

Maplewood | MN 55109
1081 Highway 36

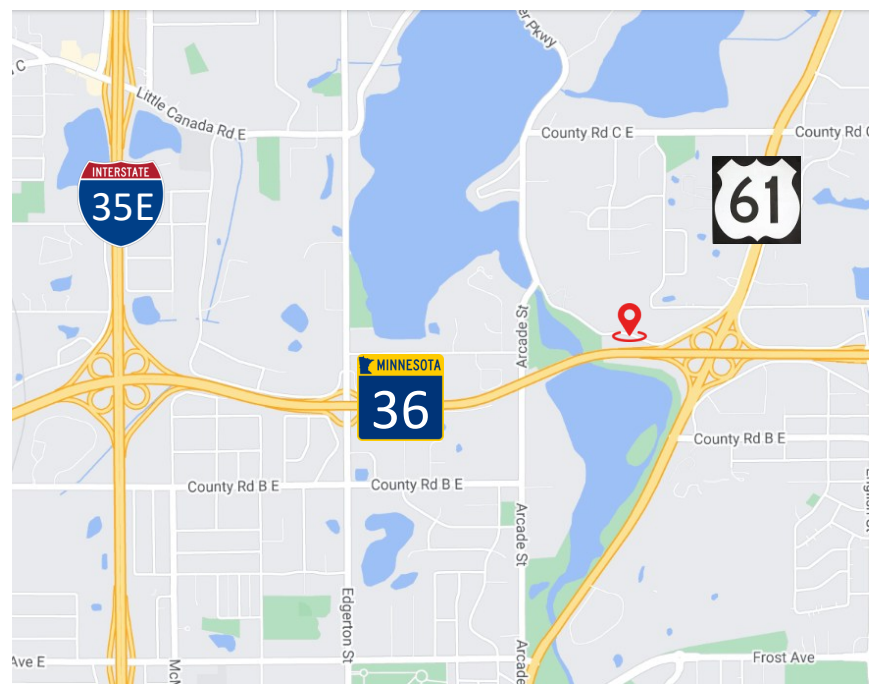


For Lease



PROPERTY HIGHLIGHTS

- 50,694 SF multi-tenant, office/warehouse/showroom building
- Heavy power 480 and 208 volts
- 12'-16' clear height
- Drive-in and dock loading
- Sprinklered
- Elevator
- Diagonally across from Menards
- Visible to Highway 36
- Highly accessible to Highway 36 via Highway 61



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



Mike Brass
612-750-4312
mike@mikebrass.com

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For Lease

AVAILABLE FOR LEASE

SUITE 200:

7,605 total square feet
1,718 square feet of office
5,887 square feet of warehouse
1 Dock door and 1 drive-in door
Clear Height 13

SUITE 250:

15,026 total square feet
3,206 square feet of office
11,820 square feet of warehouse
Can be demised to 7,500 square feet
Clear Height 13
1 Dock door and 1 drive-in door

LEASING RATES

\$10.00 PSF for Office
\$6.00 PSF for Warehouse

2026 ESTIMATED TAX AND CAM

\$1.74 PSF for Tax
\$2.46 PSF for CAM
\$4.20 TOTAL PSF



ESTIMATED MONTHLY RENT

Suite	Total SF	Office/ Show- room SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
200	7,605	1,718	5,887	\$10.00	\$6.00	\$4,375	\$4.20	\$2,662	\$7,037
250	15,026	3,206	11,820	\$10.00	\$6.00	\$8,582	\$4.20	\$5,259	\$13,841

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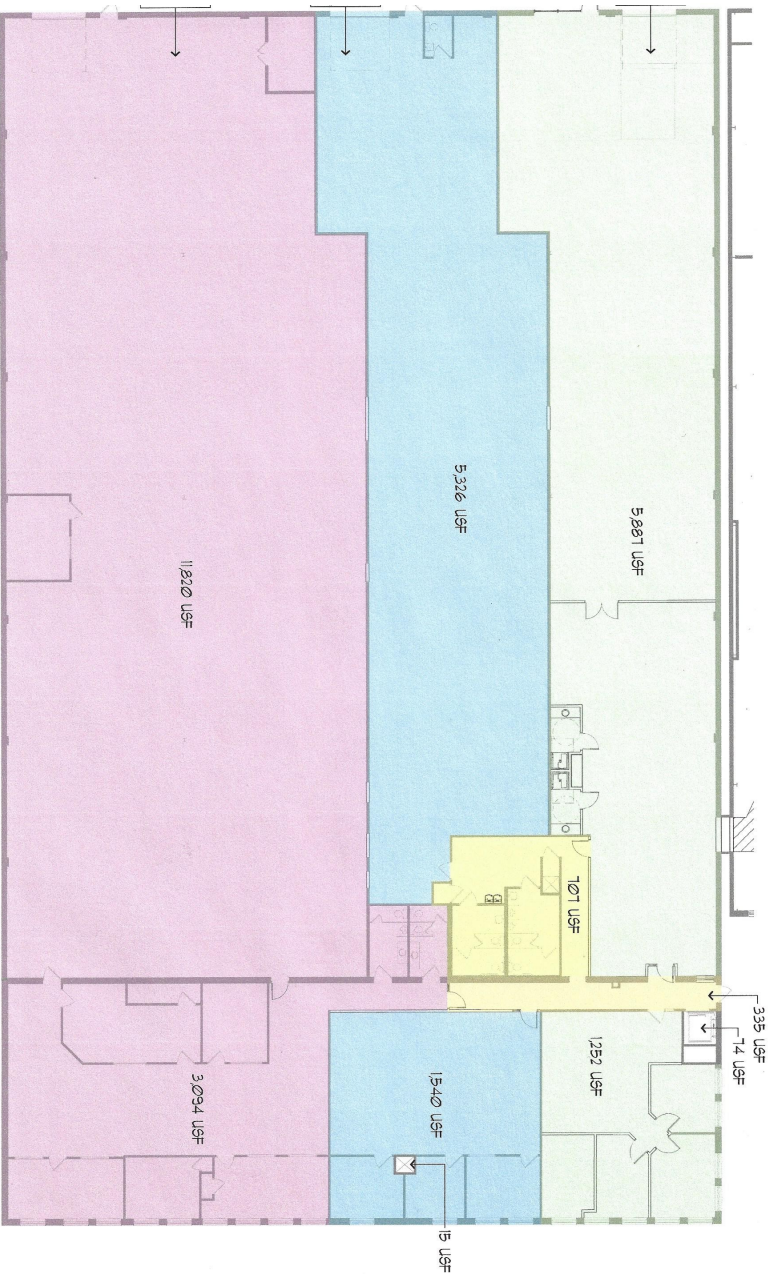
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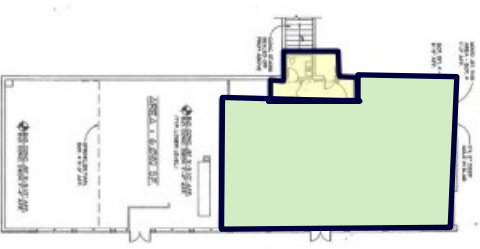
- Available Suite 200
7,605 SF
- 1,718 SF Office
- 5,887 SF Warehouse
- LEASED Suite 225
7,332 SF
- 2,006 SF Office
- 5,326 SF Warehouse
- Available Suite 250
15,026 SF
- 3,206 SF Office
- 11,820 SF Warehouse



Maplewood Industrial Building
Floor plan
1081 Highway, 36 E
Maplewood, MN 55109

tank
114 E. 28th Street, Suite 100
Hennepin, MN 55604
P: 612.879.8228 F: 612.779.9122
www.tank.com

Scale: 1/8" = 1'-0"
Revised: 10/17/2024
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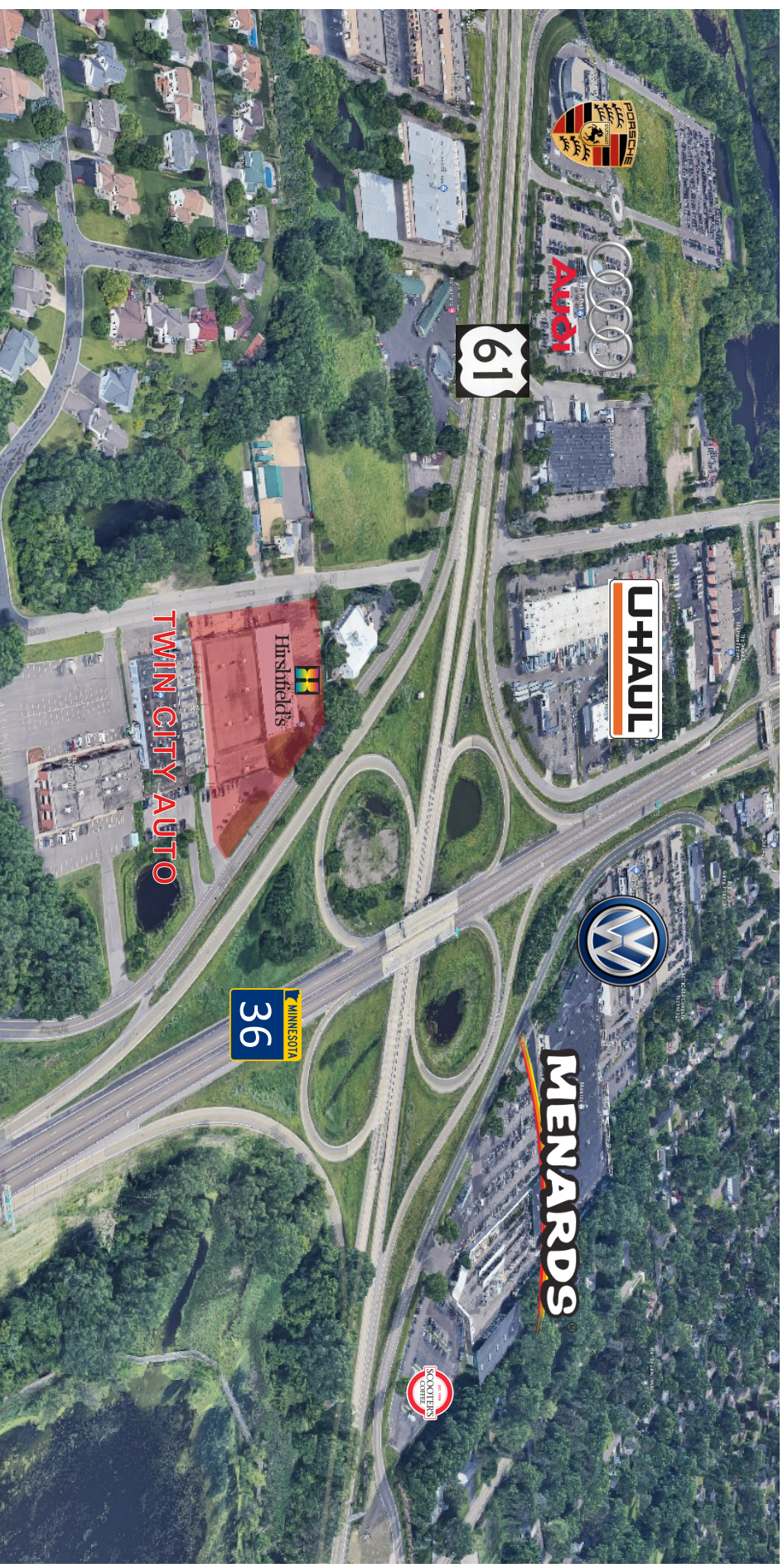


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