



157 Bridgepoint Drive

157 Bridgepoint Drive • South Saint Paul, MN 55075



FOR LEASE



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For more information, contact:

David Langer
651.450.9669
David@langercommercial.com

Kaitlin Simmet
651.450.9669
Kaitlin@langercommercial.com

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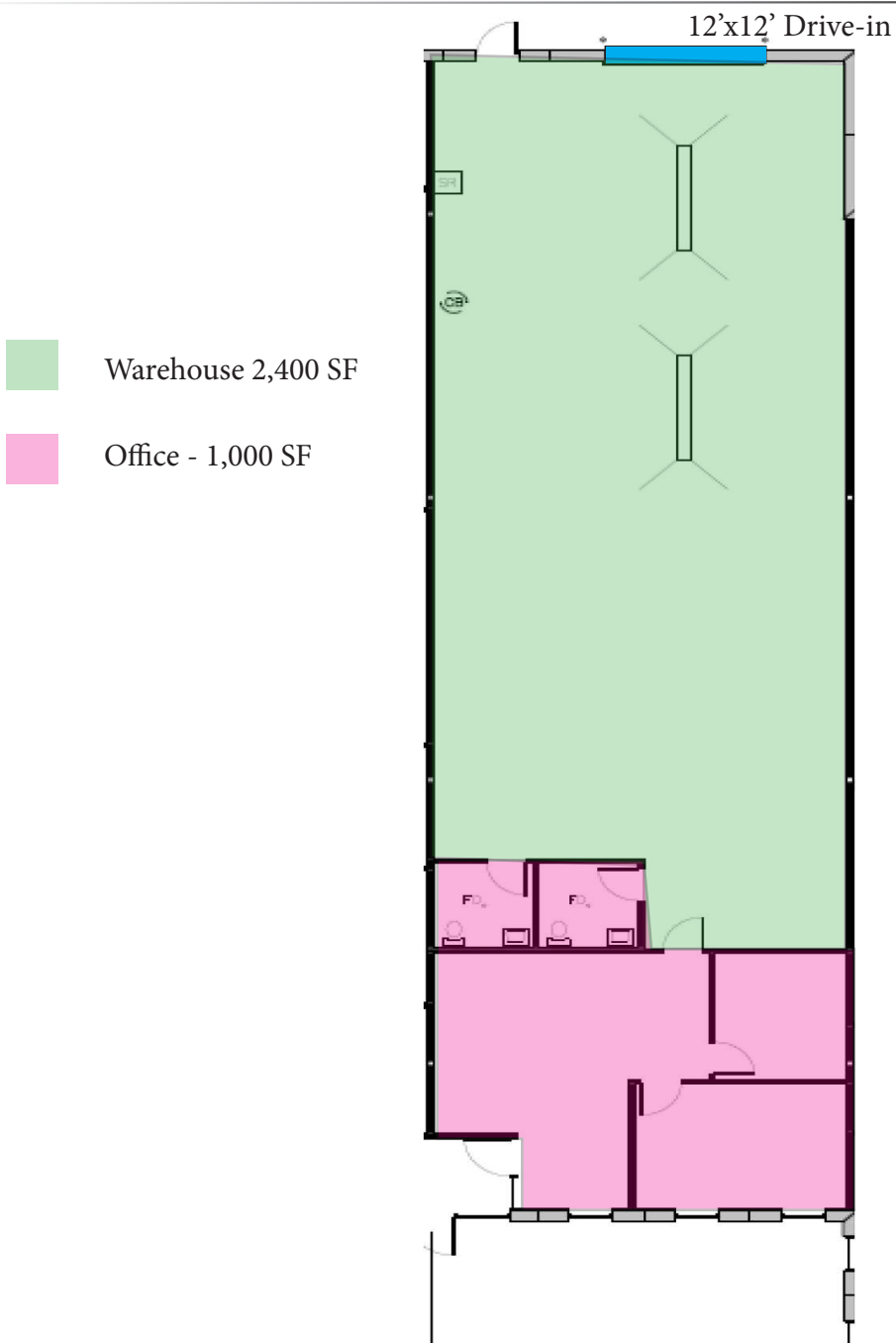
3,400 SF Office/Warehouse

- 1,000 SF of office, 2,400 SF warehouse space
- 200 amp, 3-phase power
- One 12' x 12' drive-in door w/ flammable waste trap and CO2 detection system
- Warehouse is 18' clear height
- Lease rate \$4,250 per month, as-is, including CAM and Tax
- Landlord willing to demo some office space for additional warehouse
- Conveniently located with easy access to 494



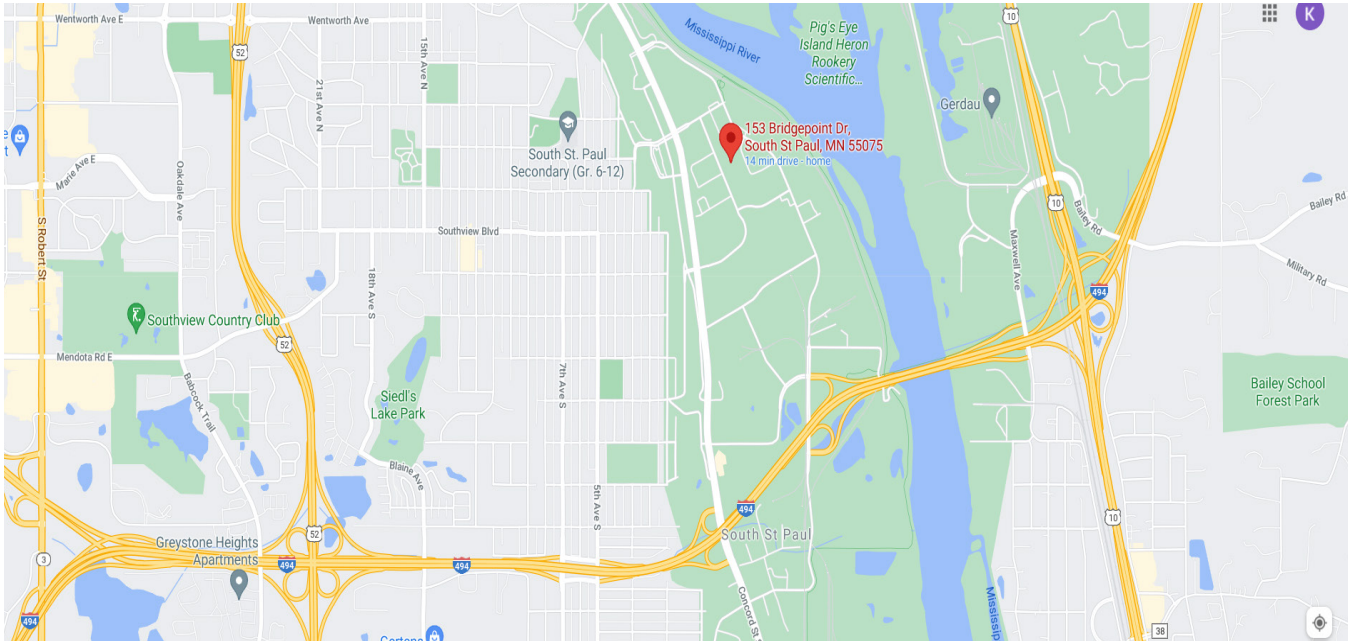
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Floor Plan



- 3,400 total RSF
- Office area includes 2 private offices, open work area, two ADA restrooms

Property Aerial



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