

# 1065 PHALEN BLVD SUITE 100 ST. PAUL, MN



**CUSHMAN &  
WAKEFIELD**

# Property Profile

<b>Address</b>	1065 Phalen Blvd, Suite 100 St. Paul, MN
<b>Space Available</b>	2,400 SF Office 36,022 SF Warehouse 38,422 SF Total Space
<b>Loading</b>	2 Dock Doors   2 Drive-ins
<b>Built</b>	2014
<b>Clear Height</b>	25'
<b>Sprinkler</b>	Yes
<b>Power</b>	2,000 AMP 480V 3-Phase
<b>Parking</b>	1 per 1,000
<b>Zoning</b>	I-1 - Light Industrial
<b>Lease Rate</b>	Negotiable
<b>2024 Tax &amp; Operating Expense</b>	\$5.87 PSF



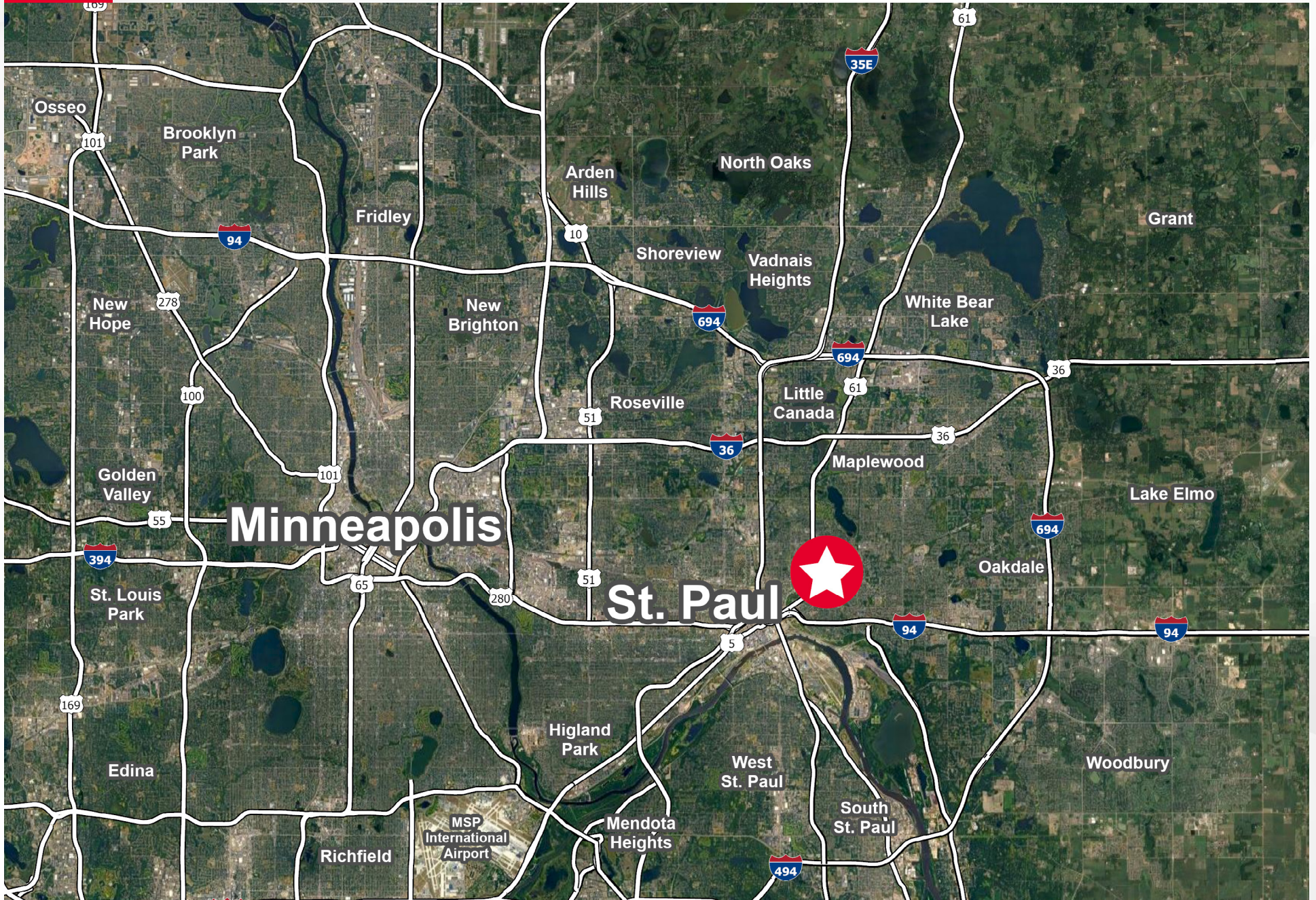
## Property Highlights

- 25' Clear Height
- Air Makeup System
- 3 x 20 Ton Cranes in place
- Security Fence around loading area
- Great Access to I-35E and I-94

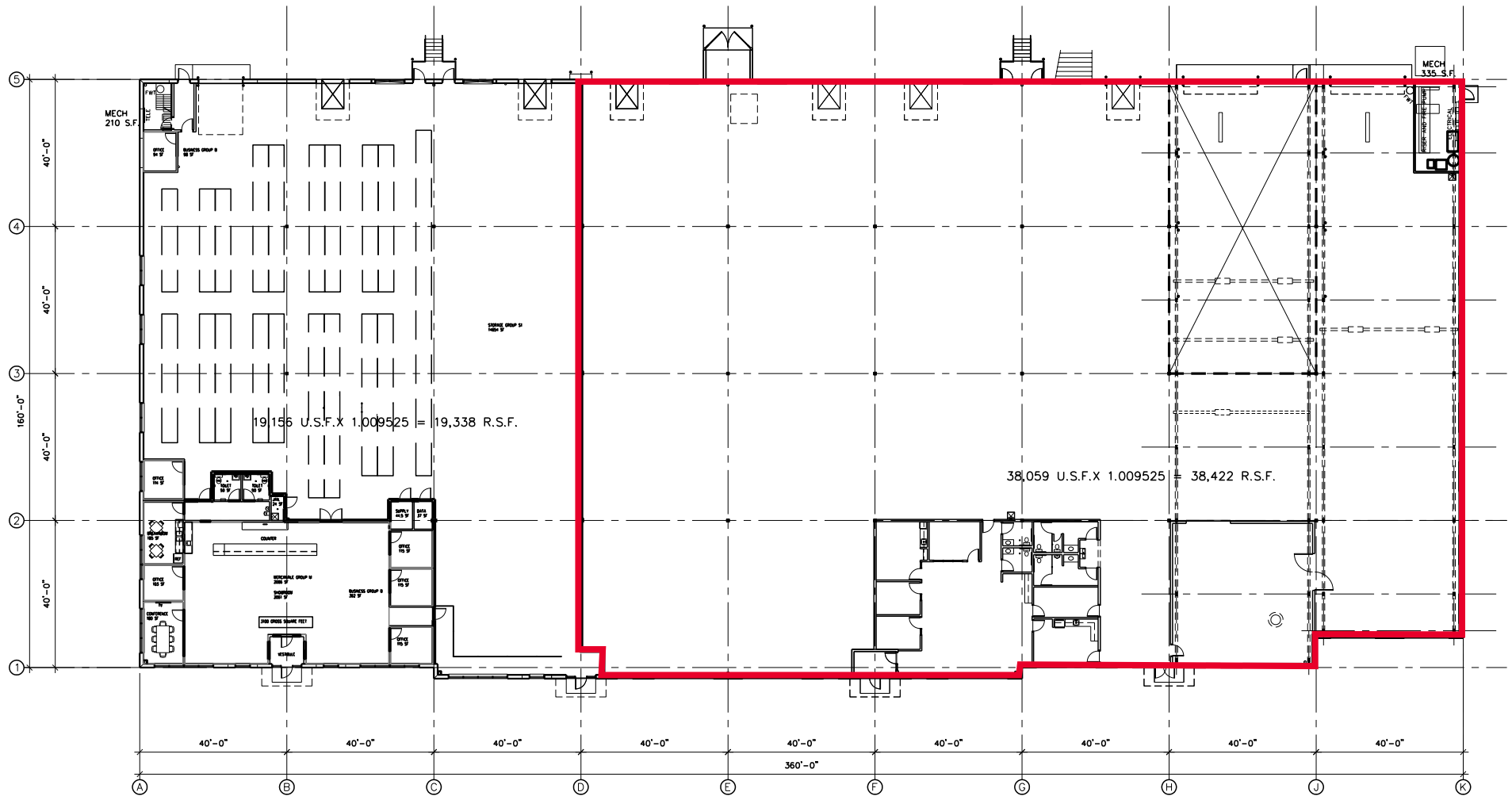
# Property Aerial



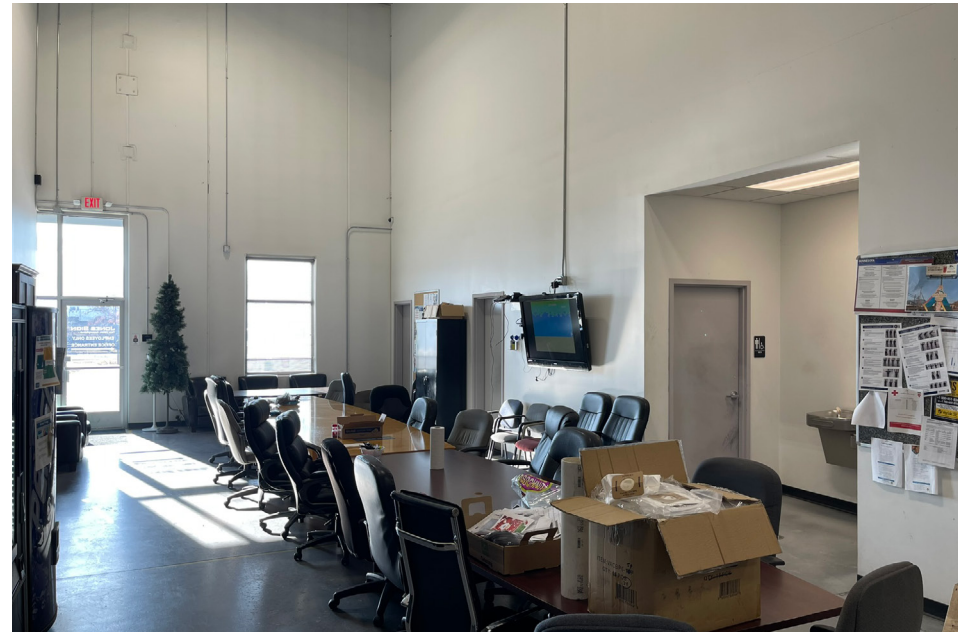
# Property Aerial



# Building Plan



# Property Photos





**WE MAKE REAL EXPERIENCE COUNT**

## Contact

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