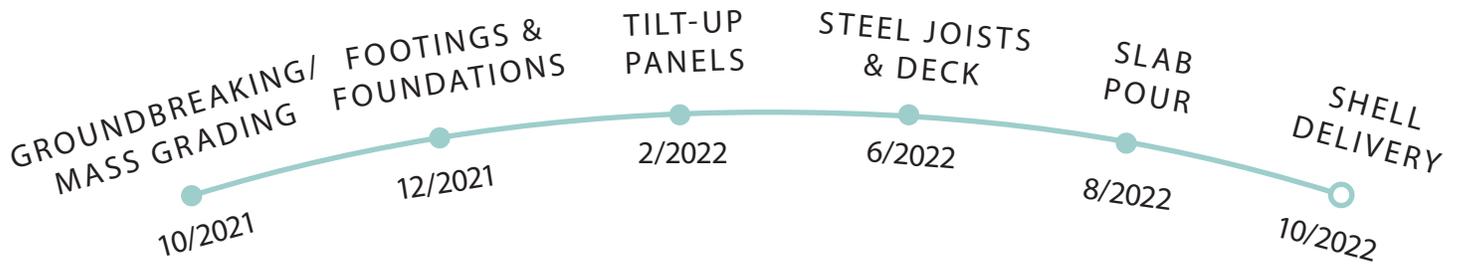


PROJECT SCHEDULE



CAPSTONE 35 PROJECT SPECS

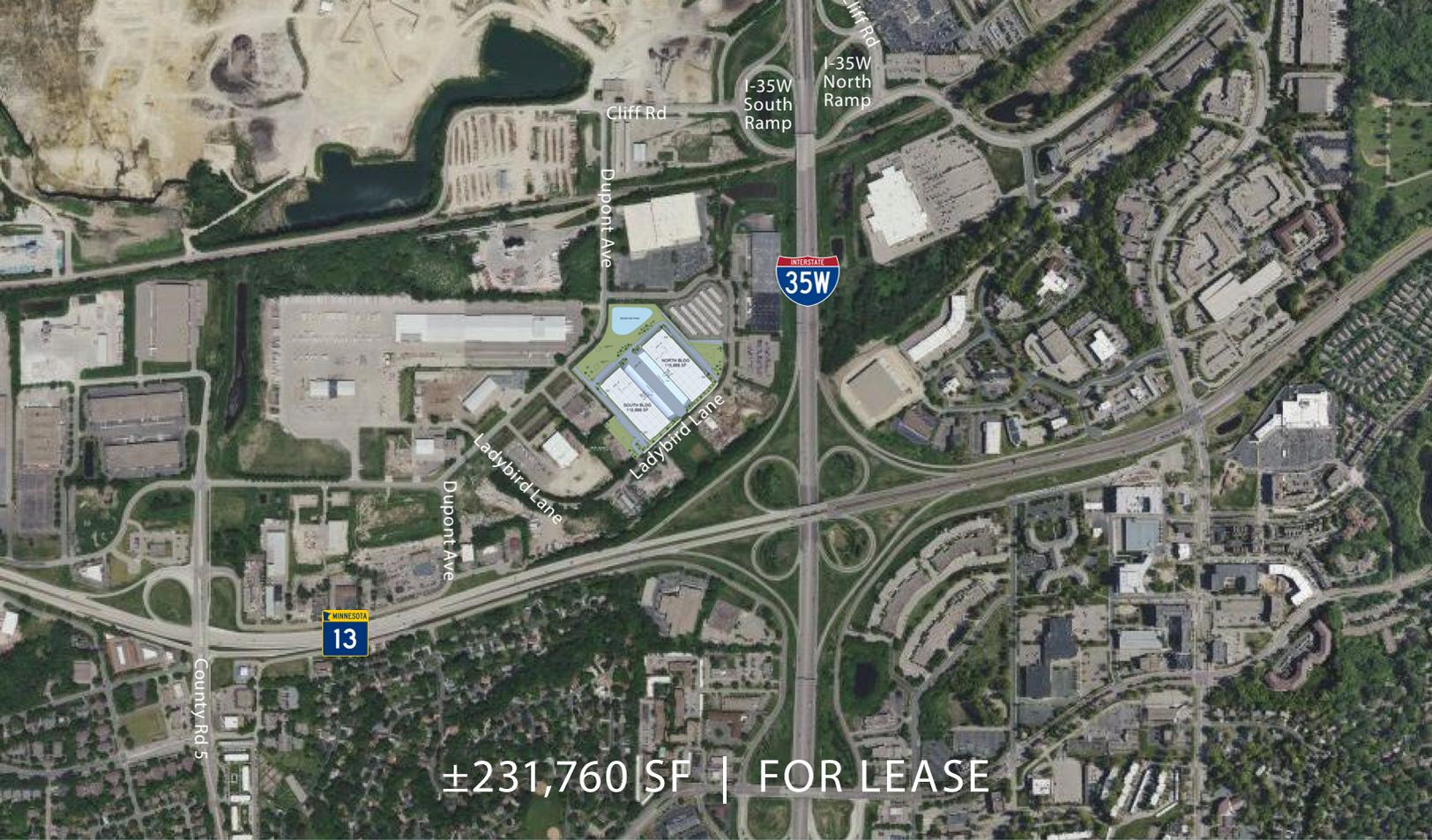
NORTH BUILDING

DELIVERY	4Q 2022
TOTAL SF	115,888
OFFICE SF	Build-to-suit
COLUMN SPACING	50' x 50' (typical) with 60' speed bay 212' building depth
CAR PARKING	93 stalls (expandable to 116)
DOCK DOORS	16 (9'x10') w/ 35,000 lb mechanical leveler, bumpers, seals and vision glass
DRIVE-IN DOORS	2 (12'x14') with automatic openers
TRAILER PARKING	18 stalls at dock wall
TRUCK COURT DEPTH	210' (shared) with 60' concrete apron
CLEAR HEIGHT	32'
POWER	2000 amp 480/277 volt 3-phase
LIGHTING	30 FC @ 36" AFF LED lighting provided with shell build
INTERCHANGE ACCESS	Access to 2 full, 4-way interchanges; N-S on I-35W at Cliff Road & E-W on Highway 13 at Highway 5

SOUTH BUILDING

DELIVERY	4Q 2022
TOTAL SF	115,888
OFFICE SF	Build-to-suit
COLUMN SPACING	50' x 50' (typical) with 60' speed bay 212' building depth
CAR PARKING	125 stalls (expandable to 165)
DOCK DOORS	16 (9'x10') w/ 35,000 lb mechanical leveler, bumpers, seals and vision glass
DRIVE-IN DOORS	2 (12'x14') with automatic openers
TRAILER PARKING	18 stalls at dock wall
TRUCK COURT DEPTH	210' (shared) with 60' concrete apron
CLEAR HEIGHT	32'
POWER	2000 amp 480/277 volt 3-phase
LIGHTING	30 FC @ 36" AFF LED lighting provided with shell build
INTERCHANGE ACCESS	Access to 2 full, 4-way interchanges; N-S on I-35W at Cliff Road & E-W on Highway 13 at Highway 5





±231,760 SF | FOR LEASE

CAPSTONE 35

BURNSVILLE, MN



MATT OELSCHLAGER
Senior Vice President
+1 612 532 4747
matt.oelschlager@cbre.com

TOM BENNETT
Senior Vice President
+1 952 924 4897
tom.bennett@cbre.com

TOM HAYHOE
Vice President
+1 952 924 4804
tom.hayhoe@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

