

White Bear Lake | MN 55110
4444 Centerville Road



TITUS
COMMERCIAL
REAL ESTATE

For Lease



PROPERTY HIGHLIGHTS

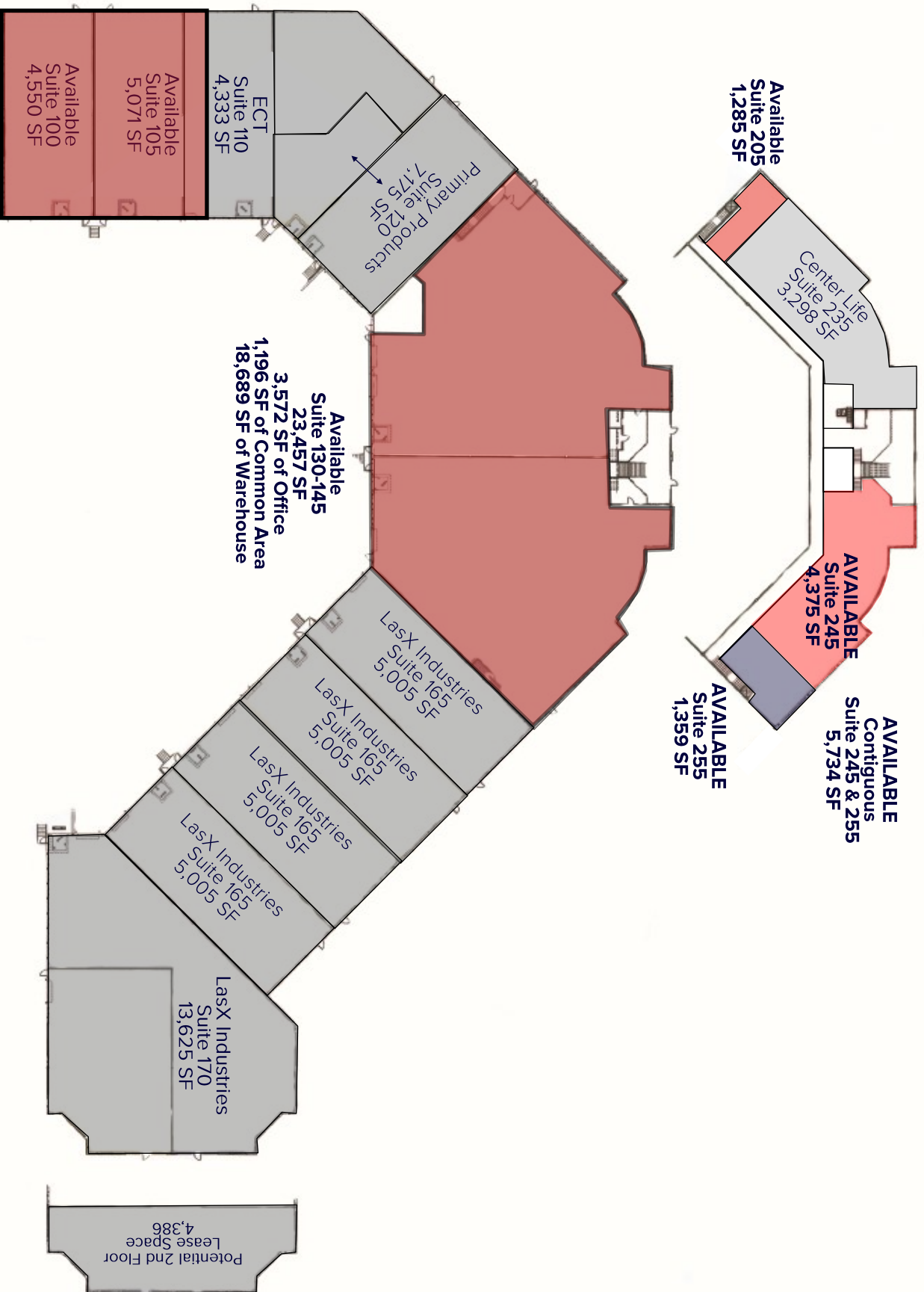
- 95,969 SF multi-tenant, office/warehouse/showroom building
- 22' 10" clear height
- Drive-in and dock loading
- Sprinklered
- 312 parking stalls
- Freeway visibility
- Convenient access to I-35E via Highway 96 and Centerville Road
- Power: Each bay has 200 amp, 120/208 volt, 3-phase panel. The building also has six 200 amp, 480 volt, 3-phase panels available. (bays 160 & 170 are using two of these six panels)



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
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For Lease

AVAILABLE FOR LEASE
SUITE 100-105

- 12,840 total square feet
- Space is drop ceilings and all air-conditioned
- Owner will create as much warehouse as needed.
- Divisible to 5,000 square feet
- 2 dock doors
- 3 drive-in doors



NET LEASING RATES

\$10.50 per square foot net rent

2025 ESTIMATED TAX AND CAM

- \$2.10 PSF for Tax
- \$2.00 PSF for CAM
- \$4.10 TOTAL PSF

Suite	Total SF	Tech SF	WHS SF	Net Blended PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
100-105	12,840	12,840	-	\$10.50	\$11,235	\$4.10	\$4,387	\$15,622

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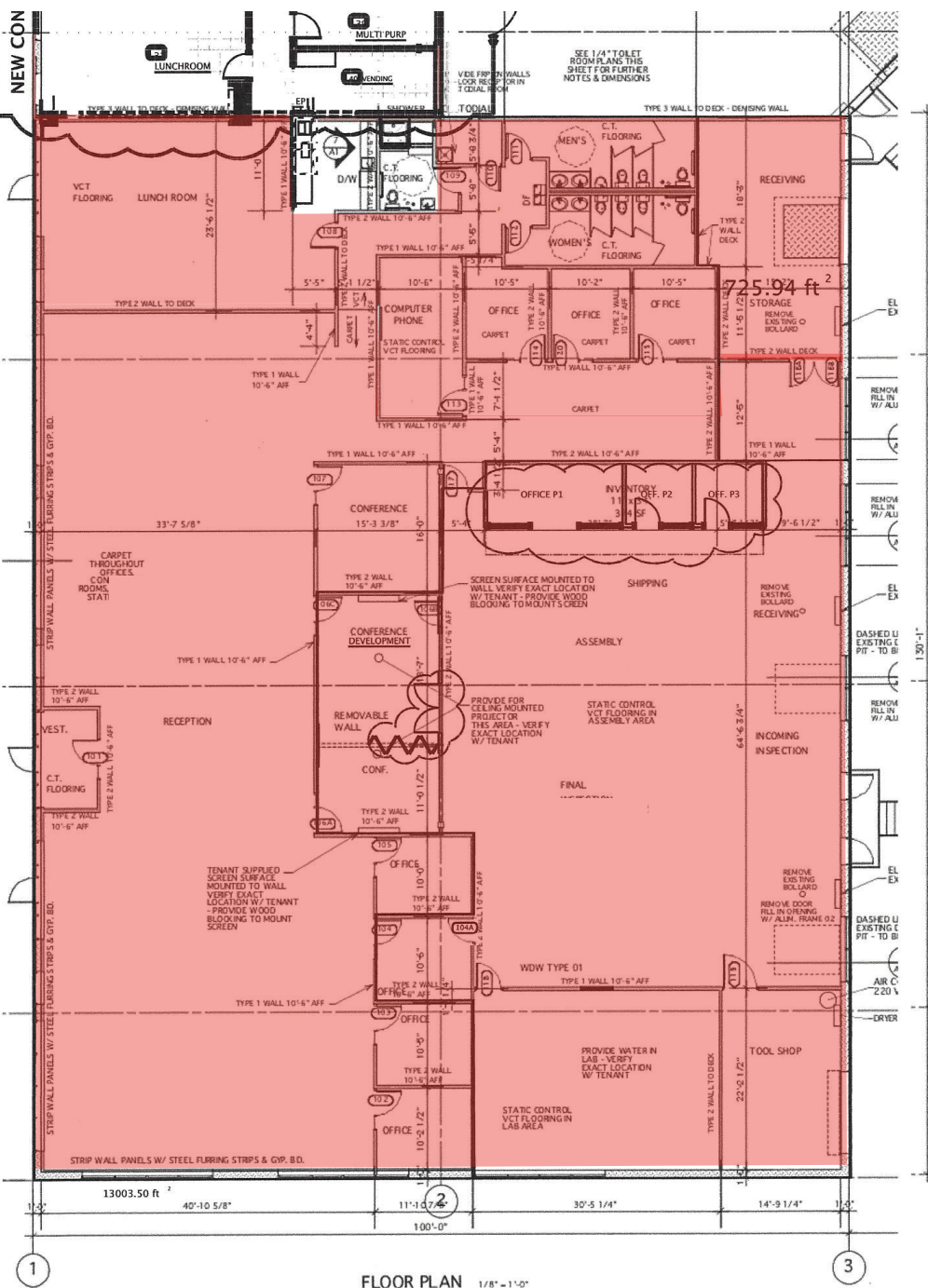
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Total Available
12,840 SF
Divisible



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For Lease

AVAILABLE FOR LEASE

SUITE 130-140:

23,457 total square feet

3,572 square feet of office

1,196 square feet of common area

18,689 square feet of warehouse

2 dock doors

2 drive-in doors

208 volts

100% air-conditioned

Available August 1, 2026



NET LEASING RATES

\$12.50 PSF for Office

\$8.00 PSF for Warehouse/Tech

2025 ESTIMATED TAX AND CAM

\$2.10 PSF for Tax

\$2.00 PSF for CAM

\$4.10 TOTAL PSF

Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
130-145	23,457	4,768	18,689	\$12.50	\$8.00	\$17,426	\$4.10	\$8,014	\$25,440

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