

PROPERTY INFORMATION

Address 2228 Territorial Rd
St. Paul, MN

Building Size 278,649 SF (excludes mezz.)

Available SF **186,174 SF total**
3,089 SF office/storage #1
1,509 SF office #2
2,790 SF office #3
178,786 SF warehouse
**divisible to approx. 60,000 SF*

Date Available Now

Loading 33 dock doors
One (1) drive-in door

Column Spacing 44' x 40'

Clear Height 23'

Net Rental Rates Negotiable

2025 CAM & RE Tax \$1.77 CAM PSF
\$0.26 Ins PSF
\$1.76 Tax PSF
\$3.79 PSF Total

AMENITIES

- Local management and on-site maintenance
- Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- Three blocks from new Central Corridor, Fairview Ave. Light Rail Station
- One mile from BNSF Railways and St. Paul Intermodal Yard
- This site is a six minute drive time to both downtown Minneapolis and St. Paul

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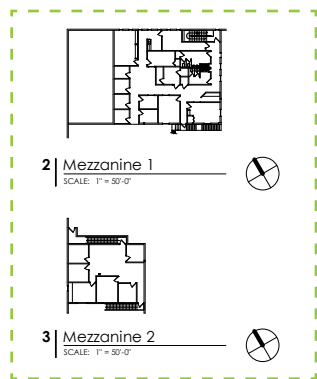
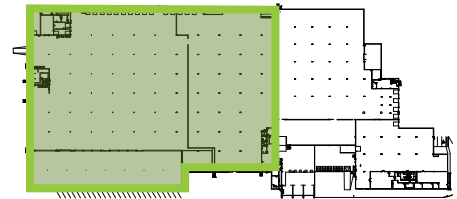
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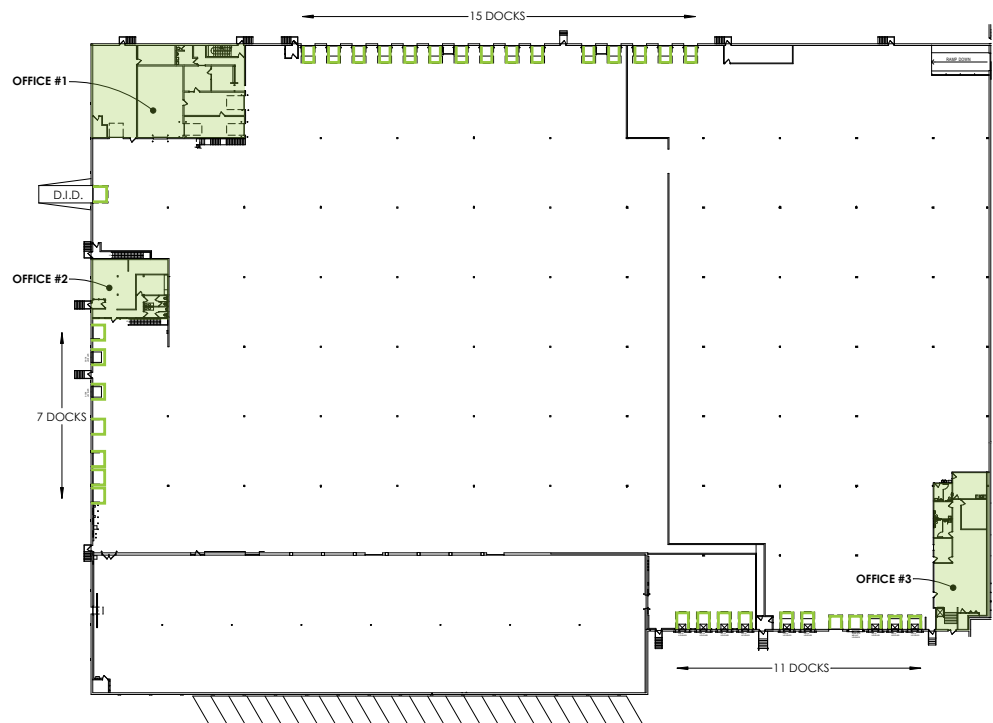
FLOOR PLAN

186,174 SF Total

3,089 SF office/storage #1
1,509 SF office #2
2,790 SF office #3
178,786 SF warehouse



↑
Mezzanine
(NOT included in SF breakdown)



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SITE PLAN



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