

LAKEVILLE 35 LOGISTICS CENTER II

10655 215th St W, Lakeville, MN

FOR LEASE

BREAKING GROUND - JUNE 2026



Likewise
Partners



A PREMIER OPPORTUNITY IN LAKEVILLE

PHASE II SPECS

SITE AREA:

14.9 acres

BUILDING AREA:

170,978 SF

DIVISIBLE:

26,000 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 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



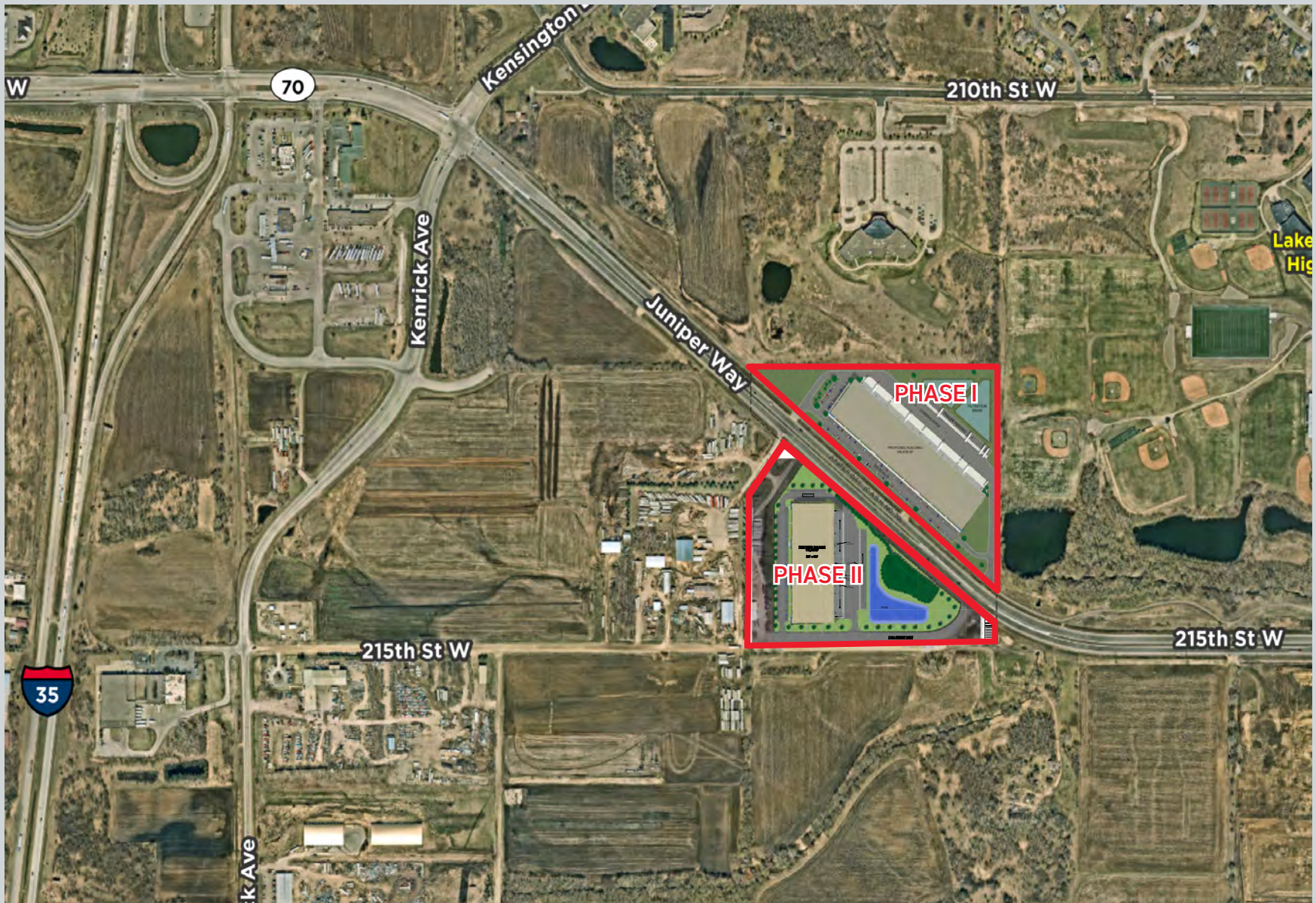
PHASE II

SHELL DESCRIPTION

| | | | |
|----------------------|---|-----------------------|--|
| BUILDING AREA: | 170,978 GSF | GLASS & GLAZING: | 4 main entrances with storefront |
| DIVISIBLE: | 26,000 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: | 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"> June 2026 construction start February 2027 completion |
| STRUCTURAL ROOF: | 1 1/2" x 20 Ga. metal roof deck | | |
| ROOFING: | Ballasted Roof R30 - 45 mil EPDM membrane | | |

LOCATION

AERIAL

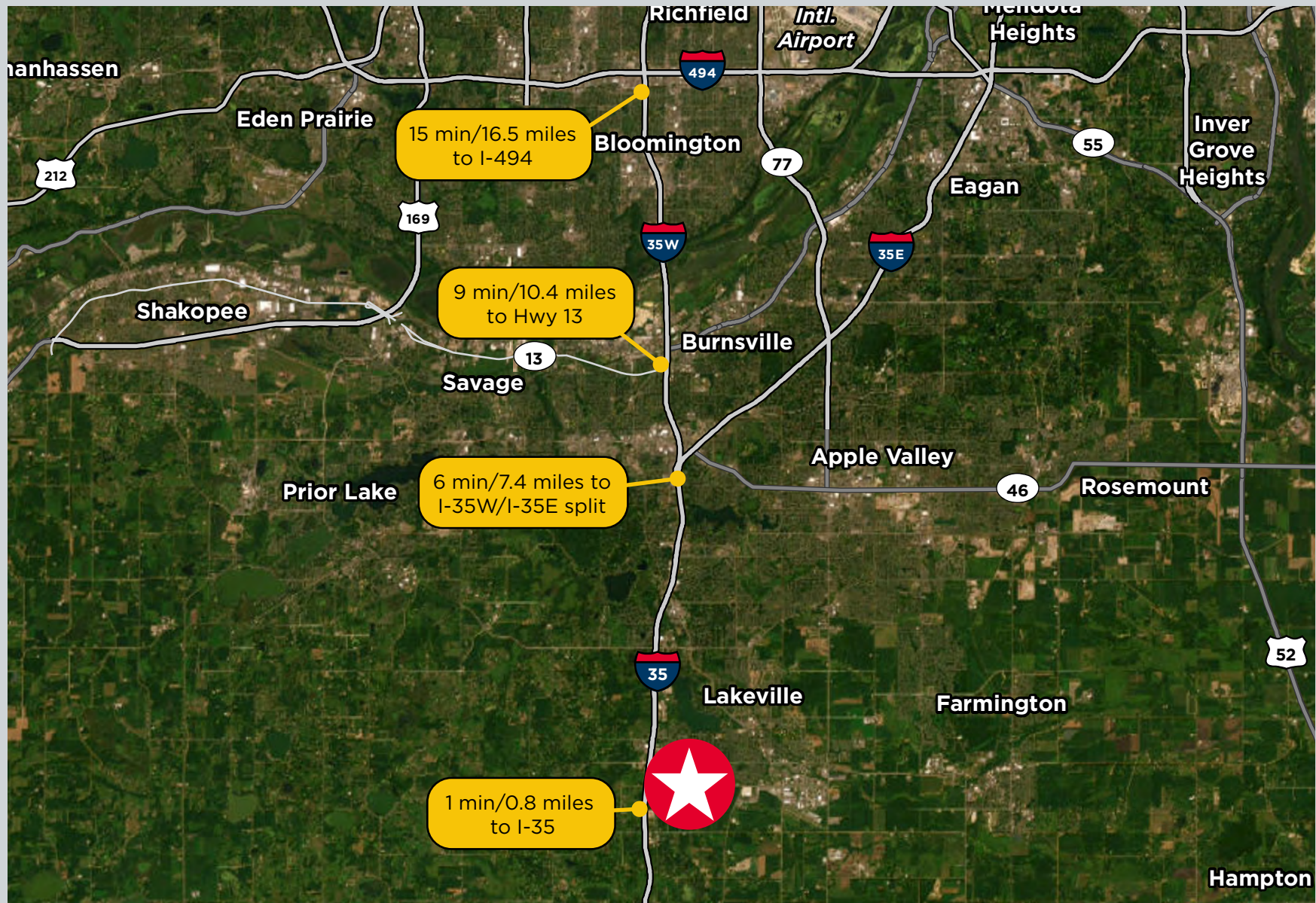


PHASE II SITE PLAN



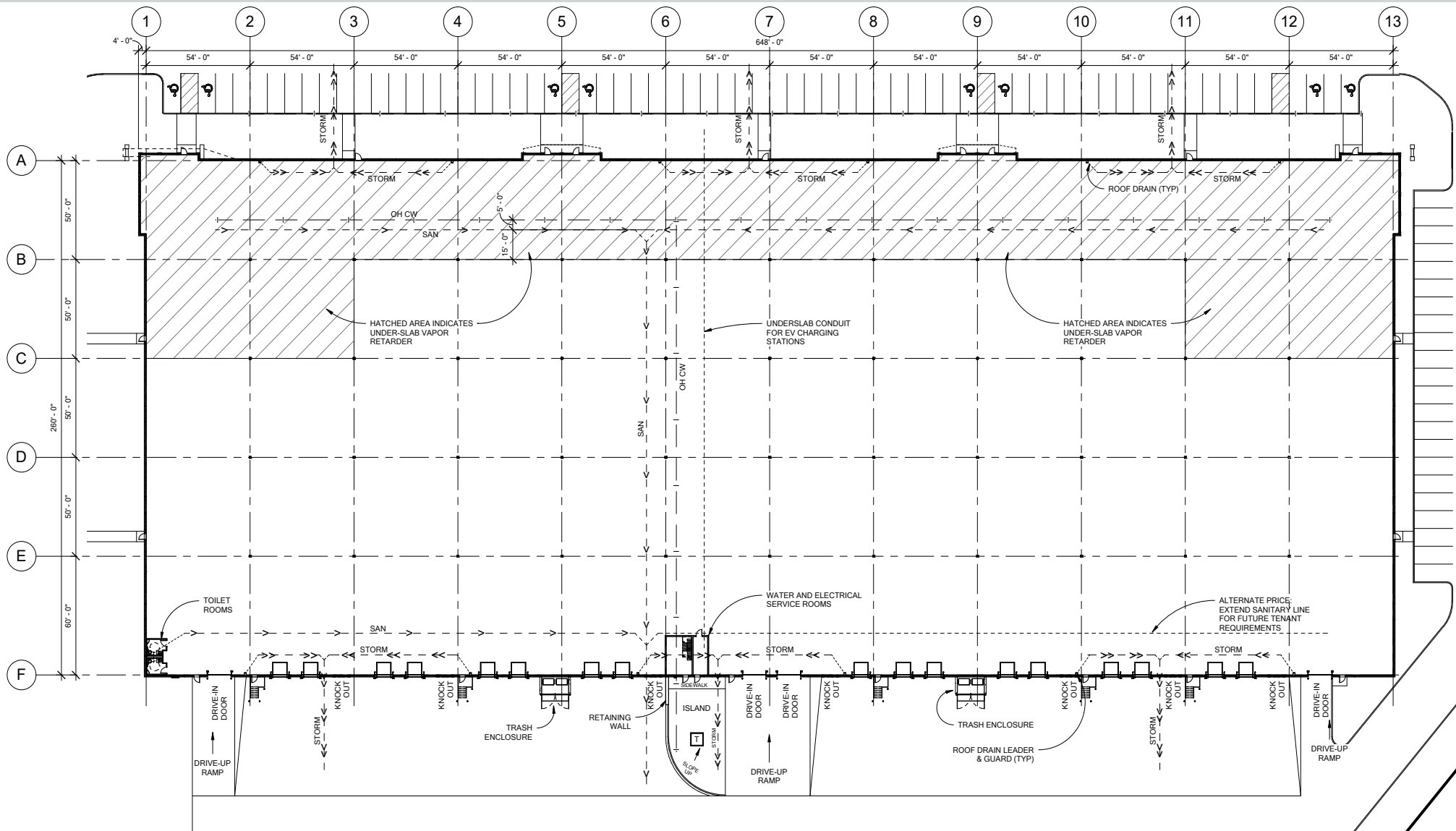
DRIVE-TIME

AERIAL



PHASE II

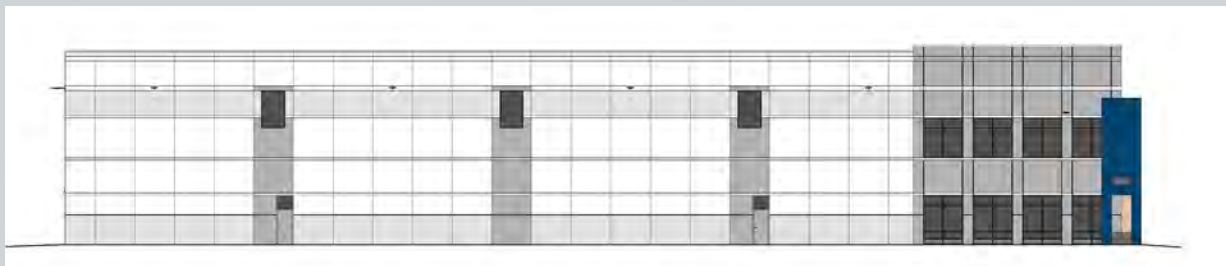
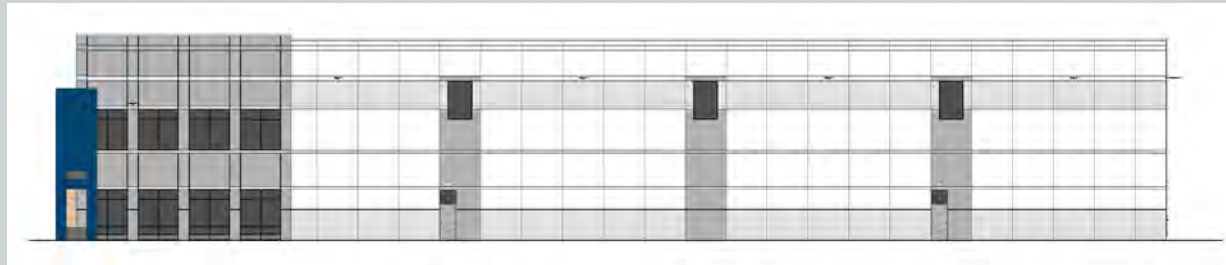
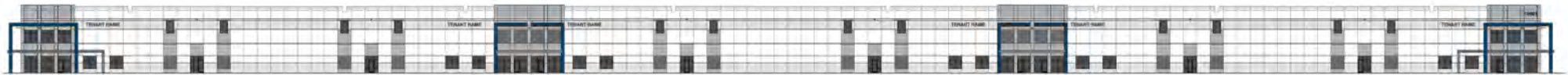
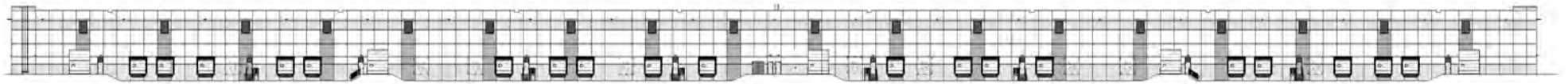
FLOOR PLAN



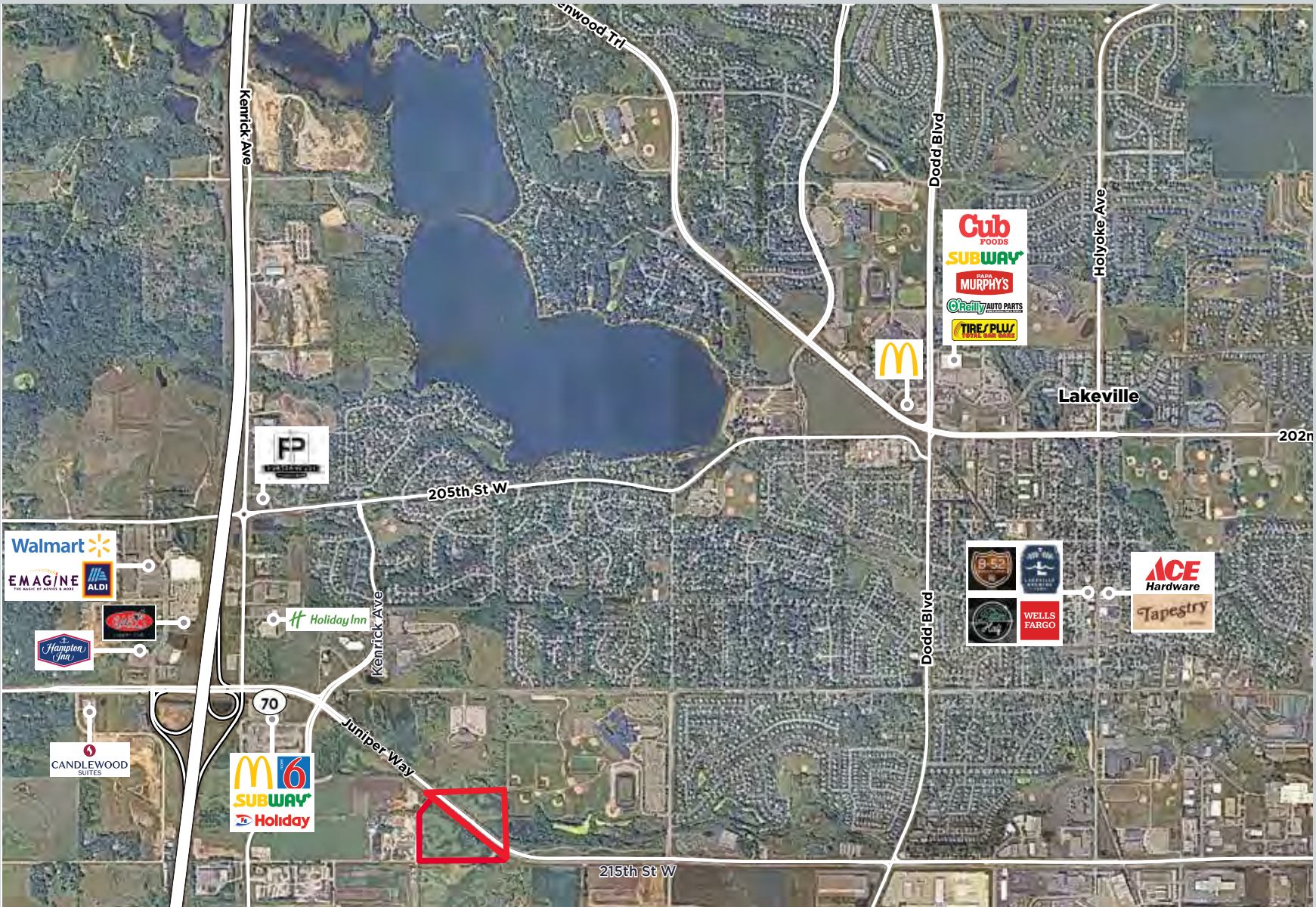
PHASE II RENDERINGS



PHASE II ELEVATIONS

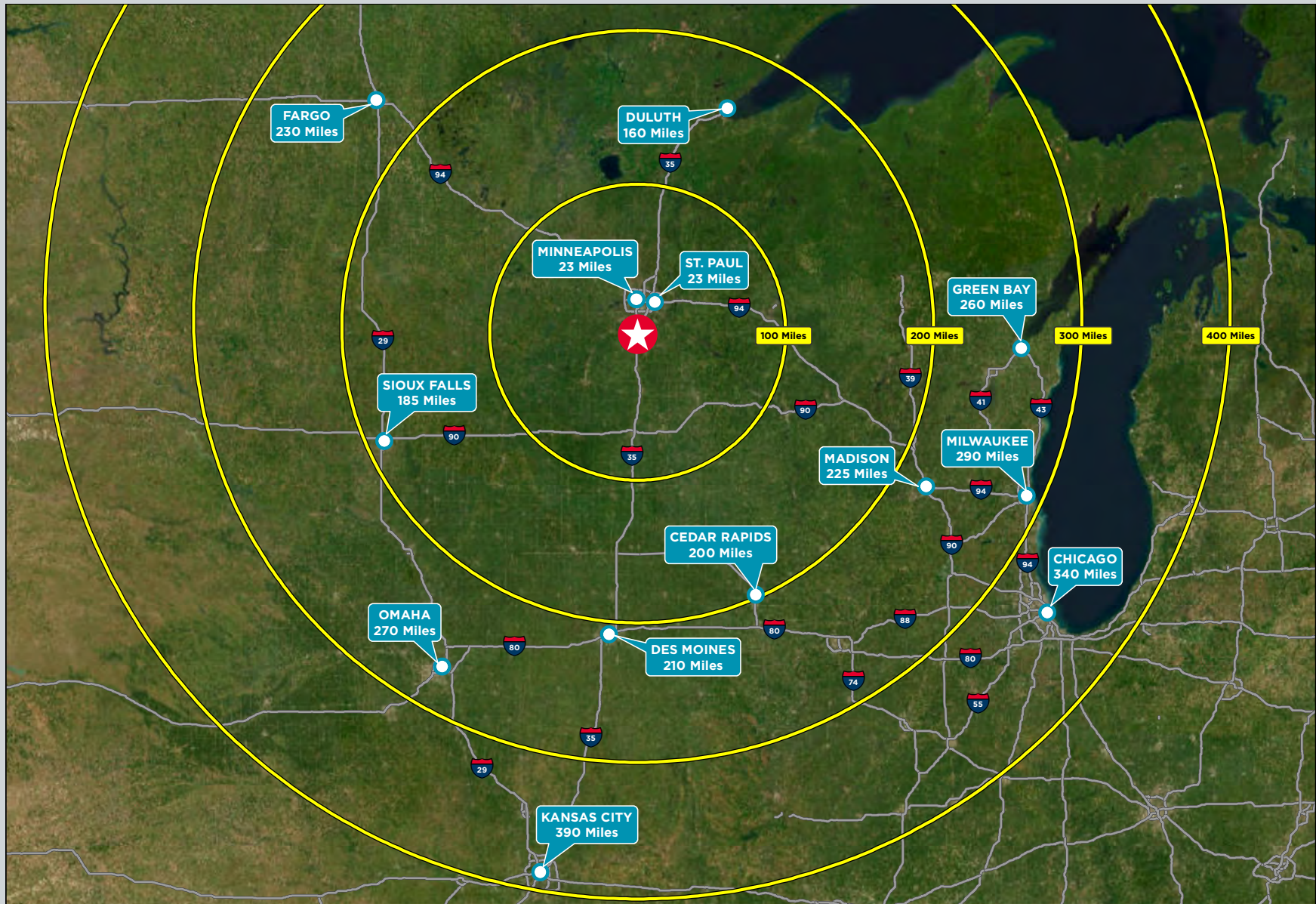


LOCAL AMENITIES



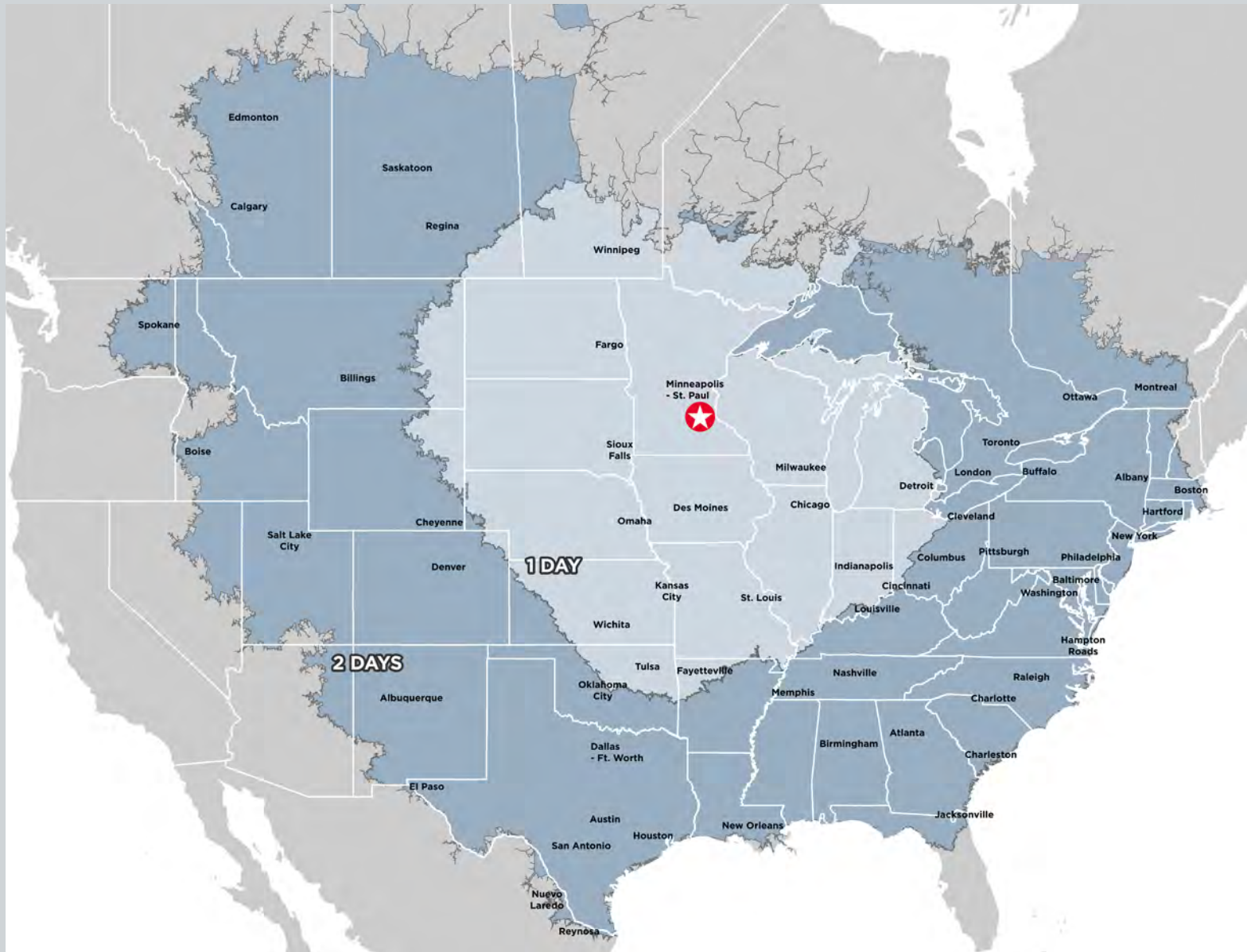
LOCATION

REGIONAL REACH



LOCATION

NORTH AMERICAN TRUCKING REACH



FOR MORE INFORMATION, PLEASE CONTACT:

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WAKEFIELD**