

White Bear Lake | MN 55110
4444 Centerville Road



For Lease



PROPERTY HIGHLIGHTS

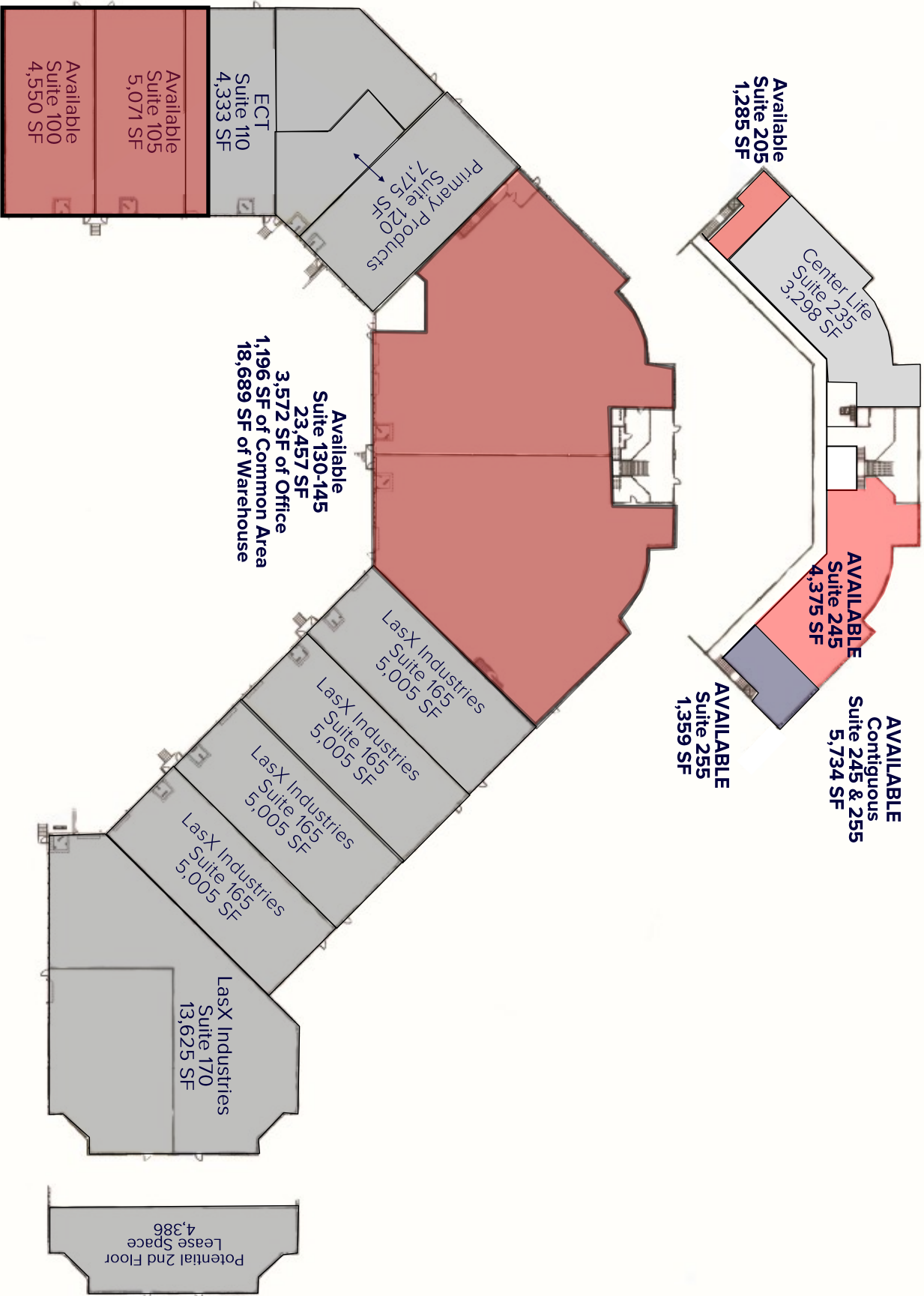
- 95,969 SF multi-tenant, office/warehouse/showroom building
- 22' 10" clear height
- Drive-in and dock loading
- Sprinklered
- 312 parking stalls
- Freeway visibility
- Convenient access to I-35E via Highway 96 and Centerville Road
- Power: Each bay has 200 amp, 120/208 volt, 3-phase panel. The building 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
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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

2026 ESTIMATED TAX AND CAM

\$2.64 PSF for Tax

\$2.34 PSF for CAM

\$4.98 TOTAL PSF

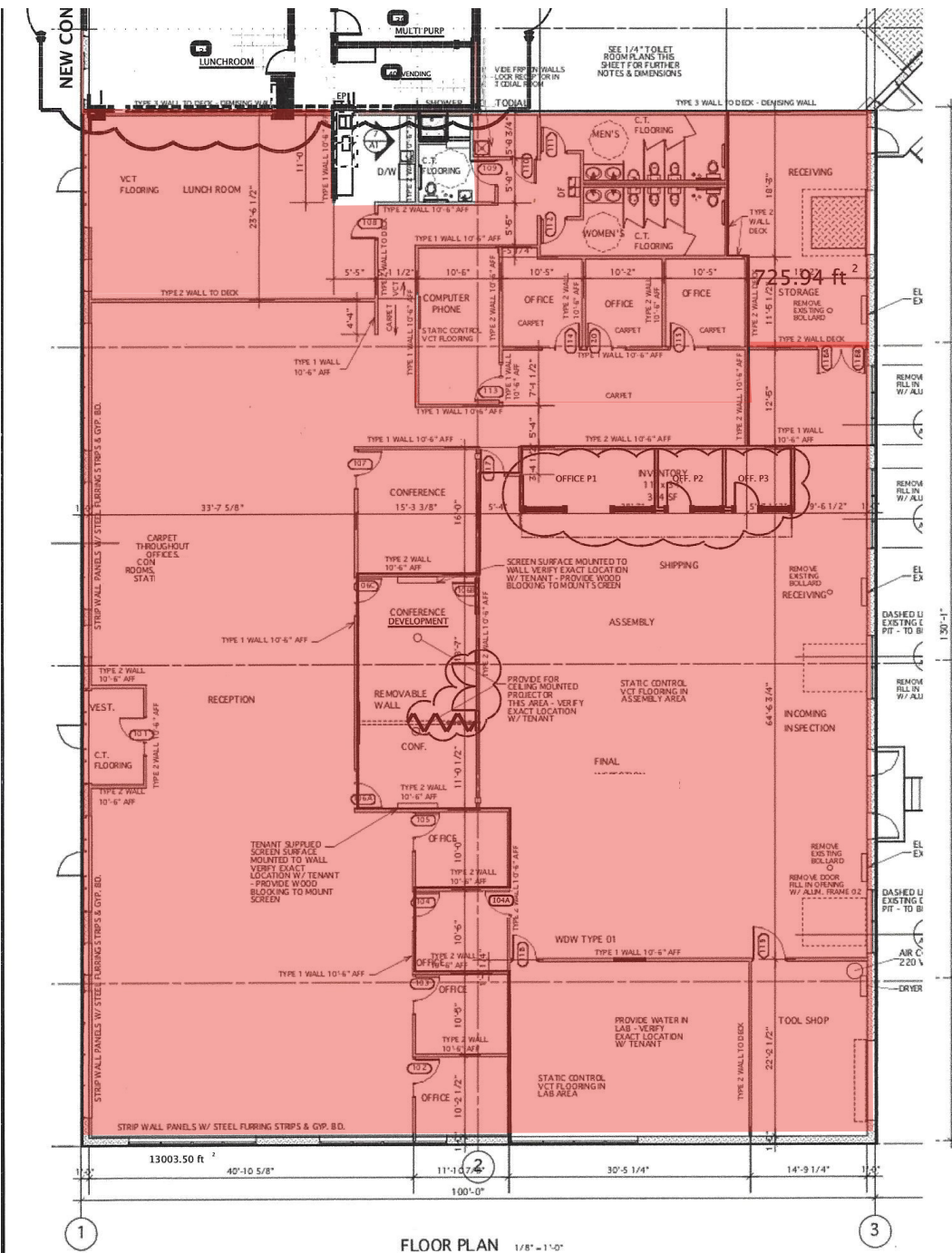
Suite	Total SF	Tech SF	WHS SF	Net Blended PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
100-105	12,840	12,840	-	\$10.50	\$11,235	\$4.98	\$5,329	\$16,564

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FLOOR PLAN 1/8" = 1'-0"



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Total Available
 12,840 SF
 Divisible

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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

2026 ESTIMATED TAX AND CAM

- \$2.64 PSF for Tax
- \$2.34 PSF for CAM
- \$4.98 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	\$4.98	\$9,735	\$27,161

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