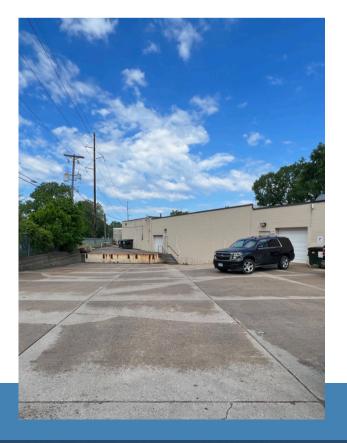


## FOR LEASE: 1642 CARROLL AVE. SAINT PAUL, MN 55104







Opportunity to lease from 3,660 SF to 8,760 SF of contiguous Office/Warehouse space. Available October 2024!

- Option 1: Suites A & B total 5,100 SF with 1,758 SF of office and 3,342 SF of warehouse with a 12 'x 11.5' drive-in door.
- Option 2: Suite C is 3,660 SF of warehouse with a 10' wide and 8' high dock door.
- Option 3: Package options 1 & 2 for 8,760 SF.

Great location near Allianz Field, just South of 94, off Snelling Ave.

For information, contact: connie@wolfsoncommercial.com, 952-334-4554.







## **Salient Fact Sheet**

✓ Property Type: Office/Warehouse

Building Size: 14,541 SF

Year Built: 1960

✓ Available: 3,660 SF - 8,760 SF

Lease Rate: \$8 - \$10 PSF NNN

Taxes: \$2.94 PSF

(f) Cam: \$1.04 PSF

Utilities: Tenant pays their own utilities

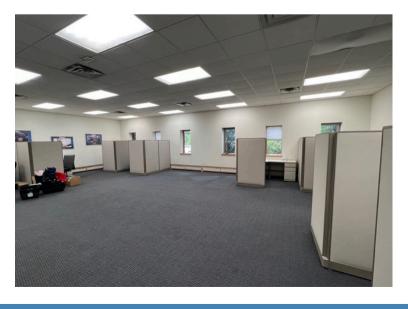
Date Available: 10/01/2024

Parking: 18 spaces

Zoning: I-1 Light Industrial

1 - 12' x 11.5' drive-in door 1 - 10' wide x 8' high dock door

33,541 SF site with ample room for vehicles and trailers

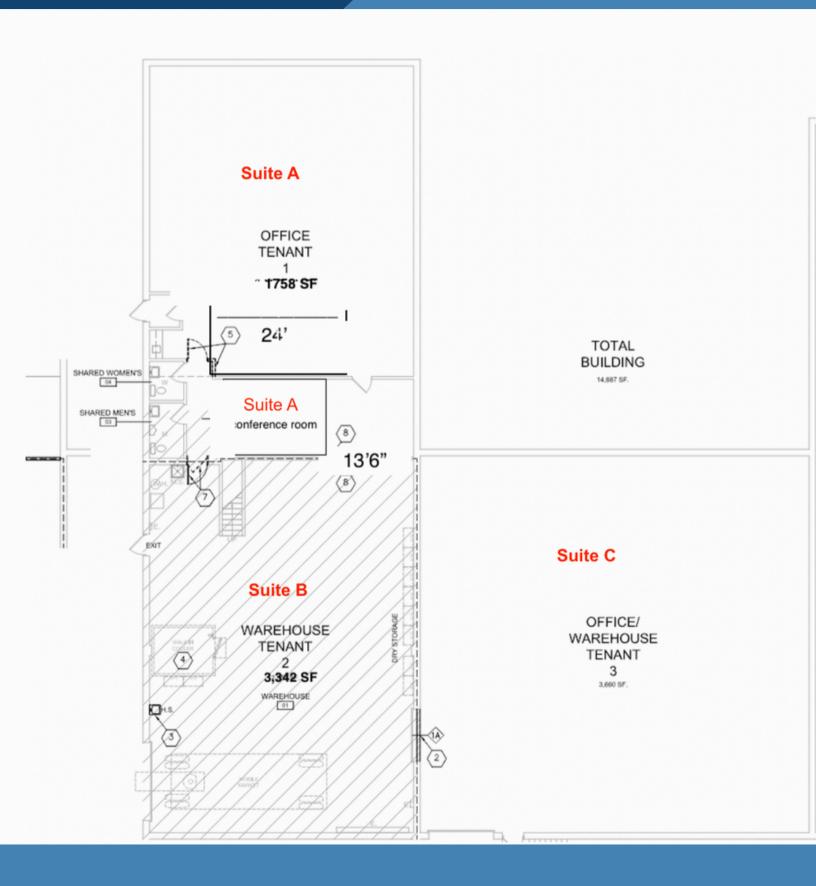




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