

Bailey Farm Business Park

NEWPORT, MN

294,000 SF AVAILABLE

Delivering Q4 2027



UNITED
PROPERTIES
CREATING DEEP ROOTS



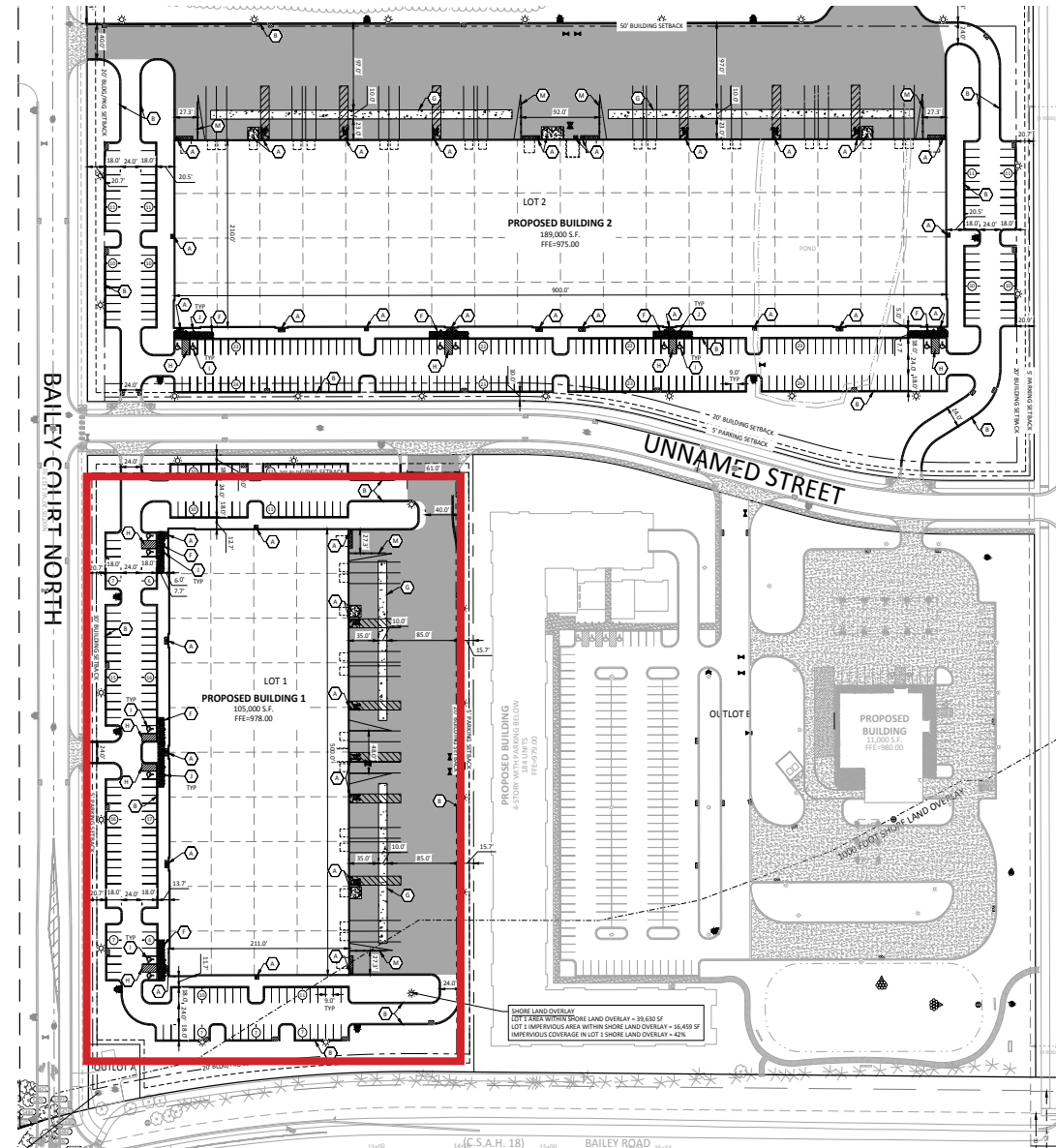
CUSHMAN &
WAKEFIELD

Property Highlights

- Delivering Q4 2027
- Easy Access to I-494
- Excellent Labor Pool
- Many Area Amenities
- Just Minutes to MSP Airport
- From 40,000 - 189,000 SF

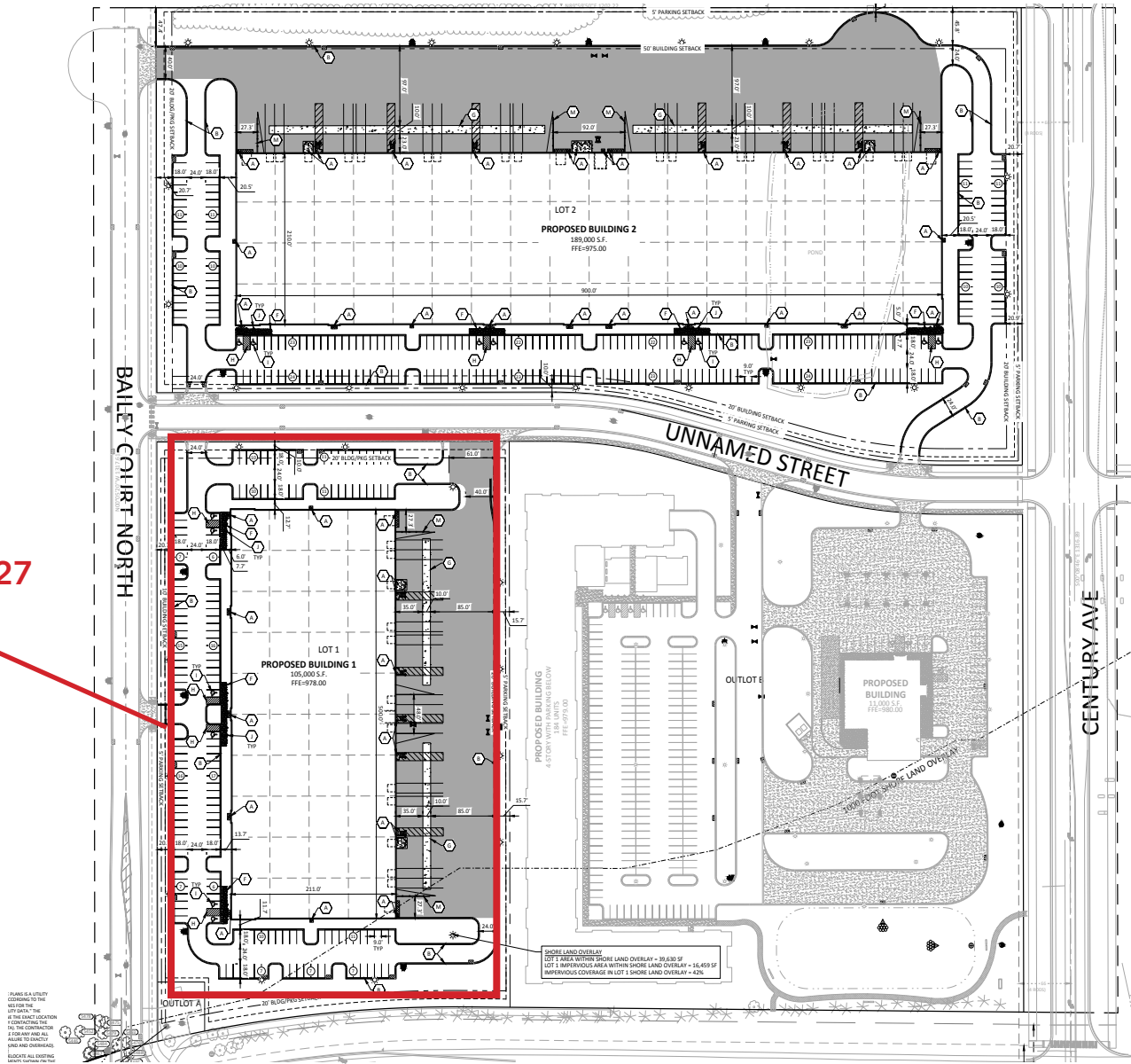
PROPERTY INFORMATION

Building Size	Phase I 105,000 SF	Phase II 189,000 SF
Lot Size	7.23 AC	12.60 AC
Parking	174 Stalls	268 Stalls
Clear	28' Clear	32' Clear
Loading	9 Docks & 2 Drive-ins	16 Docks & 4 Drive-ins
Column Spacing	50x50 with 60 ft speed bay	
Building Depth	210 ft	

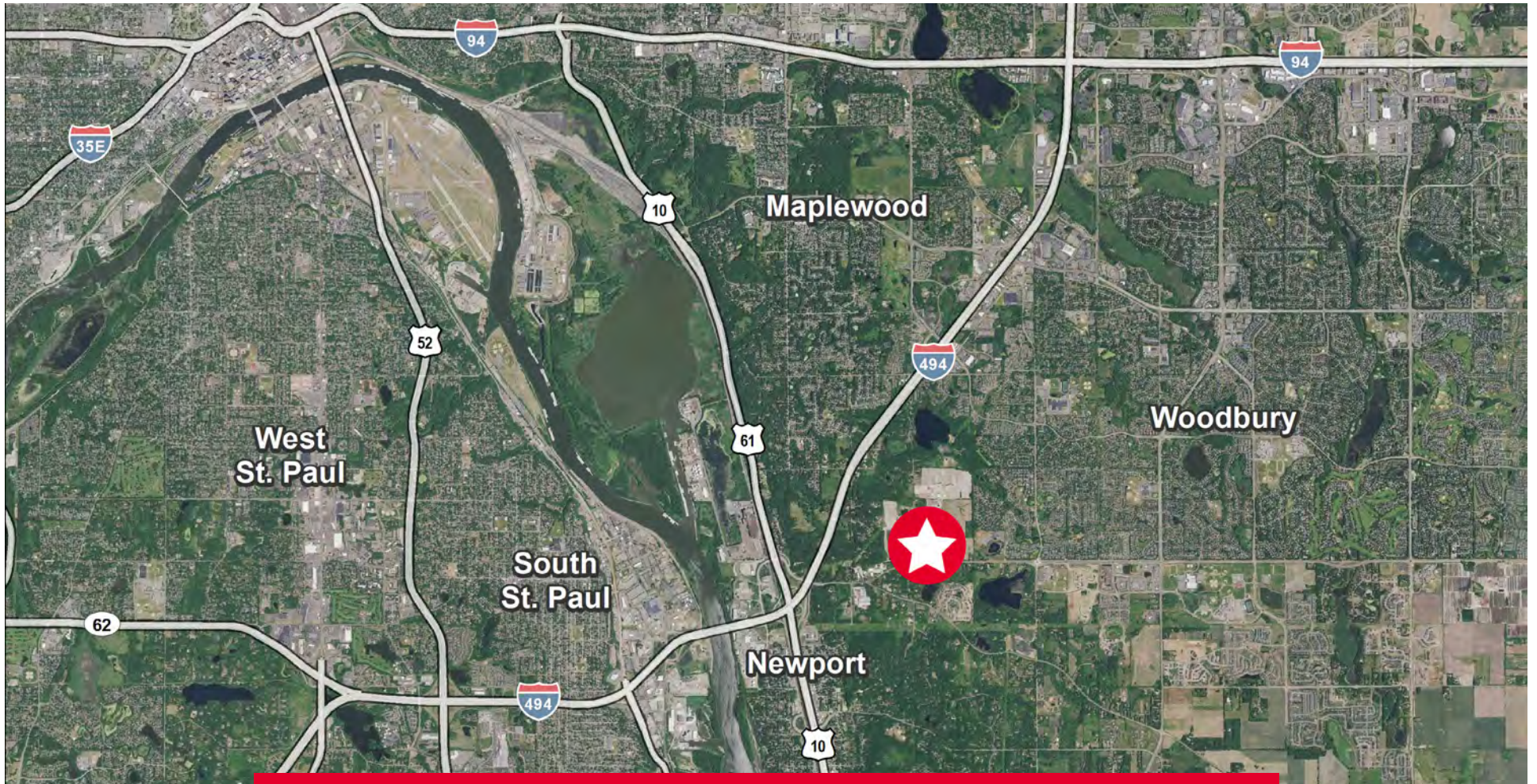


Phase I
Delivering Q4 2027

Site Plan

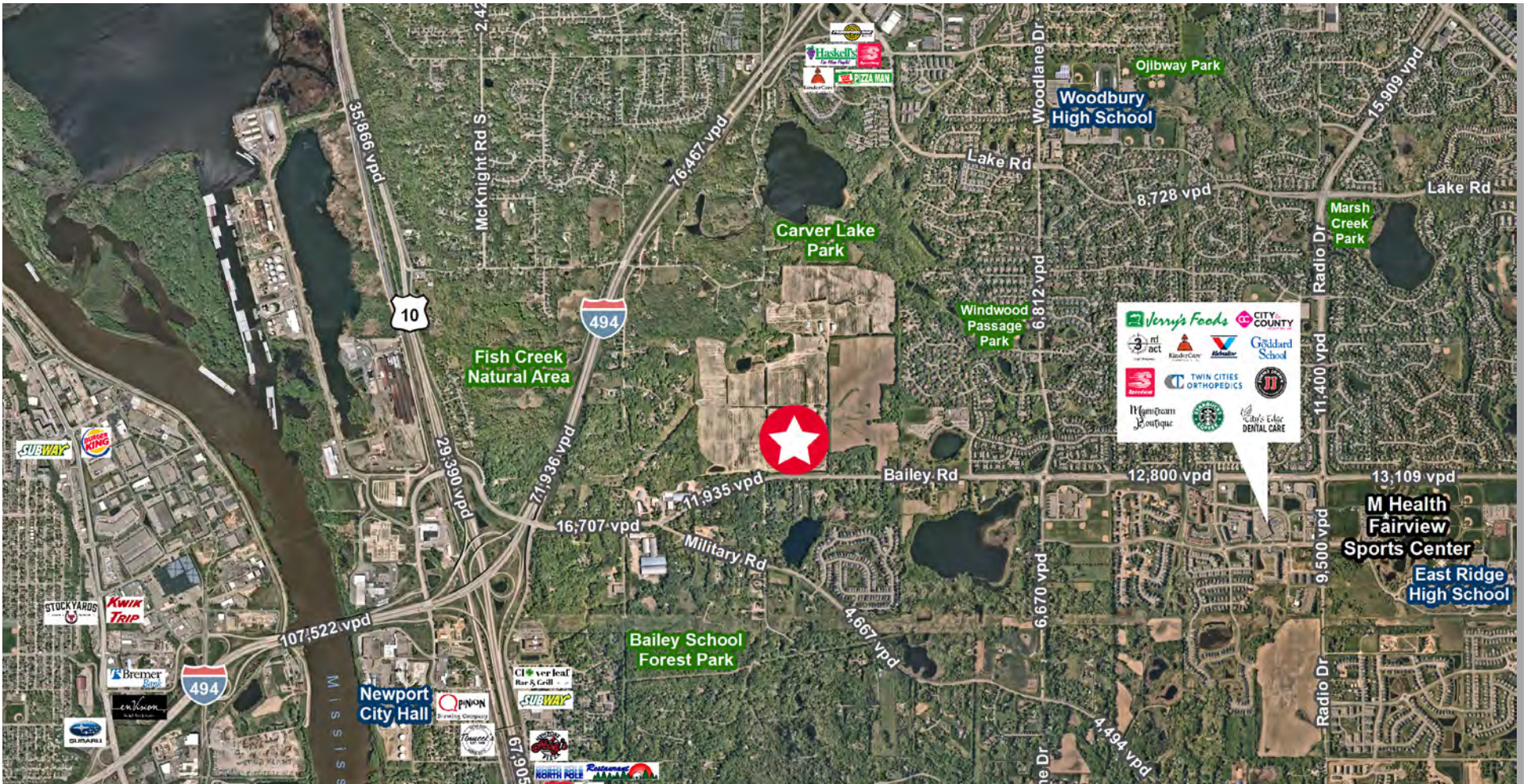


BAILEY FARM BUSINESS PARK



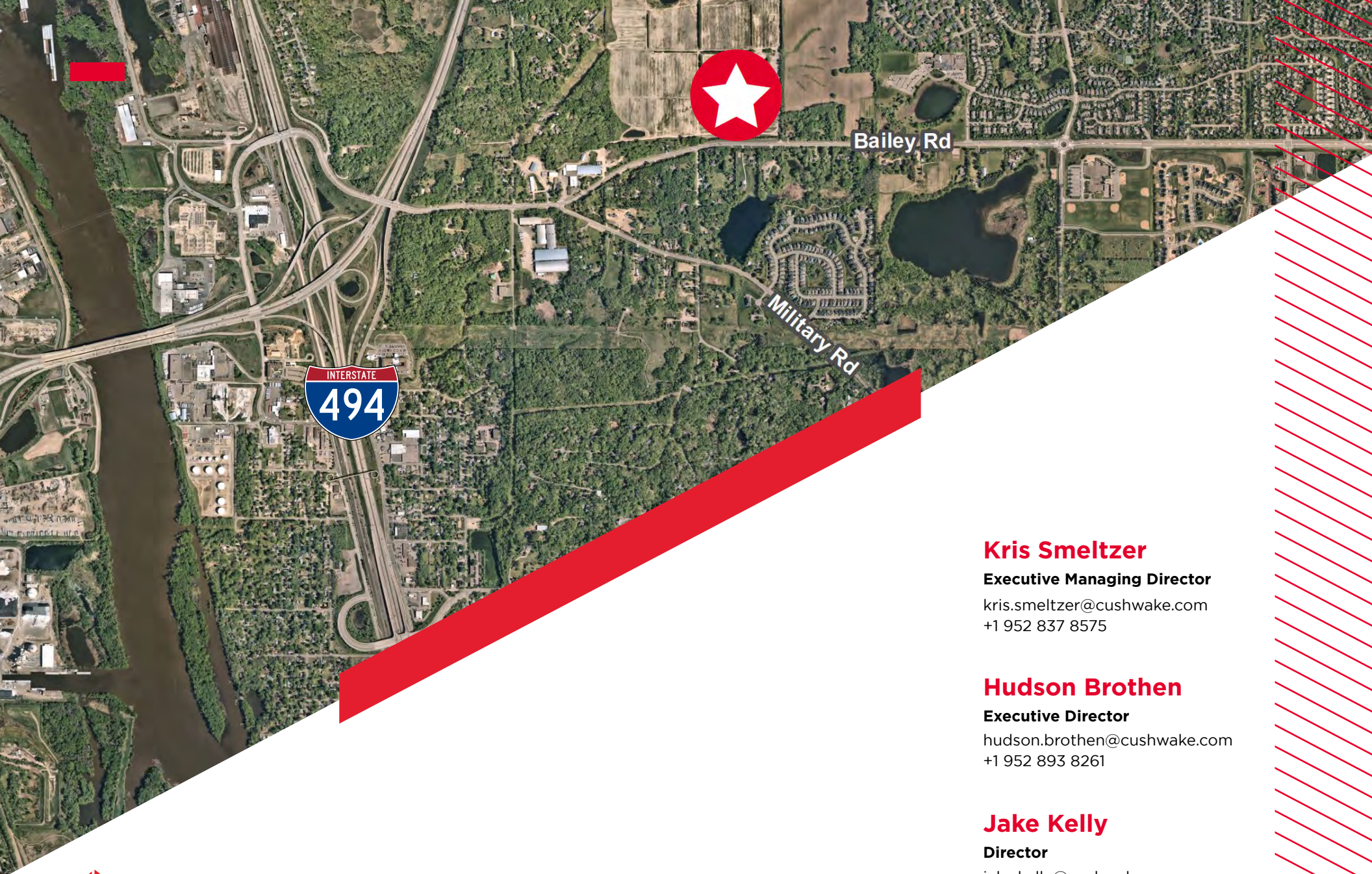
Aerial Map

BAILEY FARM BUSINESS PARK



Amenities Map

BAILEY FARM BUSINESS PARK



Bailey Rd

Military Rd



Kris Smeltzer

Executive Managing Director

kris.smeltzer@cushwake.com

+1 952 837 8575

Hudson Brothen

Executive Director

hudson.brothen@cushwake.com

+1 952 893 8261

Jake Kelly

Director

jake.kelly@cushwake.com

+1 952 465 3303



cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.