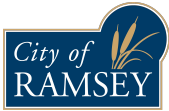


8297 Bunker Lake Blvd NW (Bunker Lake Business Park/Oppidan)
8297 Bunker Lake Blvd NW | Ramsey, MN | US | Anoka County
Available SF: 39,000 | Lease Rate: \$1.6 | Lease Terms: Negotiable



Property and Area Description

Bunker Lake Business Park is a new industrial development opportunity in the Twin Cities north metro. Conveniently located just off of US Highway 10 & Armstrong Blvd providing quick and convenient freeway access. The state-of-the-art industrial building offers 28' ceiling clear height, clerestory windows, functional loading/truck courts and a first-class image. Building design and functionality caters to a wide array of industrial uses from high-tech/medical manufacturing to distribution BUILDING 2 : • Size: 147,000 SF Total, 84,000 SF available (10,500 SF bays) • Parking: 191 stalls (1.30/1000) • Columns: 50' x 50' typical, 60' staging bay (210' depth) • Loading: 15, 9' x 10' dock doors with vision glass and concrete dolly pad 2, 12' x 14' drive-in doors • Power: 2000 amp 277/480 volt 3-phase

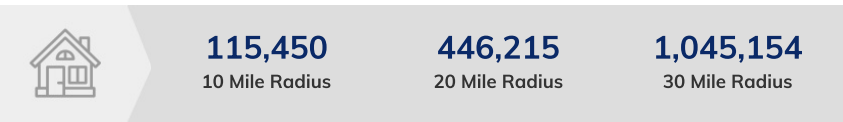
Building Type:	Industrial, Warehouse & Distribution
Available SF:	39,000
Total SF:	147,000
Number of Stories:	1
Ceiling Peak:	28 Ft.
Zoning:	Industrial, Industrial-Heavy, Industrial-Light, Manufacturing
Year Built:	2022
Specialty Features:	TIF District,Distribution Center
Within City Limits:	Yes
Construction Type:	Concrete Block
Lease Rate:	\$1.6
Lease Terms:	Negotiable
Last Updated:	Jun 26, 2024

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Realtor/Owner Contact

Matt Oelschlager/Mike Bowen/JP Maloney
CBRE
952-924-4848, 952-924-4885, 612-336-4288

Transportation

Nearest Highway: Hwy 10 (<1 mi.)
Nearest Interstate: I-35/I-94 (15 mi.)
Nearest Airport: Anoka Co Regional Airport (Janes Field) (12 mi.)
Nearest Commercial Airport: MSP Int'l Airport (35 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Natural Gas: CenterPoint Energy
Water: City of Ramsey
Sewer: City of Ramsey
Telecommunications: Xfinity/Comcast

Sean Sullivan | Economic Development Manager | City of Ramsey
7550 Sunwood Dr. NW | Ramsey, MN 55303 | (763) 433-9868 | ssullivan@ci.ramsey.mn.us