

FOR SALE OR LEASE

8,658 SF OFFICE/WAREHOUSE



TRANSWESTERN

REAL ESTATE
SERVICES



165-167 BRIDGEPOINT DR

SOUTH ST. PAUL, MN 55075

PROPERTY SPECS

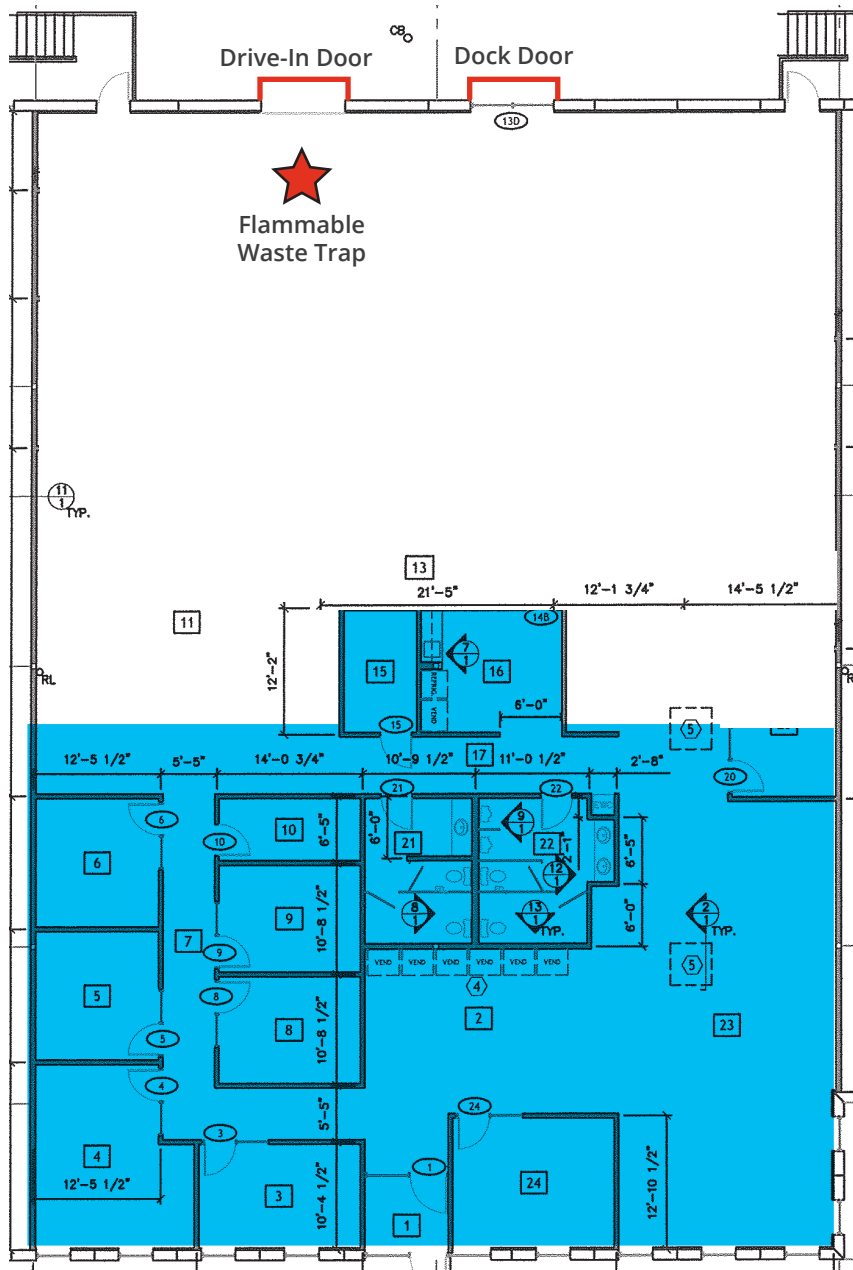
Sale Price:	\$1,000,000 (\$115.50 PSF)
Lease Rates:	Negotiable
Building Size:	3,822 SF Office 4,836 SF Warehouse 8,658 SF Total
Year Built:	2006
Roof Age:	Original
Clear Height:	18'
Loading:	1 Dock 1 Drive-In (8' H x 8' W)
Power:	Ample
Construction Type:	Concrete tilt up
Internet Provider:	Comcast
Gas/Electric Provider:	Xcel - approx. \$1,000/month
Zoning:	I-1
County:	Dakota
Property Taxes:	\$36,980 (\$4.27 PSF/Yr)
Association Fee:	\$2,380 - Quarterly - Exterior Maintenance - Snow removal/lawn care - Irrigation - Water - Refuse - Fire extinguishers and suppression



Other Information:

- Floor drain and flammable waste trap for indoor parking
- Additional office can be demolished
- Drive-in door can be expanded
- Owner currently occupies the building but can relocate with 90-120 days notice

FLOOR PLAN



Available Space:

Office: 3,822 SF

Warehouse: 4,836 SF

Total: 8,658 SF

INTERIOR PHOTOS



EXTERIOR PHOTOS



AREA HIGHLIGHTS



2 minutes to I-494
and **5 minutes** to
US-10



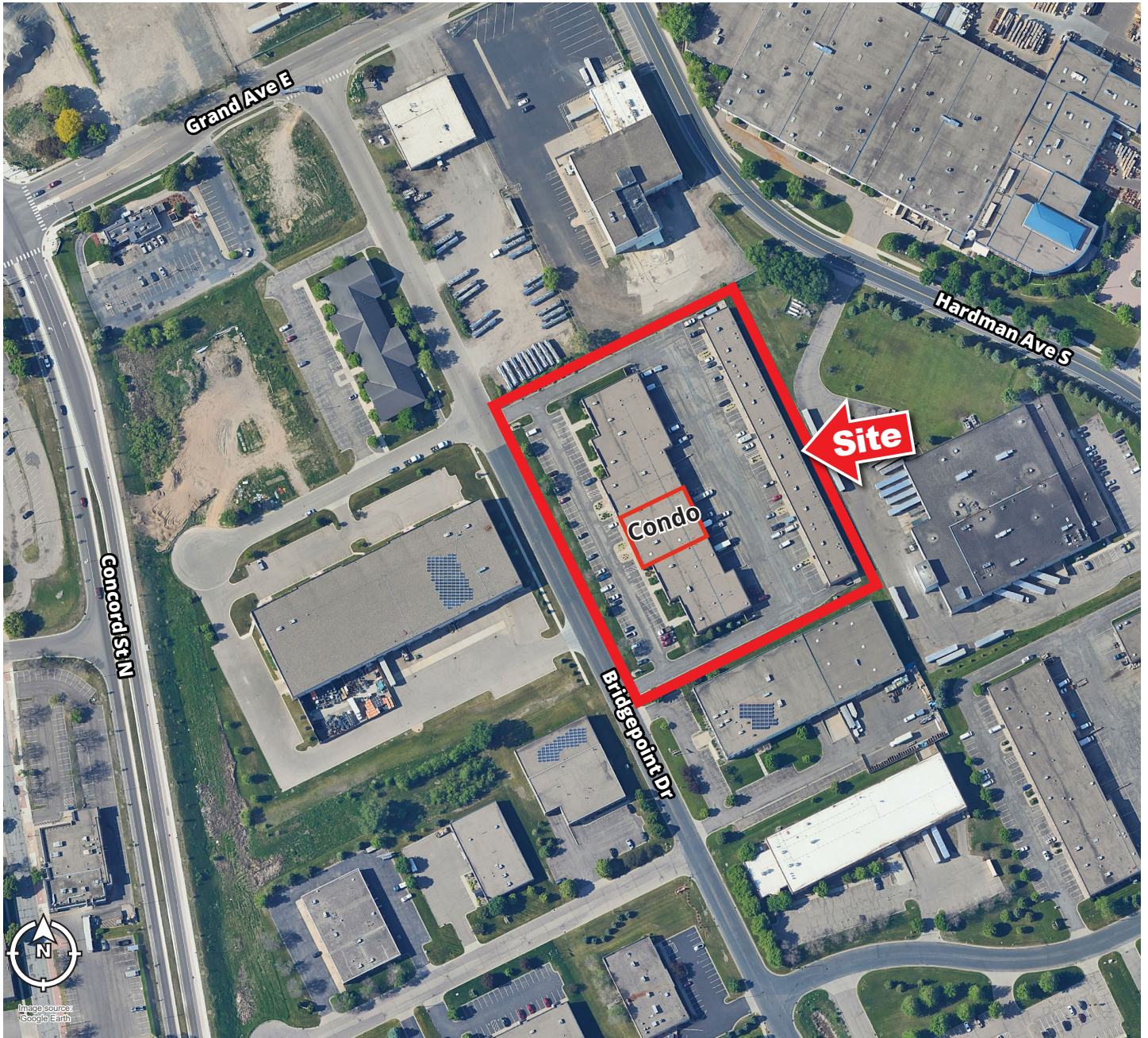
Quick access to
restaurants and
retail nearby



15 minute drive to
*Minneapolis-St.
Paul International
Airport*



PROPERTY LOCATION





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THINKING BEYOND THE OBVIOUS

NATE ERICKSON

612.359.1657

nate.erickson@transwestern.com

CHRIS WEIRENS

612.359.1603

chris.weirens@transwestern.com