



Building Type:	Industrial, Warehouse & Distribution
Available SF:	119,186
Total SF:	194,135
Ceiling Peak:	28 Ft.
Expandable:	Yes
Zoning:	Industrial-Light, Planned Business Park
Site Size:	114.99 Acres
Year Built:	2023
Specialty Features:	Spec Building
Can Subdivide:	Yes
Within City Limits:	Yes
Floor Type:	Concrete-Not Reinforced
Lease Terms:	Negotiable
Last Updated:	Apr 3, 2025

Economic Development Contact

Jamie Fritts
City of Woodbury
8301 Valley Creek Rd.
Woodbury, MN 55125
(651) 414-3438 | james.fritts@woodburymn.gov

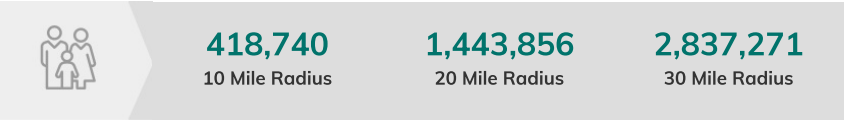
Realtor/Owner Contact

Dan Larew
JLL
612-590-9386 | dan.larew@jll.com

Property and Area Description

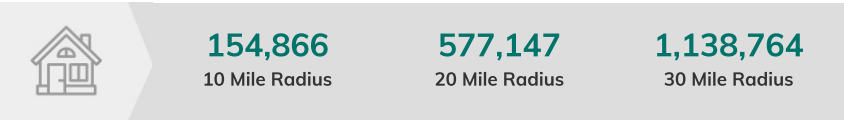
Greystar and JLL are pleased to present Royal Gateway Commerce Center, a two building 435,000 SF master planned business park located along I-94, Hudson Road & Manning Avenue in Woodbury, MN. Both buildings in this new industrial development were constructed simultaneously using best-in-class construction 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: I-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/Xfinity

Property Images

