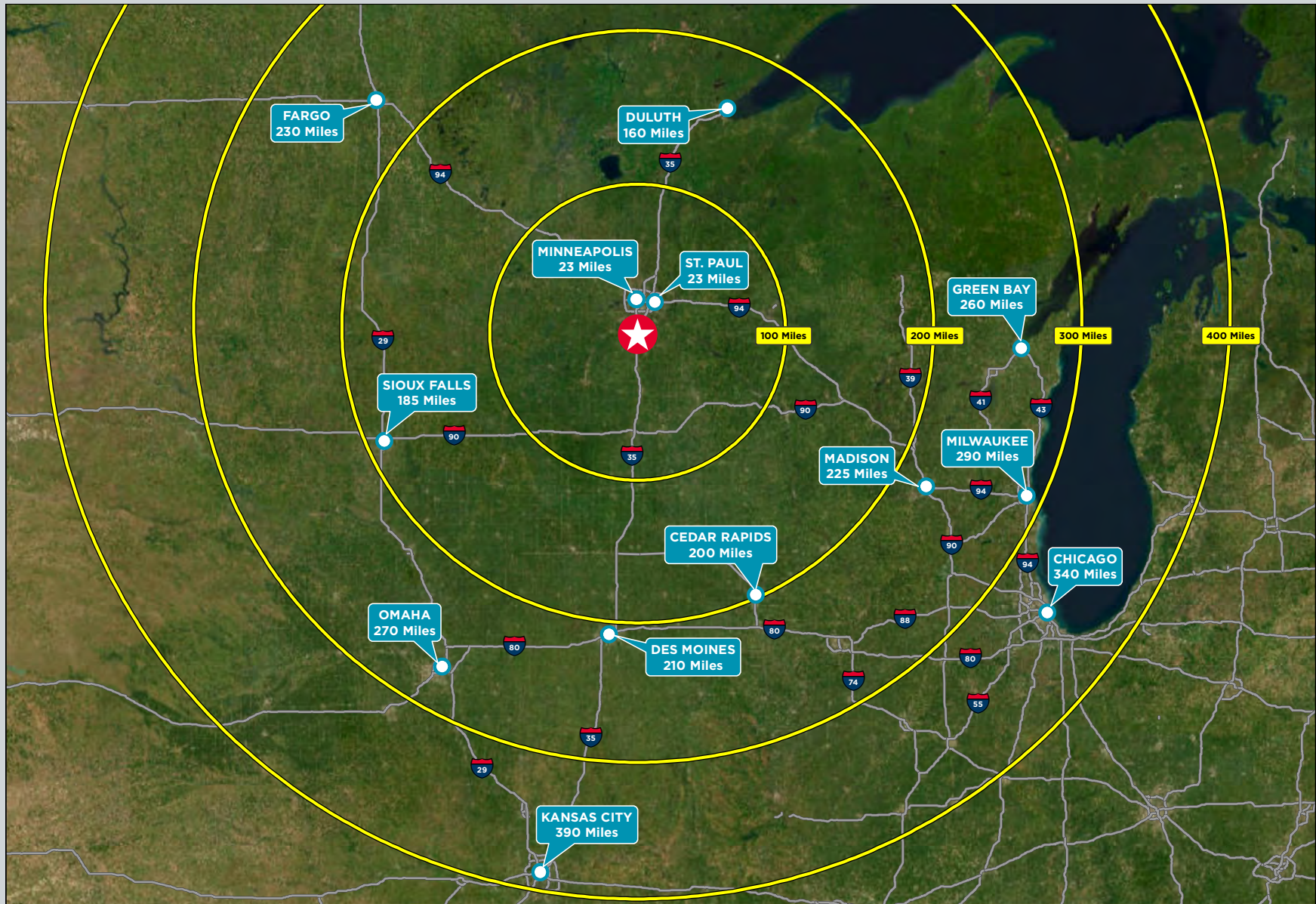


LOCAL AMENITIES



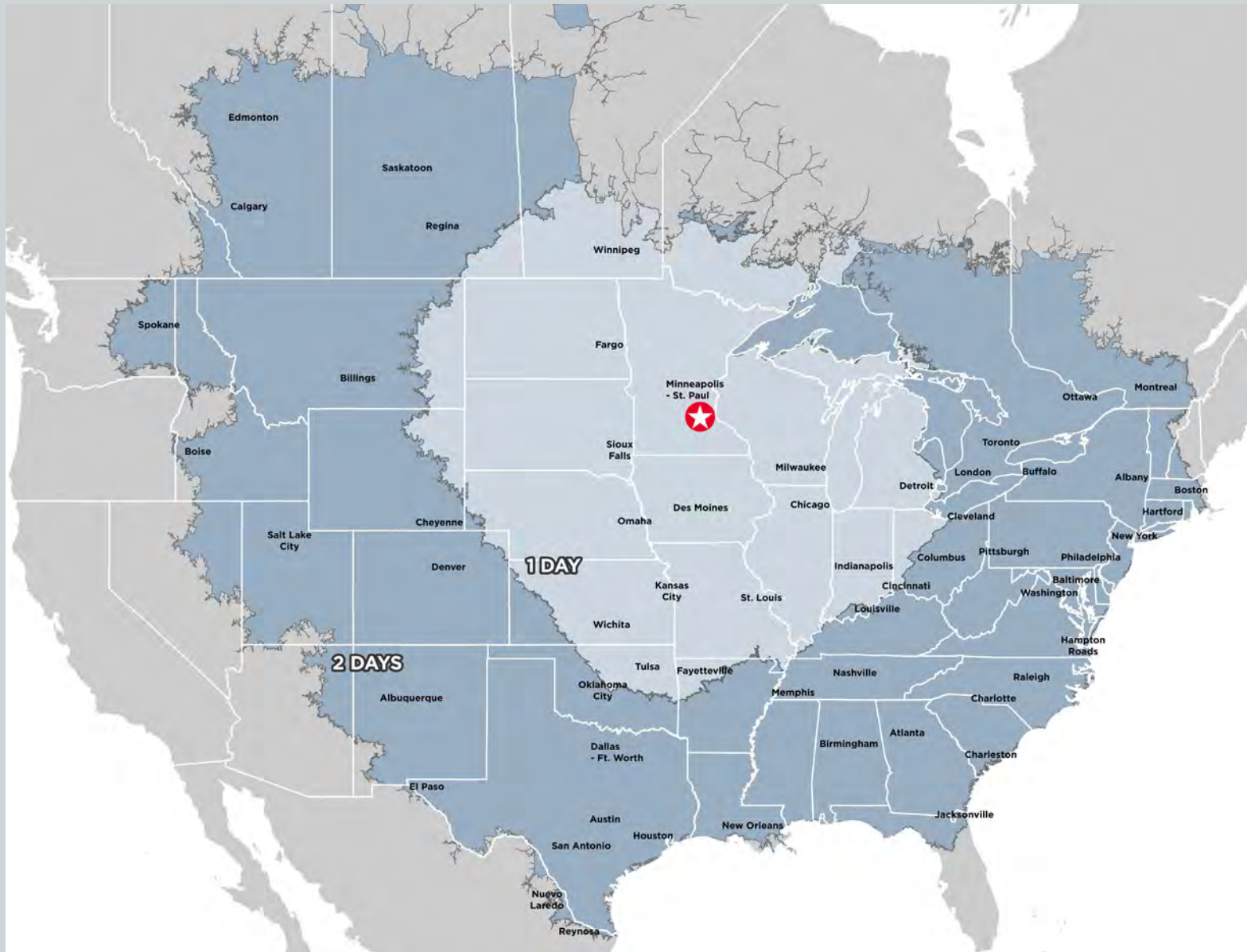
LOCATION

REGIONAL REACH



LOCATION

NORTH AMERICAN TRUCKING REACH



FOR MORE INFORMATION, PLEASE CONTACT:

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