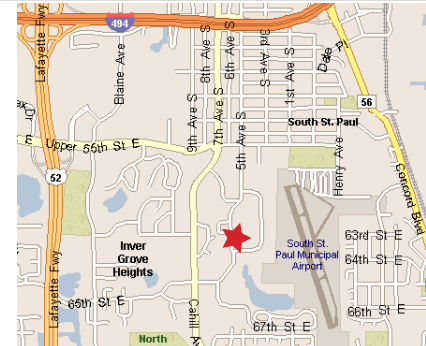




For Lease

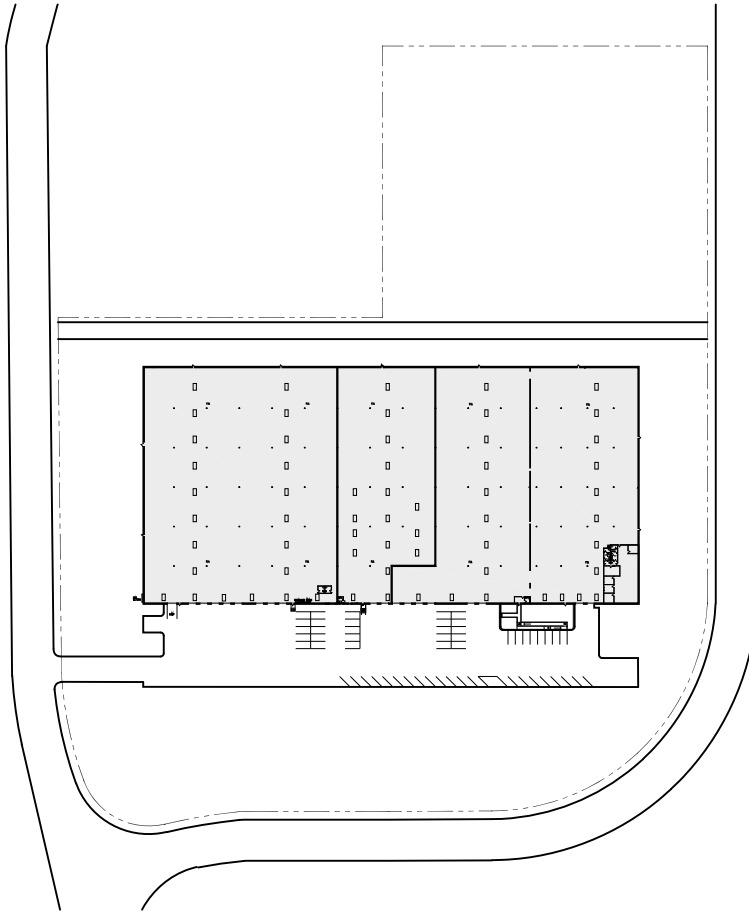
Carmen Distribution Center
6240-6250 Carmen Avenue East
Inver Grove Heights, Minnesota

- 174,180 total SF of high bay warehouse distribution space located on large 10.44 acre site with large truck court and 38' clear height
- Excellent access to I-494 and Highway 52
- Minutes from Minneapolis/St. Paul airport
- Office built-to-suit
- Good local labor force
- Precast concrete construction
- Approved for outside storage
- Built in 1988



For more information contact:

Evan Molde
952.897.7776
emolde@welshco.com



SITE PLAN

CARMEN DISTRIBUTION CENTER
 6240 CARMEN AVENUE
 INVER GROVE HEIGHTS, MN



For more information contact:

Evan Molde
 952.897.7776
 emolde@welshco.com



Carmen Distribution Center For Lease

Building Address:

6240-6250 Carmen Avenue East
Inver Grove Heights, Minnesota

Evan Molde

- 952.897.7776
- emolde@welshco.com

Building Square Feet:

174,180 square feet total
3,042 square feet office
171,138 square feet warehouse

**Currently Available:
Suite 6244**

34,514 square feet total
169 square feet office
34,345 square feet warehouse

- Six (6) docks

www.welshco.com

Suite 6250

38,224 square feet total
3,042 square feet office
35,182 square feet warehouse

- Two (2) docks

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

Ceiling Height:

38' clear

Net Rental Rates:

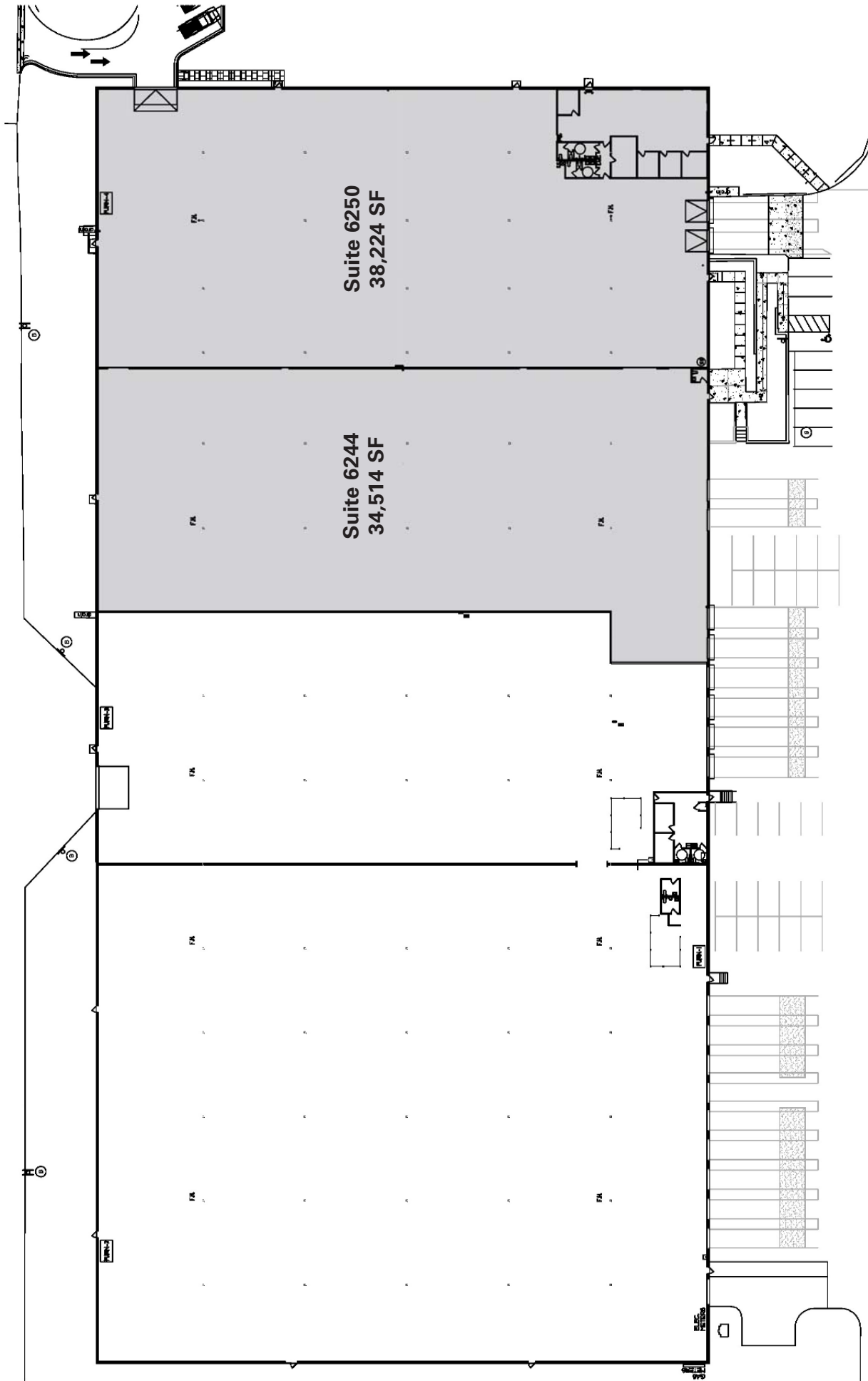
\$7.95 per square foot for office
\$3.75 per square foot for warehouse

2011 (est.) CAM & Taxes:

\$0.42 per square foot for CAM
\$1.13 per square foot for real estate taxes
\$1.55 per square foot for CAM

Comments:

- Approved for outside storage
- Office built-to-suit
- Located on a large 10.44 acre site
- Large truck court
- Excellent access to I-494 & Highway 52
- Minutes from Minneapolis/St. Paul Airport
- Good local labor force
- Precast concrete construction
- Built in 1988

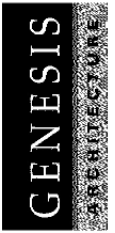


Suite 6250
38,224 SF

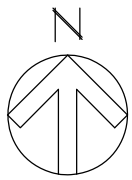
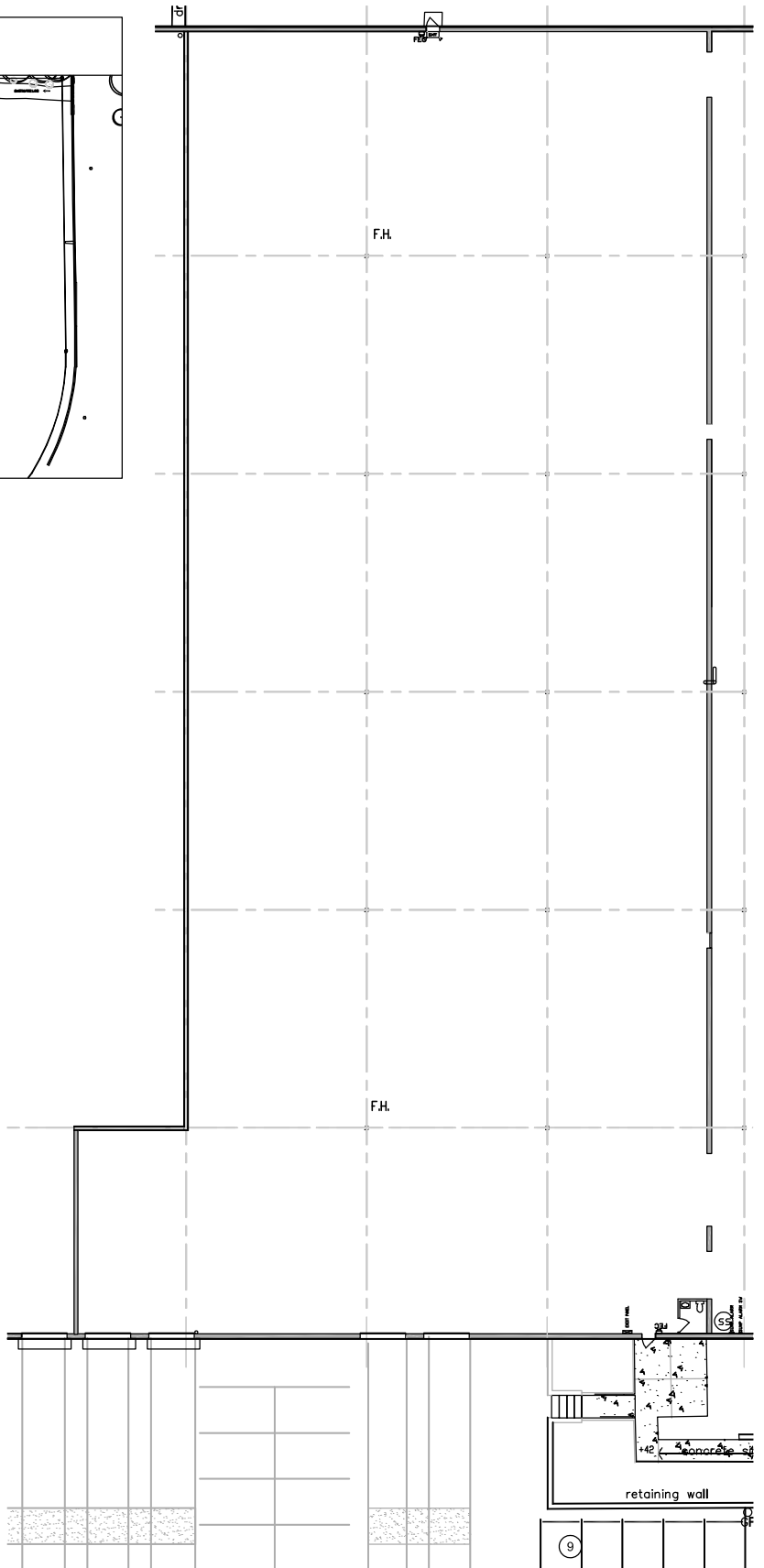
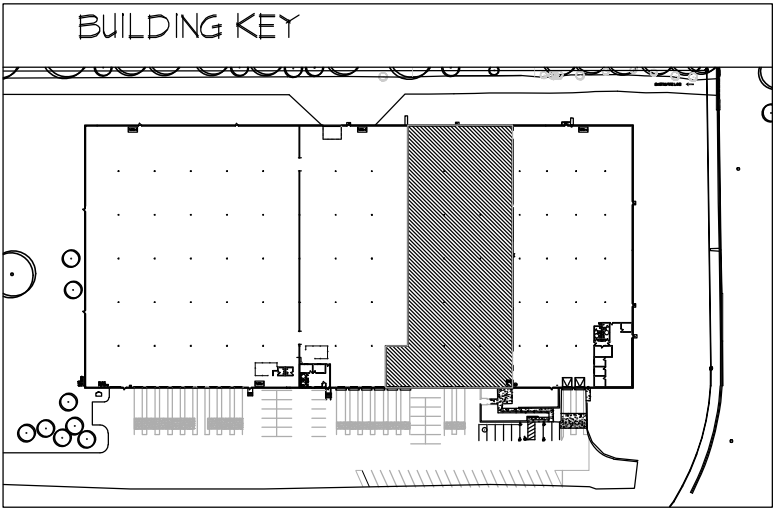
Suite 6244
34,514 SF

SCALE: NOT TO SCALE
 JOB: _____
 REVISION: _____ DATE: _____
 DRAIN BY: _____ DATE: 15 JAN 10
A-1

CARMEN DISTRIBUTION CENTER
 6240-6250 CARMEN AVENUE
 INVER GROVE HEIGHTS, MN 55016



952.897.7874 Fax: 952.897.7740



1 FIRST FLOOR PLAN
 6244 BEST FIT PAGE

GENESIS
 ARCHITECTURE
 A WELSH COMPANY

4350 Baker Road ~ Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

FLOOR PLAN - 34,514 SF.

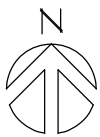
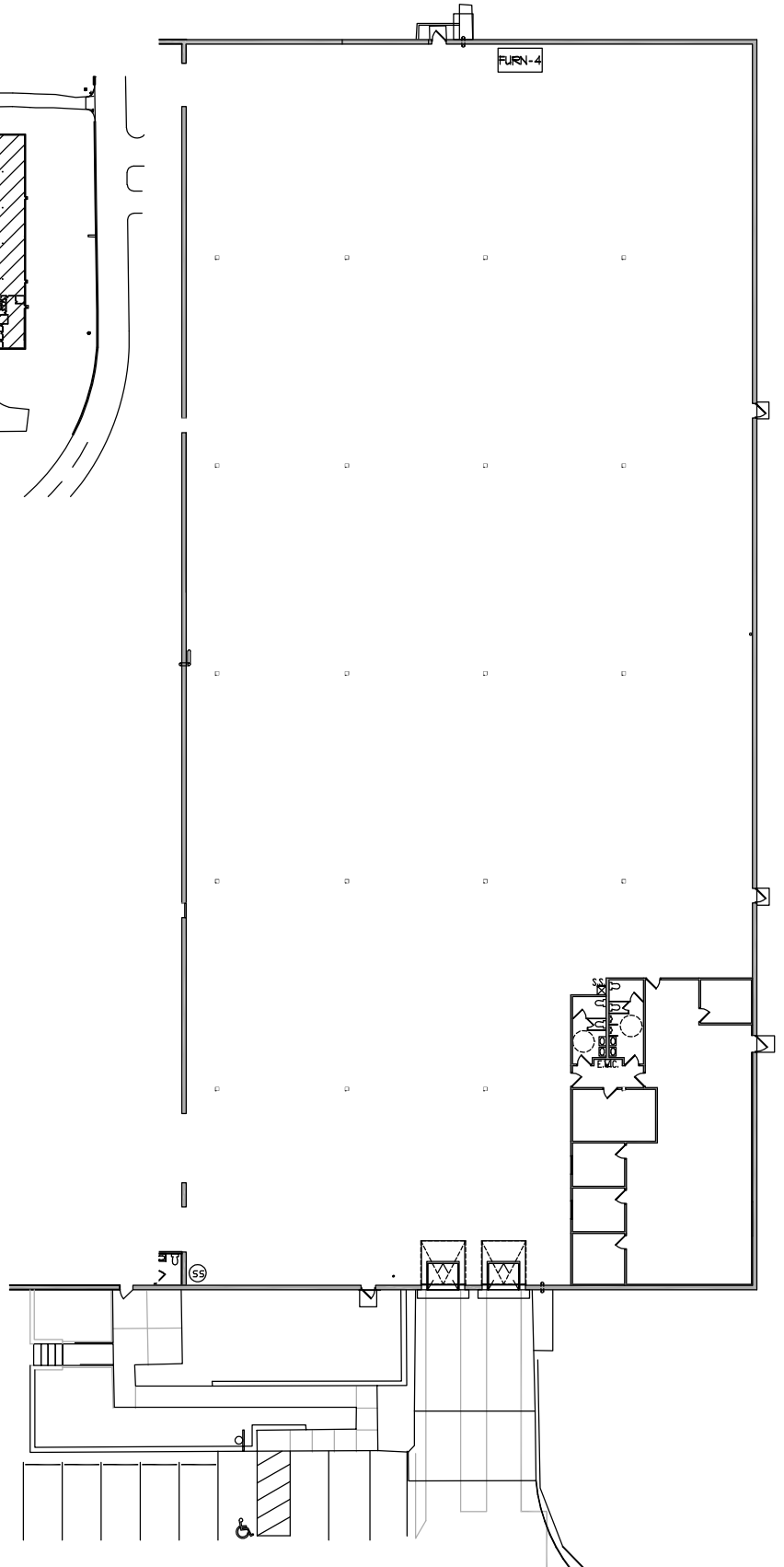
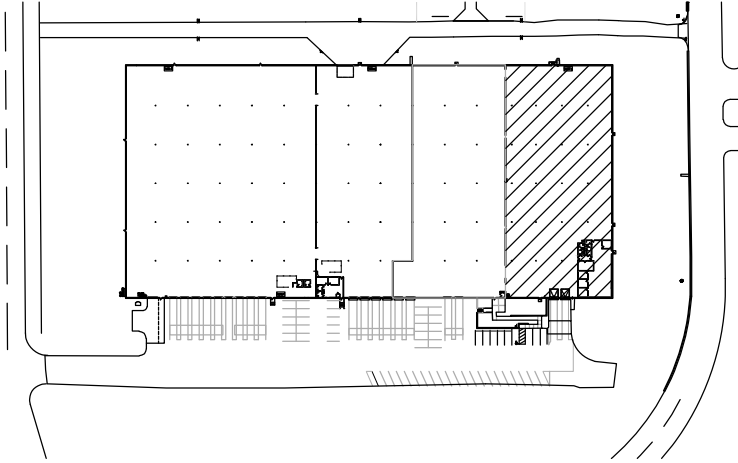
CARMEN DISTRIBUTION CENTER
 6244 CARMEN AVENUE
 INVER GROVE HEIGHTS, MN

SCALE: AS NOTED
 JOB: _____
 REVISION: _____ DATE _____

DRAWN BY: TGW
 DATE: 08 JUN '10

6244

BUILDING LOCATION KEY:



1
6250

VAC'Y FLOOR PLAN

SCALE: BEST FIT PAGE

SQUARE FOOTAGE:

OFFICE	3,042 s.f.
WHSE.	35,182 s.f.
TOTAL	38,224 s.f.

GENESIS
ARCHITECTURE

4350 Baker Road, Suite #400
Minnetonka, MN 55343
952.897.7874 Fax: 952.897.7740

FLOOR PLAN - 38,224 s.f.

CARMEN DISTRIBUTION CENTER
6250 CARMEN AVENUE EAST
INVER GROVE HEIGHTS, MN

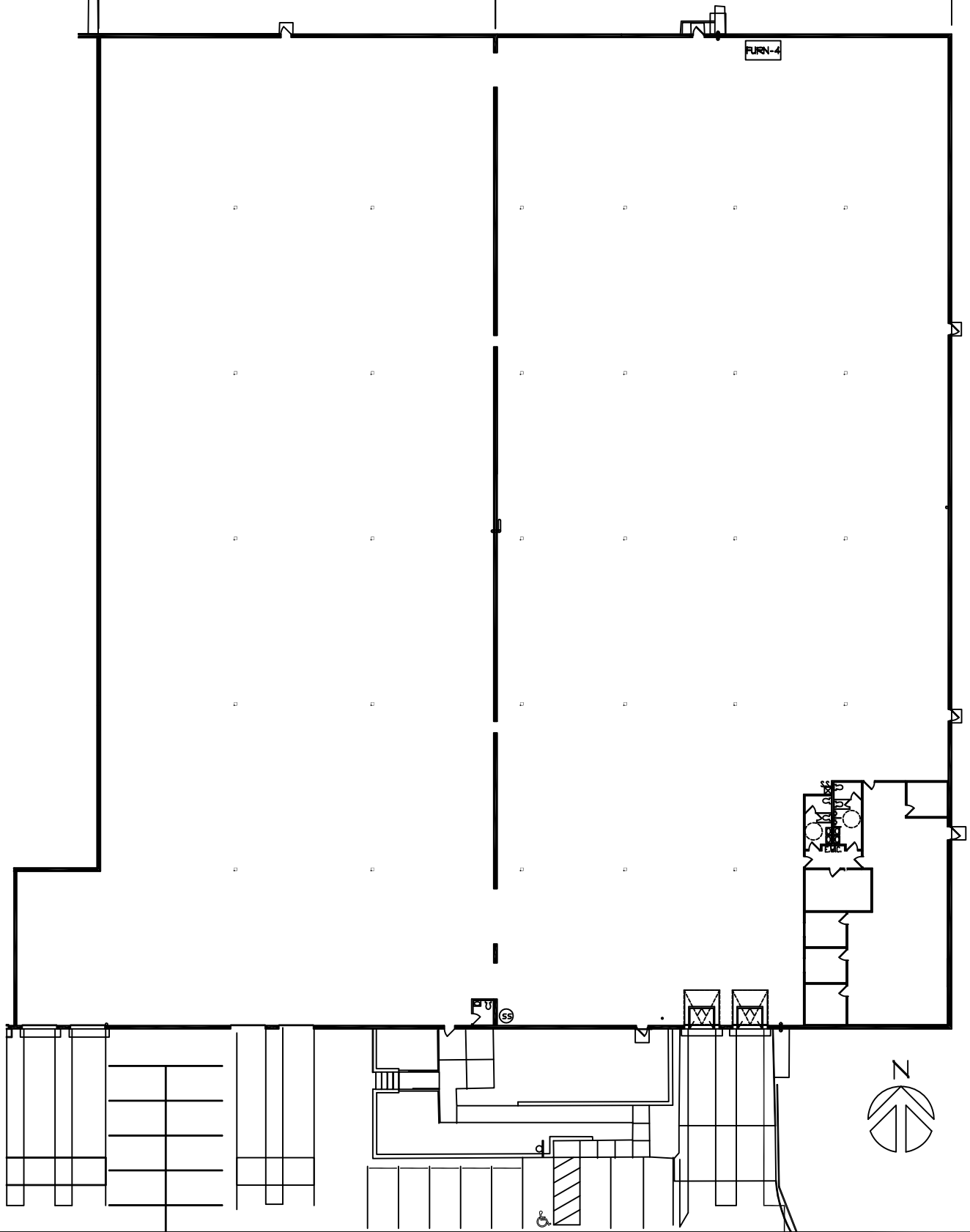
SCALE: BEST FIT PAGE
JOB:
REVISION: DATE

DRAWN BY: TGW
DATE: 08 JUN '10

6250

STE. 6248 - OFFICE 169 s.f.
 WHSE. 34,345 s.f.
 TOTAL 34,514 s.f.

STE. 6250 - OFFICE 3,042 s.f.
 WHSE. 35,182 s.f.
 TOTAL 38,224 s.f.



4350 Baker Road, Suite #400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

FLOOR PLAN

72,738 TOTAL SQ. FT.
 CARMEN DISTRIBUTION CENTER
 6248-6250 CARMEN AVENUE EAST
 INVER GROVE HEIGHTS, MN 55076

SCALE: BEST FIT PAGE DRAWN BY:
 JOB: DATE:
 REVISION: _____
