ARBOR RIDGE

BUSINESS CENTER

15967 Arbor Ridge Pkwy
Maple Grove, MN

40,000 - 157,080 SF CLASS A INDUSTRIAL
NOW UNDER CONSTRUCTION

Leased By:

CBRE

Owned & Managed By:

ALTUS

LOCATION MAP

ARBOR RIDGE

Featuring approximately 157,080 SF Class A industrial space, Arbor Ridge Business Center is a newly constructed 20.46-acre development located in Maple Grove, Minneapolis.

With modern infrastructure and flexible building configurations, this property is designed to accommodate users of all sizes, presenting smaller companies with a rare leasing opportunity in the highly coveted Twin Cities Metro.

Arbor Ridge's state-of-the-art industrial space is ideally situated with immediate proximity to Interstate 94 and Highways 610 & 81, offering unprecedented access to both employees and surrounding markets while helping local and regional companies expand their reach and business.

HIGHLIGHTS

- New construction, 20.46-acre lot
- Anticipated delivery December 2026
- 157,080 SF industrial space available
- 32' Clear height and 51' x 55' column spacing
- 13 Trailer parking stalls or 7,800 SF fenced storage
- Prime positioning with Highways 610 & 81, and Interstates 94, 694, & 494 accessibility
- Located in Maple Grove, one of the top 10 cities for new construction throughout the metro 2025
- Geared for innovation with placement in Medical Alley®, a fast-growing medical tech cluster

A CATALYST FOR GROWTH

Arbor Ridge Business Center is the first industrial project to break ground within Maple Grove's transformative 105th Corridor Master Plan.

Designed to redefine the corridor, the master plan will introduce more than 989 residential units and 1.7 million square feet of office, industrial, retail, and commercial development, creating a dynamic mixed-use destination for businesses and the surrounding community.

105TH CORRIDOR MASTER PLAN

Reshaping one of Maple Grove's fastest-growing districts, the 105th Corridor Master Plan brings together employment, housing, recreation, and neighborhood amenities to create a vibrant mixed-use destination. As the first industrial development to break ground, Arbor Ridge Business Center reflects the momentum behind this master plan projected to welcome approximately 3,500 new residents and supporting up to 3,000 additional employees.

FIRST TO BUILD

Arbor Ridge is the first industrial project in the 105th Master Plan

COMMUNITY GROWTH

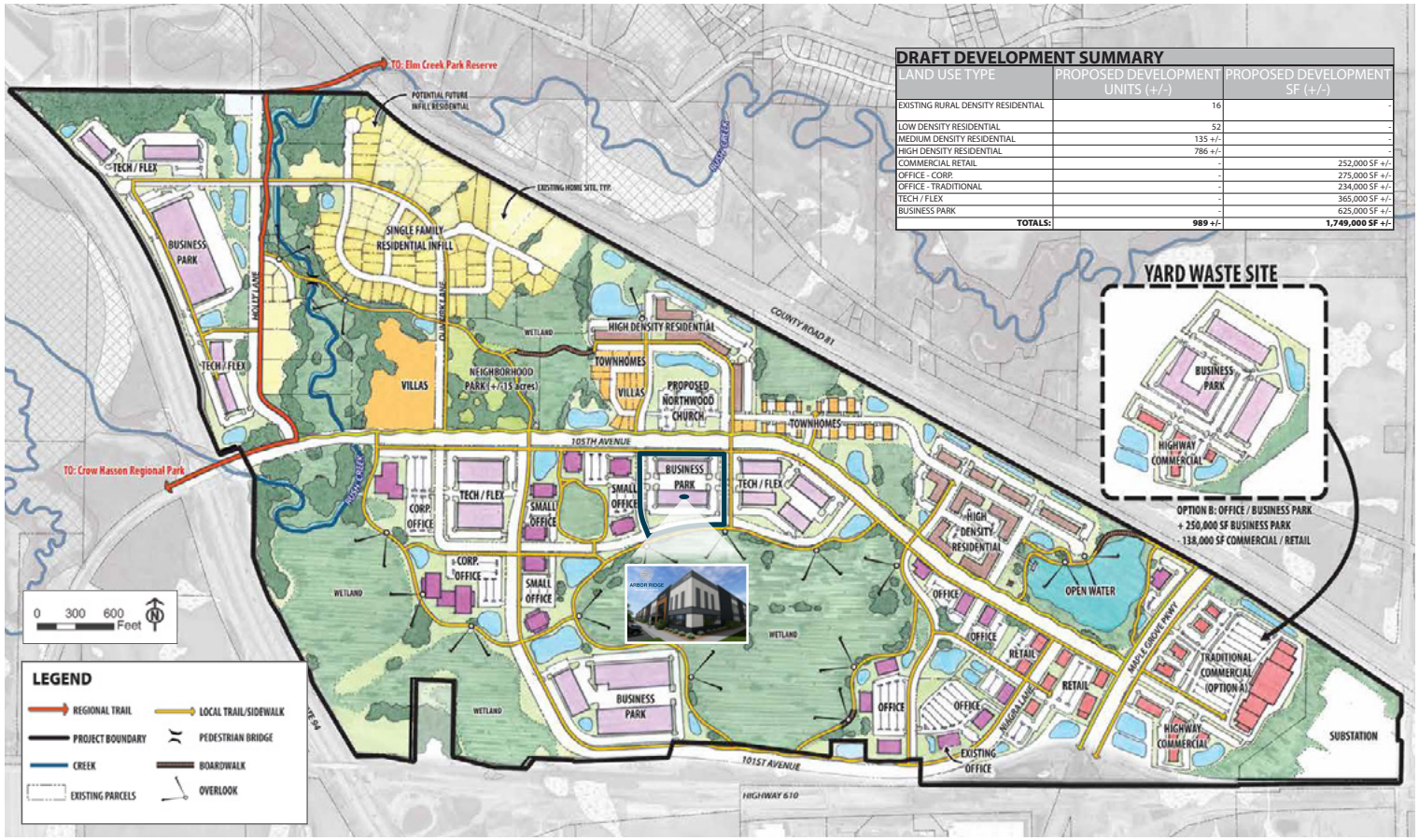
Adding ~3,500 future residents to Maple Grove

WORKFORCE EXPANSION

Projected to generate 2,000 to 3,000 new jobs

CONNECTED TO NATURE

Adjacent to restored wetlands and direct regional trail access



DRAFT DEVELOPMENT SUMMARY

LAND USE TYPE	PROPOSED DEVELOPMENT UNITS (+/-)	PROPOSED DEVELOPMENT SF (+/-)
EXISTING RURAL DENSITY RESIDENTIAL	16	-
LOW DENSITY RESIDENTIAL	52	-
MEDIUM DENSITY RESIDENTIAL	135 +/-	-
HIGH DENSITY RESIDENTIAL	786 +/-	-
COMMERCIAL RETAIL	-	252,000 SF +/-
OFFICE - CORP.	-	275,000 SF +/-
OFFICE - TRADITIONAL	-	234,000 SF +/-
TECH / FLEX	-	365,000 SF +/-
BUSINESS PARK	-	625,000 SF +/-
TOTALS:	**989 +/-**	**1,749,000 SF +/-**

AREA DEMOGRAPHIC PROFILE

	5 MILES	10 MILES
POPULATION	100,008	488,707
WORKFORCE	55,363	264,005
AVG INCOME	$181,067	$149,693
MEDIAN AGE	40.4	39

WHERE LOCATION MEETS OPPORTUNITY

Surrounded by sustained population growth and a highly skilled workforce, Arbor Ridge Business Center is strategically positioned to support long-term success. Within Minnesota's nationally recognized Medical Alley®, the property offers companies access to a world-class med-tech industry and a city projected to add more than 20,000 residents by 2050.

157,080 SF INDUSTRIAL SPACE AVAILABLE

DIVISIBLE DOWN TO 40,000 SF

Bringing institutional-quality construction to a prime infill location, Arbor Ridge Business Center features a front-park, rear-load design tailored to meet the needs of modern manufacturing, logistics, and light industrial users — offering flexible, efficient space for a variety of operations.

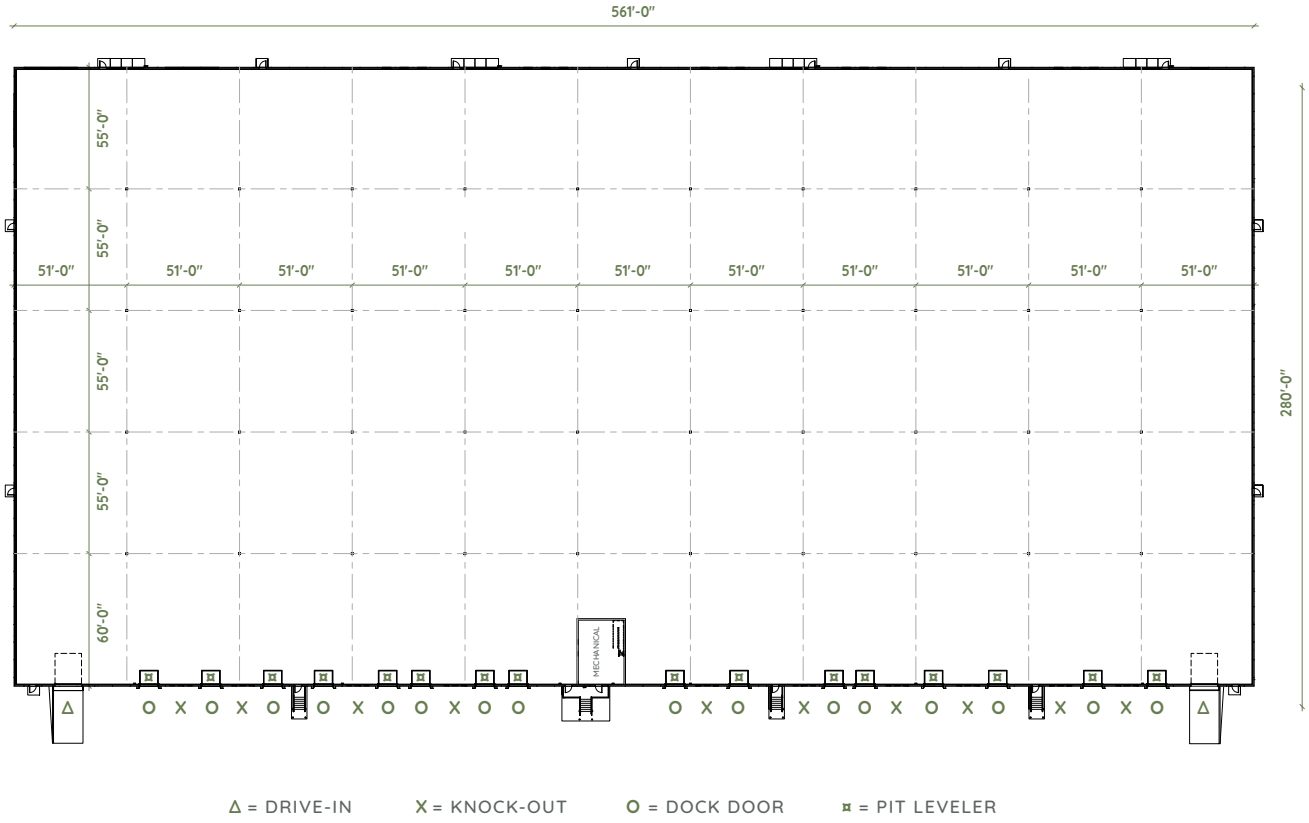
Q4 2026
COMPLETION

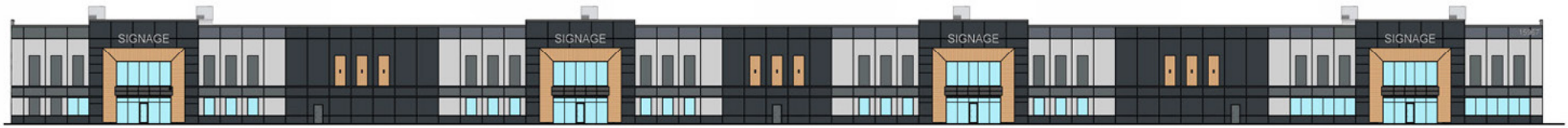
BTS
OFFICE

32’ CLEAR
CEILING HEIGHT

16 DOCKS
+10 KNOCK OUTS

2 DRIVE-INS
WITH 60” SPEED BAY





DEVELOPMENT SITE PLAN

BUILDING SPECIFICATIONS

AVAILABLE SF	157,080 SF
MINIMUM DIVISIBLE	40,000 SF
ZONING	PUD (Flex/Light Industrial)
SITE SIZE	20.46 Acres
DIMENSIONS	561' X 280'
COLUMN SPACING	51' x 55'
CLEAR HEIGHT	32'
TRUCK COURT DEPTH	130'
SPEED BAY	60'
DOCK HIGH DOORS	16 (9' x 10')
KNOCK-OUTS	10
DRIVE-INS	2 (12' x 14')
PIT LEVELERS	16 @ 35,000 lbs
SPRINKLERS	ESFR
LIGHTING	LED
POWER	3,000 A / 480 V / 3-Phase
PARKING	116 Stalls & 13 Trailers or 7,800 SF Storage

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CONTACTS

John Ryden
+1 612 723 9313
john.ryden@cbre.com

Matt Oelschlager
+1 952 924 4848
matt.oelschlager@cbre.com

Mike Bowen
+1 952 924 4885
mike.bowen@cbre.com

Maxx Schindel
+1 218 232 6901
maxx.schindel@cbre.com

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