

PARK 35E



MULTI-PHASE DEVELOPMENT WITH GREAT FREEWAY VISIBILITY
STRATEGICALLY LOCATED ALONG 35E BETWEEN HIGHWAY 96 AND CR J

AVAILABLE 2025



VIEW DRONE
FOOTAGE



SITEPLAN

51XX Centerville Road
White Bear Lake, MN



BUILDING SPECIFICATIONS

Location 51XX Centerville Rd, White Bear Lake, MN 55127

Building Size 103,456 SF

Available SF 22,896 SF - 103,456 SF

Clear Height 32'

Column Spacing 54' x 50' with a 60' Speed Bay

Truck Court Rear loaded, 60' deep asphalt with a 60' deep concrete

Car Parking 105 parking stalls (expandable)

Loading 9 dock doors | 2 drive-ins (expandable)

Fire Protection ESFR

HVAC Gas-fired unit heaters to maintain 50 degrees fahrenheit each unit heater controlled by individual thermostat ventilation per code

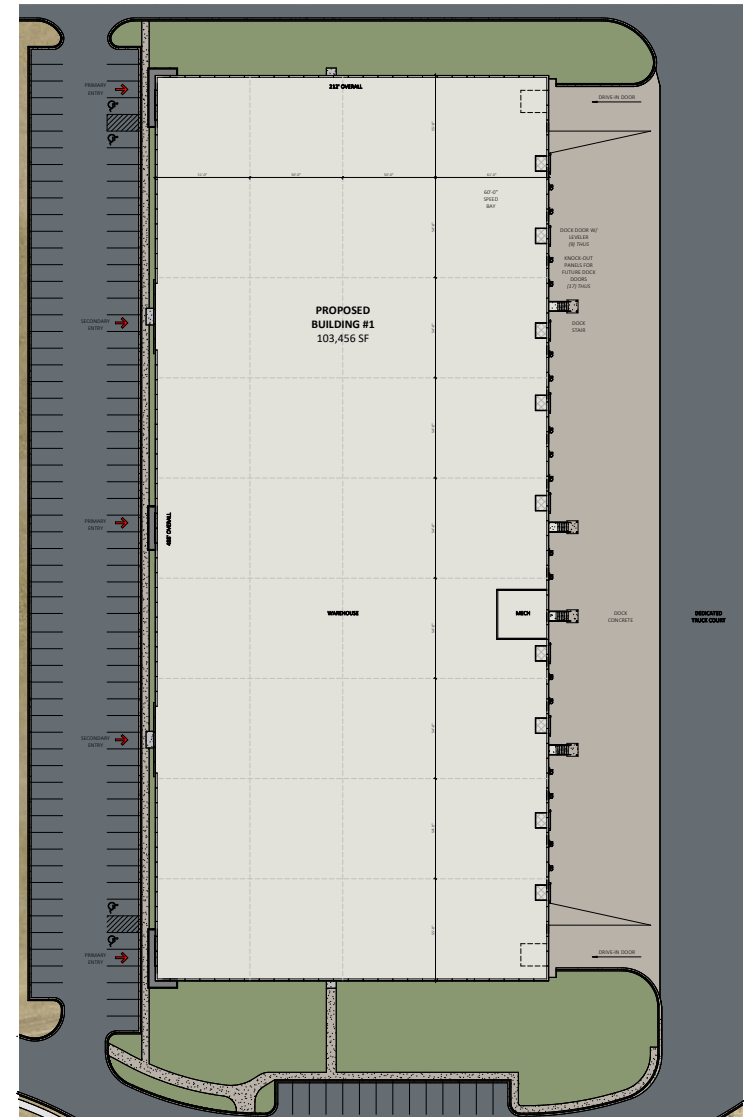
Power 2000 amps, 480 volt, 3 phase

Lease Rates Negotiable

Est. Tax/CAM \$0.75 PSF

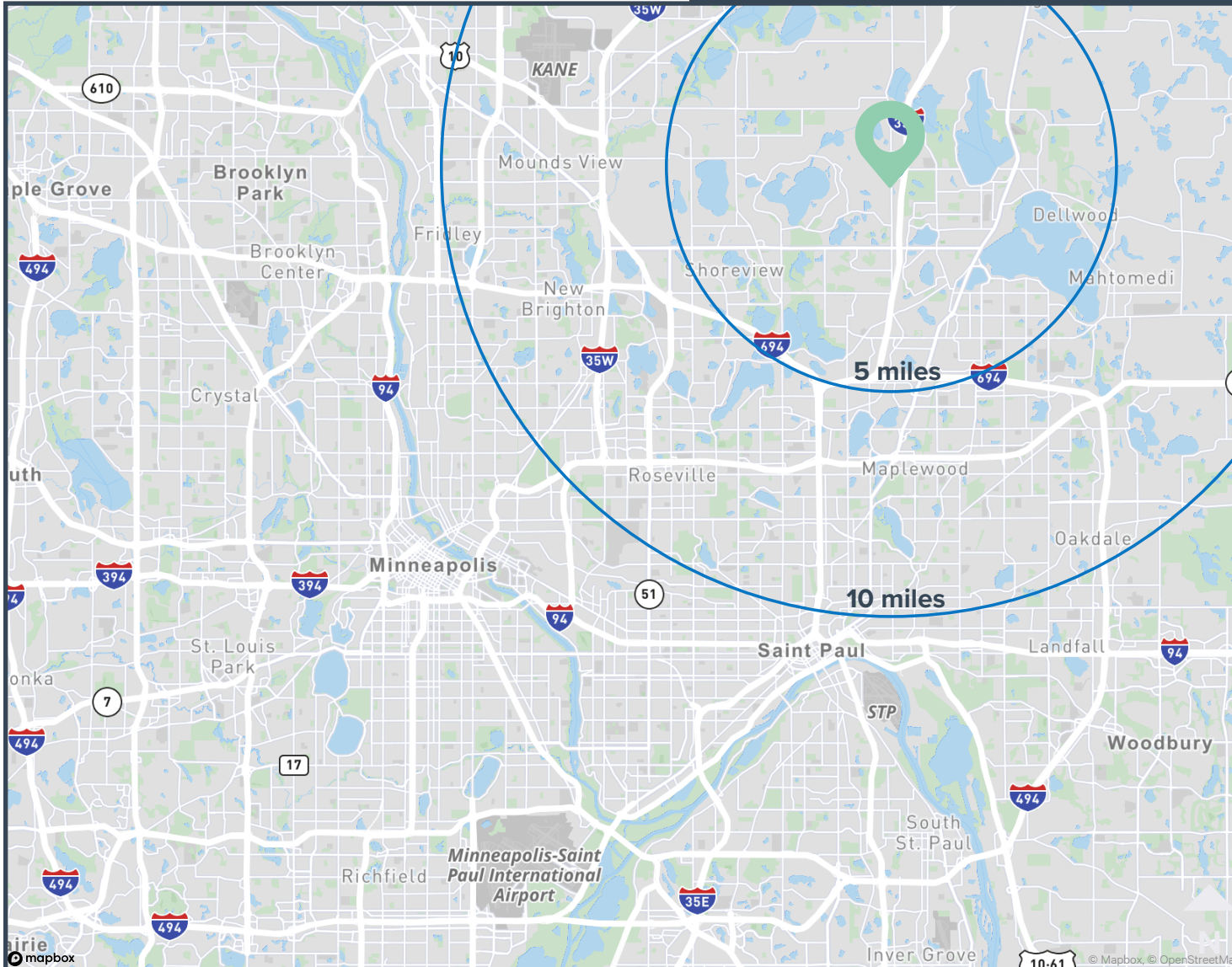
PARK 35E

FLOORPLAN



DRIVE TIME MAP

PARK 35E



INTERSTATE 694
6 MINUTES

ST. PAUL
19 MINUTES

MINNEAPOLIS
22 MINUTES

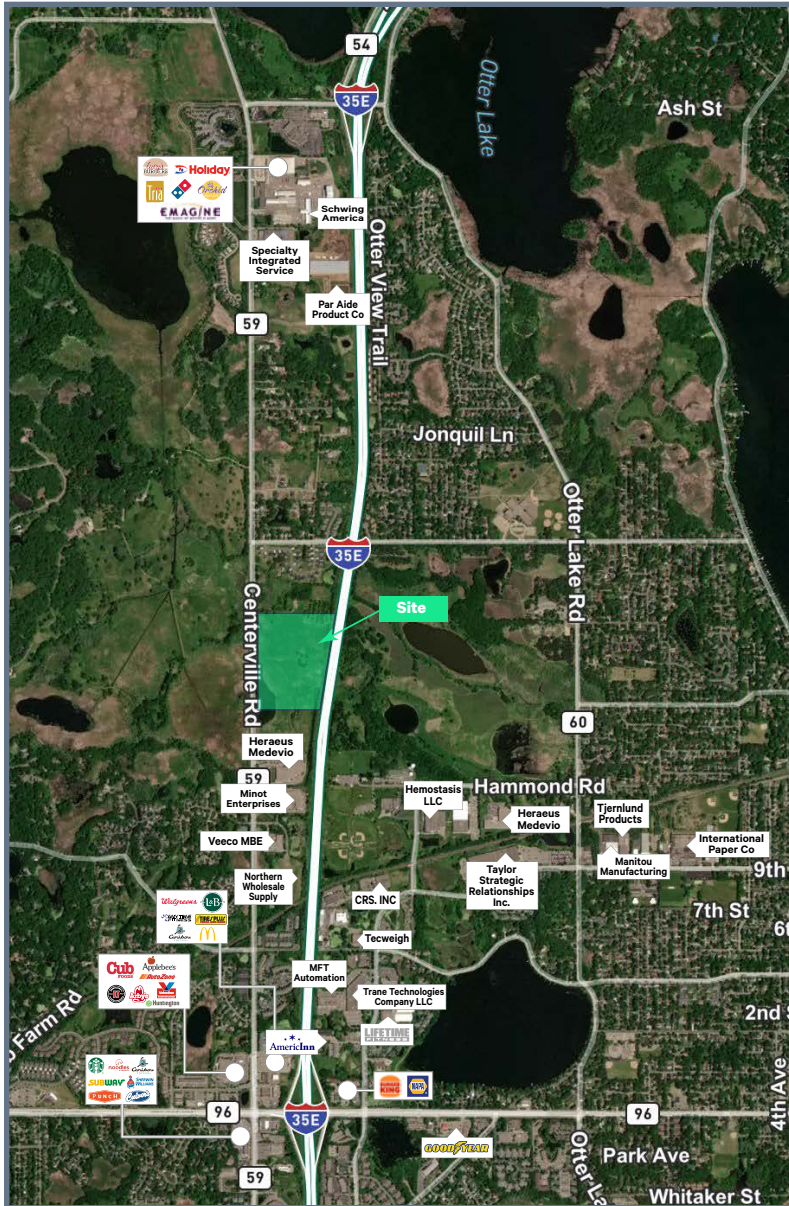
MSP AIRPORT
26 MINUTES

SITE AERIAL

PARK 35E



AMENITIES



ABOUT ENDEAVOR DEVELOPMENT

The need for industrial real estate has greatly accelerated. It's a specialized market Endeavor knows well. We develop, acquire and manage industrial real estate assets using our thorough understanding of the current climate and landscape. Drawing on our results in the Minneapolis - St. Paul metro area, we have successfully brought our proven approach to new markets. The Endeavor business model provides our clients unmatched industry knowledge and allows our team the flexibility and entrepreneurial spirit to get creative with solutions. We can adapt to your needs when others often can't. Offering unique solutions and opportunities to clients is where Endeavor shines.

INDUSTRIAL EXPERIENCE. ENTREPRENEURIAL SPIRIT



Minnesota

- Arbor Lakes Buildings 3-8, Maple Grove
- Highview 610 Business Center, Brooklyn Park
- I-94 Logistics Center, Rogers
- Nathan Lane Business Center, Plymouth
- Pilot Knob Business Center, Mendota Heights
- Blu Dot Global Distribution Center, Otsego
- Yankee Doodle Business Center, Eagan
- Zachary Distribution Center, Maple Grove
- Columbia Business Center, Eagan, MN

Iowa

- I-35 Distribution Center, Ankeny
- I-80 Distribution Center, Altoona

Wisconsin

- I-94 Business Center, Mt. Pleasant



2022
Top Three Industrial Developer
in Minneapolis-St. Paul by
Square Footage



2023
Top Three Industrial Developer
in Minneapolis-St. Paul by
Square Footage

Nimble and Adaptable Approach
Endeavor has the flexibility and expertise to deliver state-of-the-art projects for clients. We deliver build-to-suit for lease, build-to-suit for sale, and speculative building projects to fit a variety of needs.



51XX CENTERVILLE ROAD
WHITE BEAR LAKE, MN 55127

PARK 35E

BUILDING I: LEASED

BUILDING II: 103,456 SF AVAILABLE

PHASE II: UP TO 205,000 SF

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