



**FOR LEASE**

# 3260 Gorham Ave

SAINT LOUIS PARK, MN 55426

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**PROPERTY OVERVIEW**

Lower Level Bay (4,740 SF) Available  
\$4,950/month Gross (\$8/SF NNN)



THE  
**BROOKSHIRE**  
COMPANY

# Property highlights

Conveniently located off Highway 7 and Louisiana Avenue South; 3260 Gorham Avenue offers maximum accessibility and convenience. This building features warehouse only bays along with approx 300 SF of office suites. Dock and ramped drive in access for each bay, and options for convenient outdoor storage, making this a great site to operate from. Locally owned and managed.

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## 12' Ceiling Height

Flexibile space for a variety of business uses.

## Loading

1 dock, 1 ramped drive in, both 10' x 10'

## Location

Located in St. Louis park near Hwy 7 & Hwy 100. Only 14 miles from MSP International Airport.

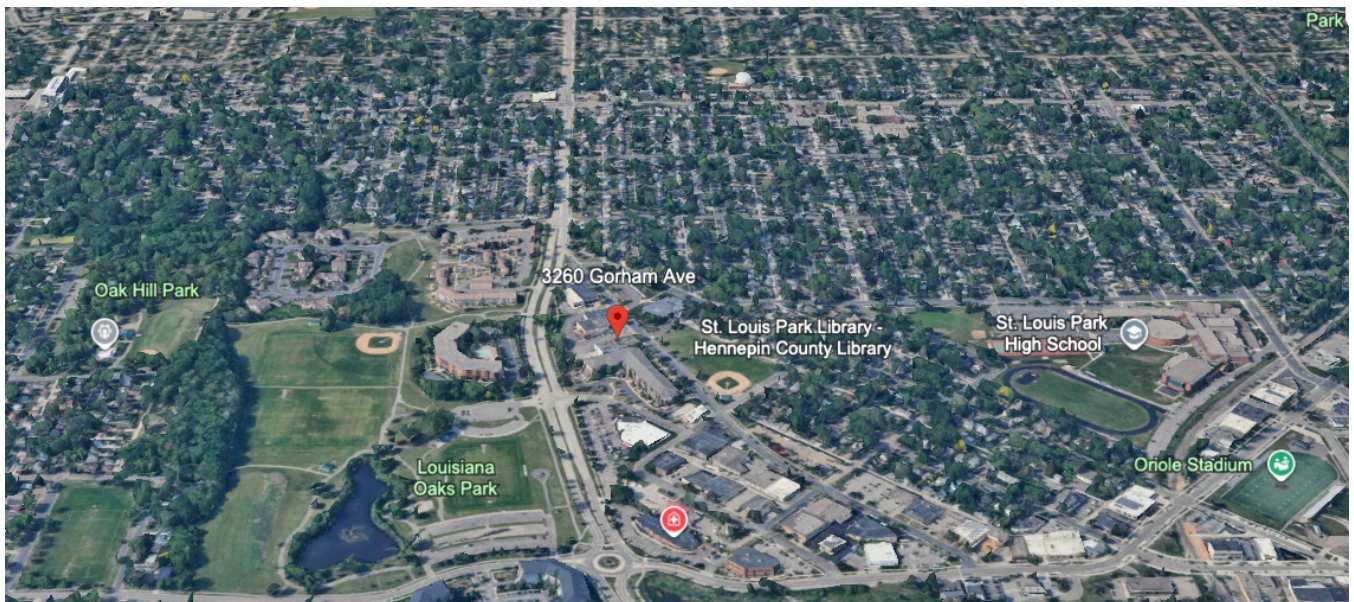
## Restroom

1 dedicated restroom.



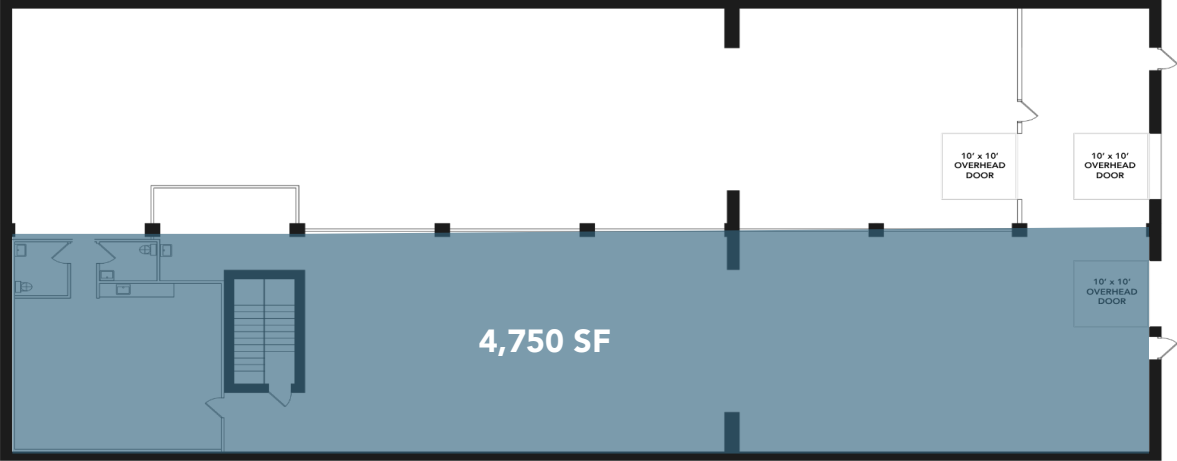


15 min drive to downtown Minneapolis  
<30 min drive to MSP Airport



# Floor plans

LOWER LEVEL FLOOR PLAN - AVAILABLE NOW



# We Help Companies Succeed and Communities Thrive®



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