

IOS | For Lease

CBRE

PRIME IOS FACILITY

843 Hardman , Suite 2
South Saint Paul, MN 55075

±3 Acres of Outdoor Storage with 8,000 SF Maintenance Facility





Property Highlights

- Direct visibility from I-494
- Convenient on/off highway access to I-494
- 3 maintenance bays (long enough for tractor and trailer)
3 16H x 12W overhead doors
- 18ft clear height
- Heavy power
- Favorable industrial zoning

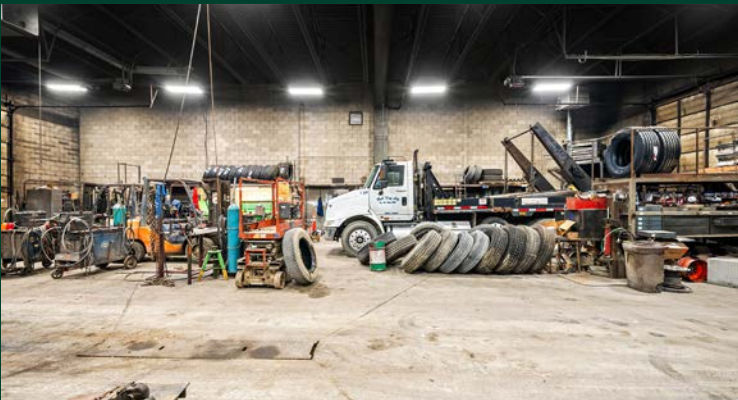
PID	Zoning	Available Acreage	Office Size	Shop Size
36-83200-01-020	I-industrial	est. 2.9 Acres	est. 1,800 SF	est. 6,200

Traffic Counts	
Hardman Ave. S.	3,139 VPD
Interstate 494	108,001 VPD

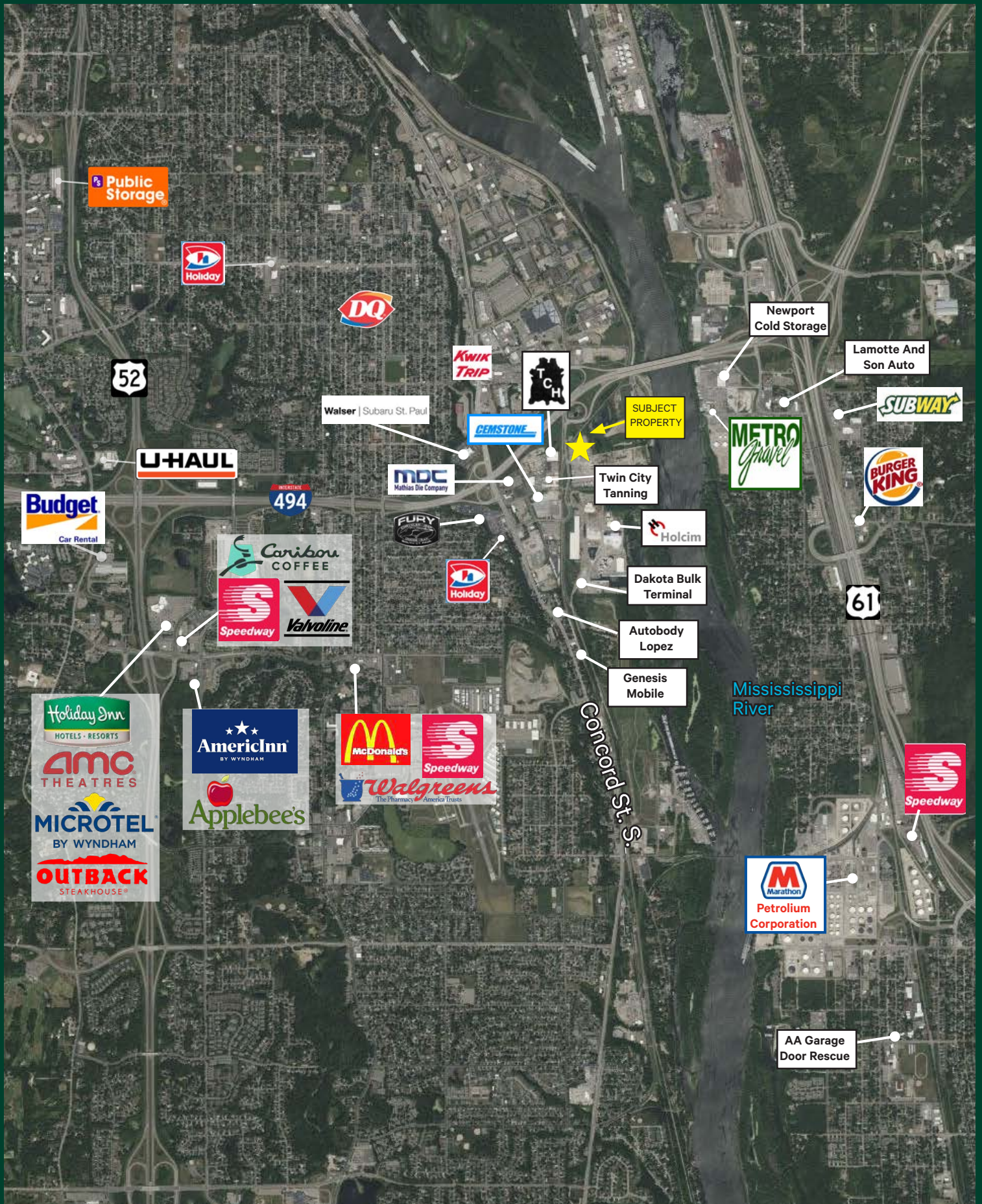
Exterior Photos



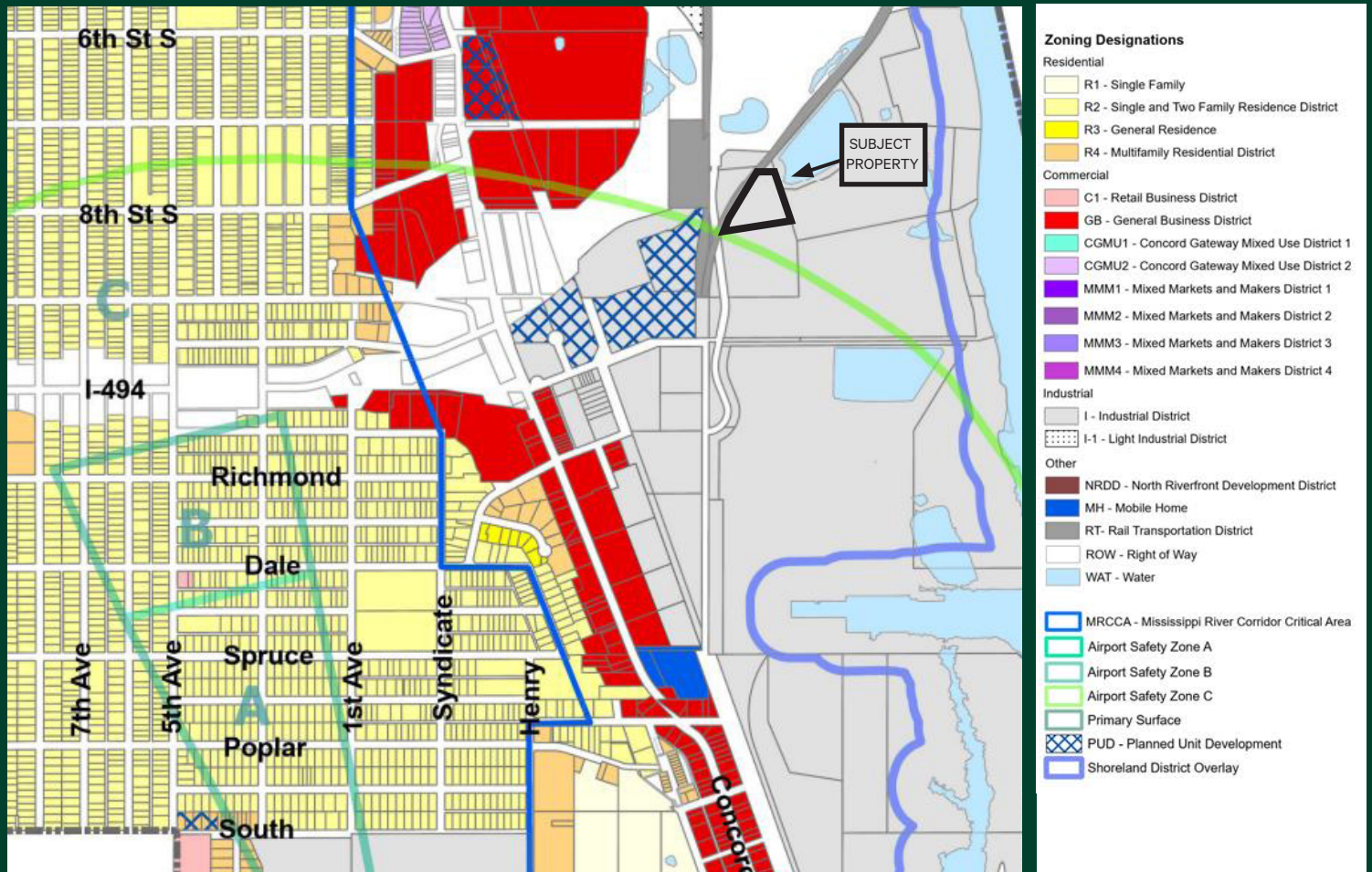
Office/Shop Photos



Area Map



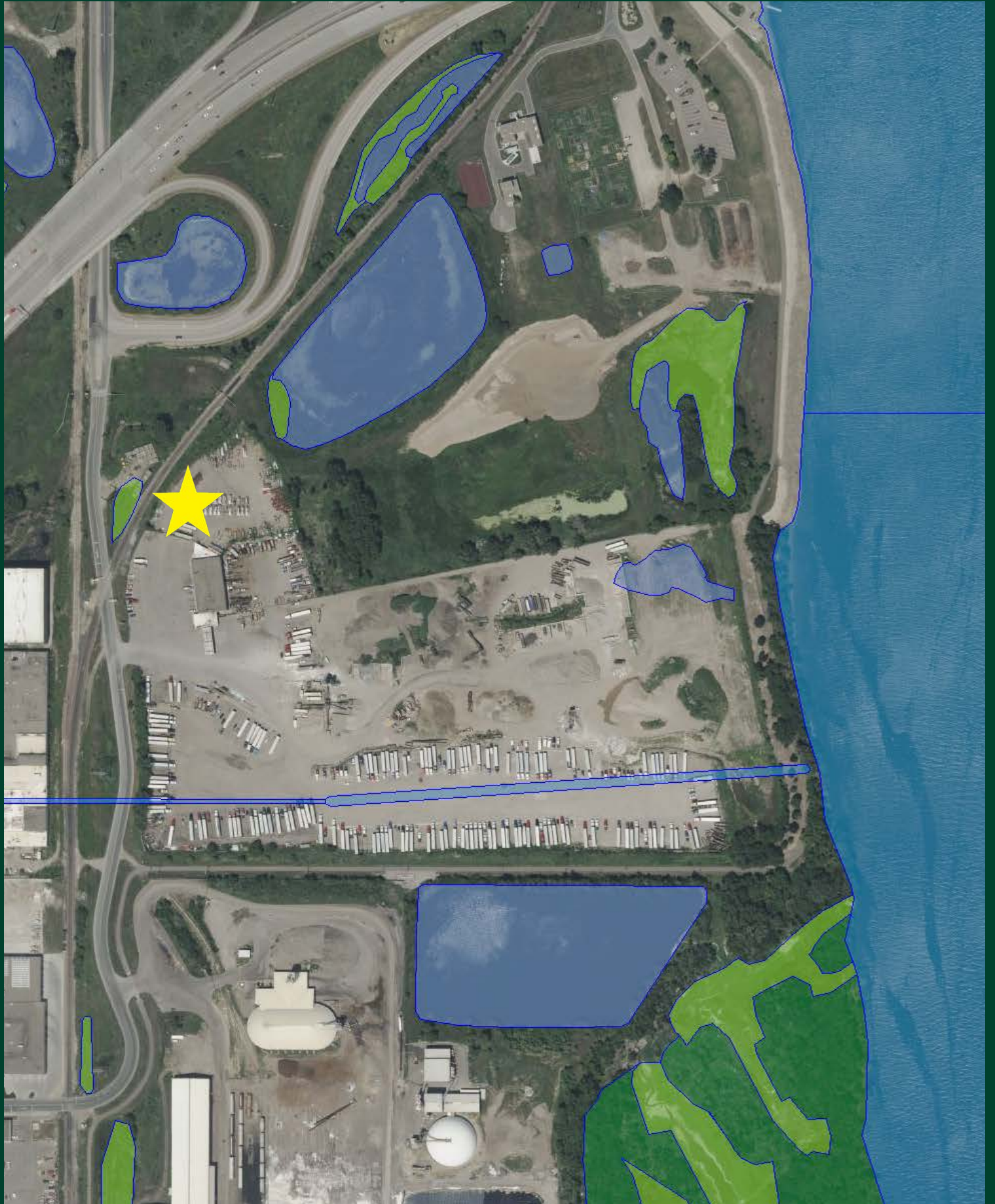
Zoning



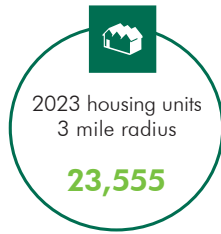
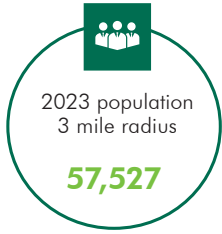
I-Industrial District

Purpose. The purpose of the industrial (I) district shall be to provide for the continuation and establishment of industrial and manufacturing uses that are of high quality and can be built to high performance standards. All new uses in the industrial zone that are not going into existing facilities or are going into existing structures that are being structurally modified shall go before the city council for site plan approval.

Wetlands



Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	6,410	57,527	167,296
2029 Population - Five Year Projection	6,600	58,356	172,453
2020 Population - Census	6,477	56,401	160,745
2010 Population - Census	6,102	54,400	149,552
2020-2024 Annual Population Growth Rate	-0.24%	0.47%	0.94%
2024-2029 Annual Population Growth Rate	0.59%	0.29%	0.61%
HOUSEHOLDS			
2024 Households - Current Year Estimate	2,645	23,555	65,277
2029 Households - Five Year Projection	2,762	24,066	67,456
2010 Households - Census	2,585	22,005	58,312
2020 Households - Census	2,663 95.8%	22,999 96.5%	62,751 96.4%
2020-2024 Compound Annual Household Growth Rate	-0.16%	0.56%	0.93%
2024-2029 Annual Household Growth Rate	0.87%	0.43%	0.66%
2024 Average Household Size	2.42	2.42	2.54
HOUSEHOLD INCOME			
2024 Average Household Income	\$87,982	\$100,276	\$114,156
2029 Average Household Income	\$99,529	\$114,060	\$130,544
2024 Median Household Income	\$77,714	\$78,200	\$86,930
2029 Median Household Income	\$83,914	\$85,932	\$99,266
2024 Per Capita Income	\$35,504	\$41,116	\$44,703
2029 Per Capita Income	\$40,645	\$47,100	\$51,244
HOUSING UNITS			
2024 Housing Units	2,746	24,585	68,300
2024 Vacant Housing Units	101 3.7%	1,030 4.2%	3,023 4.4%
2024 Occupied Housing Units	2,645 96.3%	23,555 95.8%	65,277 95.6%
2024 Owner Occupied Housing Units	1,786 65.0%	15,151 61.6%	44,045 64.5%
2024 Renter Occupied Housing Units	859 31.3%	8,404 34.2%	21,232 31.1%
EDUCATION			
2024 Population 25 and Over	4,362	40,116	114,662
HS and Associates Degrees	2,894 66.3%	24,058 60.0%	60,166 52.5%
Bachelor's Degree or Higher	1,104 25.3%	13,763 34.3%	47,899 41.8%
PLACE OF WORK			
2024 Businesses	212	1,612	3,910
2024 Employees	3,838	24,102	58,733



Contact Us

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