



**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.



**FOR LEASE
1642 CARROLL AVE.
SAINT PAUL, MN 55104**

BILL WOLFSON
COMMERCIAL REAL ESTATE


COLDWELL BANKER
REALTY

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
- ✓ 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



**FOR LEASE
1642 CARROLL AVE.
SAINT PAUL, MN 55104**



FOR LEASE 1642 CARROLL AVE. SAINT PAUL, MN 55104

BILL WOLFSON
COMMERCIAL REAL ESTATE

