



For Sale or For Lease

**570 HARDMAN AVE S
13,434SF - 3.43 ACRES**

570 Hardman Ave S, South St Paul, MN 55075

ETHAN FINGER

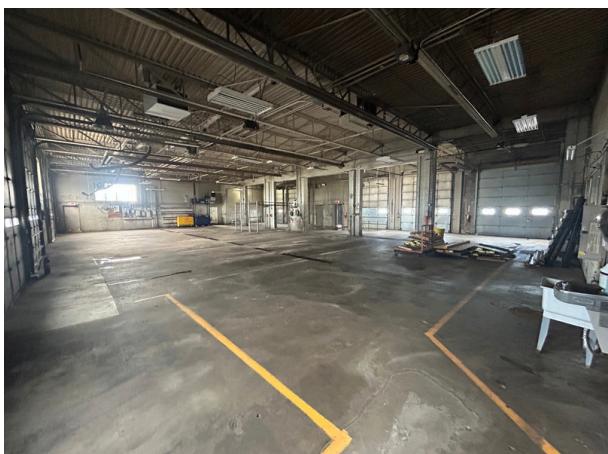
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**OBSIDIAN
GROUP**



Property Profile

This property spans approximately 3.43 acres in South St. Paul, Minnesota. The building offers +/- 13,434 square feet of industrial space and features 2.2+ acres of paved, gated outdoor storage. As industrial demand continues to expand in the South Metro, this facility is well-positioned for companies seeking a convenient trucking route and the opportunity to either lease or purchase a standalone site.

Address

570 Hardman Ave S, South St Paul, MN 55075

For Sale

Negotiable

For Lease

13,434 Square Feet

- 5,220 SF Office/Flex
- 8,214 SF Warehouse

3.43 Acres of Outdoor Storage

Rent + CAM/Tax:

Building: \$8.25/sf (NNN) + \$5.25/sf (2025)

Lot: \$1/sf

Zoning

I (Industrial)

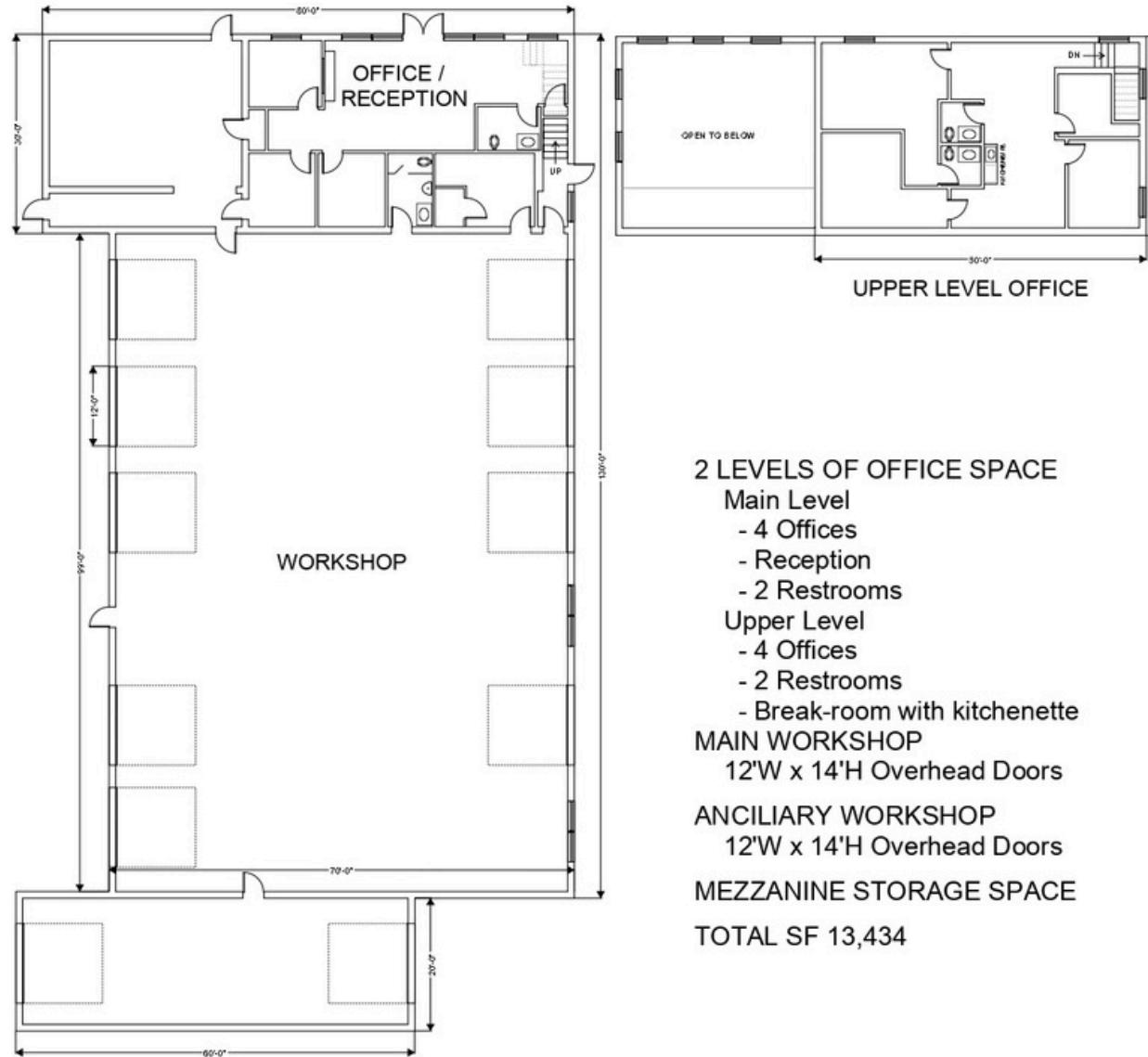
Clear Height

15'



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Available Space



2 LEVELS OF OFFICE SPACE

Main Level

- 4 Offices
- Reception
- 2 Restrooms

Upper Level

- 4 Offices
- 2 Restrooms
- Break-room with kitchenette

MAIN WORKSHOP

12'W x 14'H Overhead Doors

ANCIILARY WORKSHOP

12'W x 14'H Overhead Doors

MEZZANINE STORAGE SPACE

TOTAL SF 13,434



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Available Space

Northern parcel at 570 Hardman Ave totals 2.53 acres.

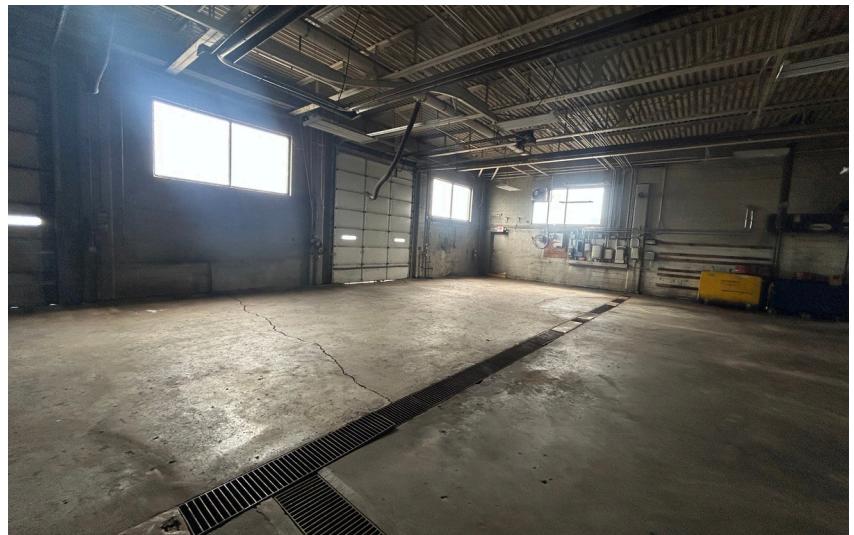
Fenced in outdoor storage with motorized/electronic gate entry.

Additional 0.87 acres on the southern parcel.



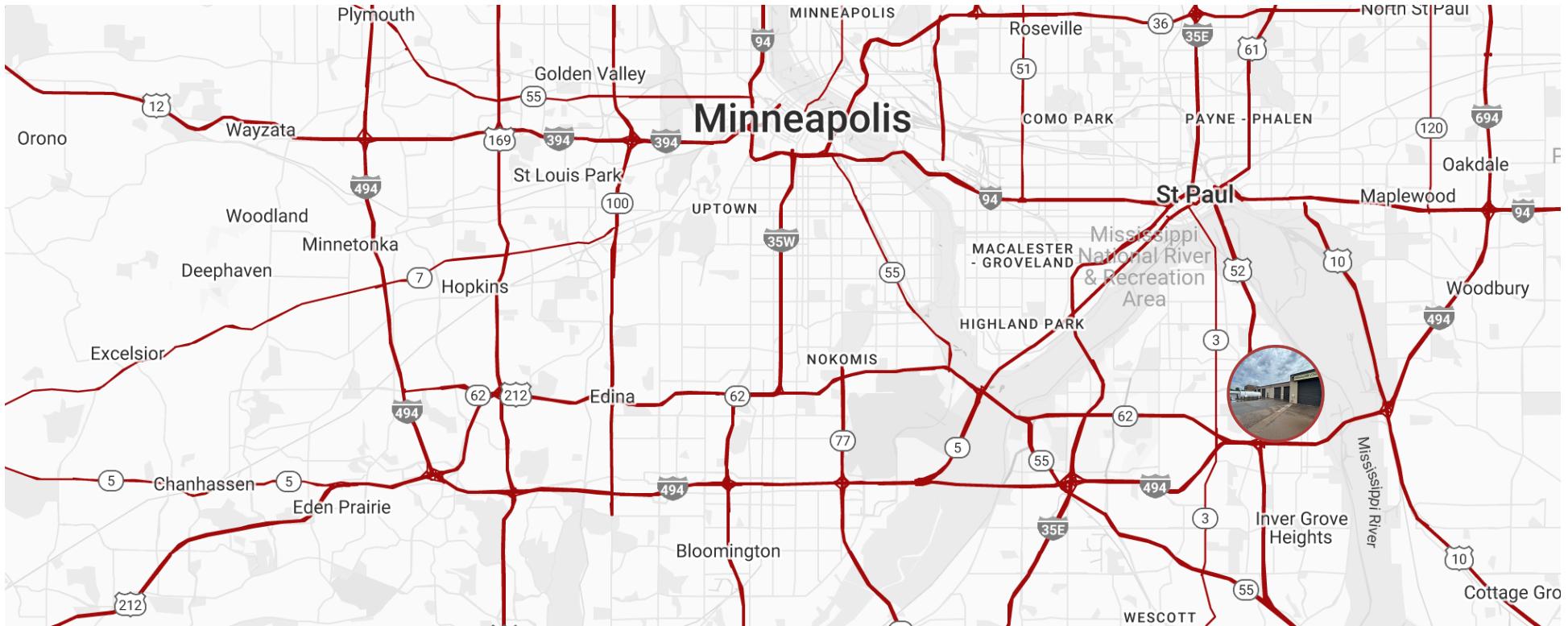
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Property Photos



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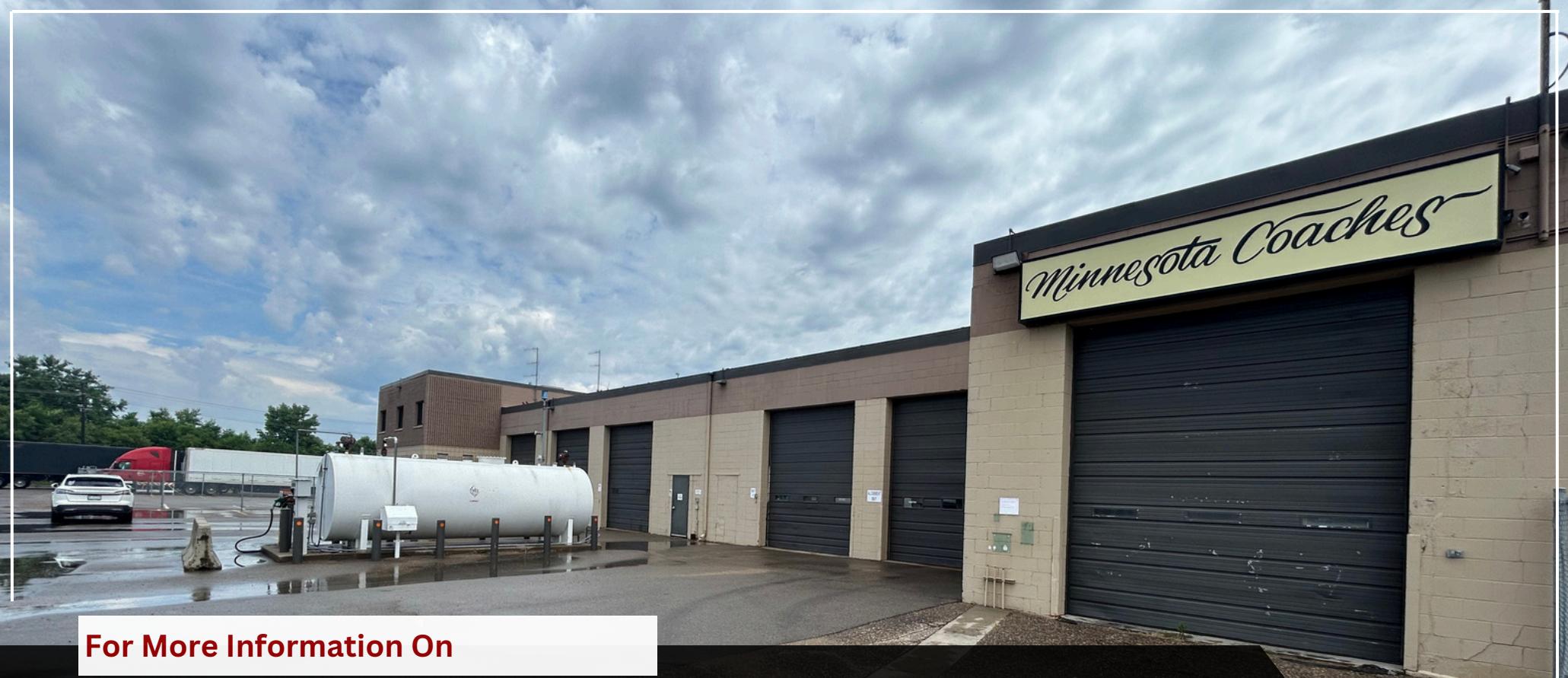
Property Proximity



POPULATION	1 MILE	3 MILES
POPULATION	6,000	58,000
MEDIAN AGE	37	38
DAYTIME EMPLOYEES	5,900	4,551
HOUSEHOLDS	1 MILE	3 MILES
HOUSEHOLDS	2,600	23,800
MEDIAN HH INCOME	\$67,900	\$70,900



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For More Information On

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