



Building Type:	Industrial, Warehouse & Distribution
Available SF:	240,700
Total SF:	240,700
Ceiling Peak:	32 Ft.
Zoning:	Industrial-Light
Site Size:	15 Acres
Year Built:	2023
Specialty Features:	Spec Building
Can Subdivide:	Yes
Within City Limits:	Yes
Floor Type:	Concrete-Not Reinforced
Last Updated:	May 20, 2024

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

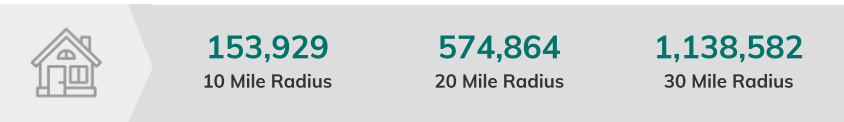
Greystar and JLL are pleased to present Royal Gateway Commerce Center, a two building 435,000 SF master planned business park located along I-94, Hudson Road & Manning Avenue in Woodbury, MN. Both buildings in this new industrial development were constructed simultaneously using best-in-class construction methods. Royal Gateway Commerce Center is fully complete and available for occupancy today. Positioned within 1 mile of two diamond interchanges with direct access to I-94, Royal Gateway provides optimum highway accessibility along with prime signage opportunities.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Interstate: 1-94 (.7 mi.)
Ingress/Egress Notes: Egress #1 - I-94 & Manning Ave. (County Highway 15) .7 miles/2 min drive from site. Egress #2 - I-94 & Keats Ave 1.7 miles/4 min drive from site Ingress - I-94 & Woodbury Dr. 1.7 miles/4 min drive from site.
Nearest Airport: St. Paul Downtown Airport (14 mi.)
Nearest Commercial Airport: Minneapolis/ St. Paul International Airport (20 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Xcel
Natural Gas: Xcel
Water: City of Woodbury
Sewer: Metropolitan Council
Telecommunications: Comcast

Property Images

