



200,000 SF
SPACE FOR LEASE

1045 HAZEL ST N
ST. PAUL, MN 55119

CASE DISTRIBUTION
CENTER

CBRE



PROPERTY OVERVIEW

1045 HAZEL ST N, ST. PAUL MN

Case Distribution Center is a 1 million SF development situated on 80 acres in a St. Paul infill location.

Offering easy access to Interstate - 94. The site is positioned as a great location for a wide range of users.

BUILDING SPECIFICATIONS

Building 450

Available SF	30,686 SF (Minimal Office)	Available SF	15,960 SF
Clear Height	28'	Clear Height	12'6" - 14'
Loading	3 Docks, 2 Drive-Ins	Loading	5 Docks, 2 Drive-Ins
Rate	Negotiable	Rate	Negotiable
2024 Tax	\$3.71/SF	2024 Tax	\$3.71/SF
Other	Outdoor Storage Available		

Building 424

Available SF	49,867 SF (14,098 SF 2nd Floor Office)		
Clear Height	28'		
Loading	9 Docks, 1 Drive-In		
Rate	Negotiable		
2024 Tax	\$3.71/SF		
Other	Outdoor Storage Available		



Building 450

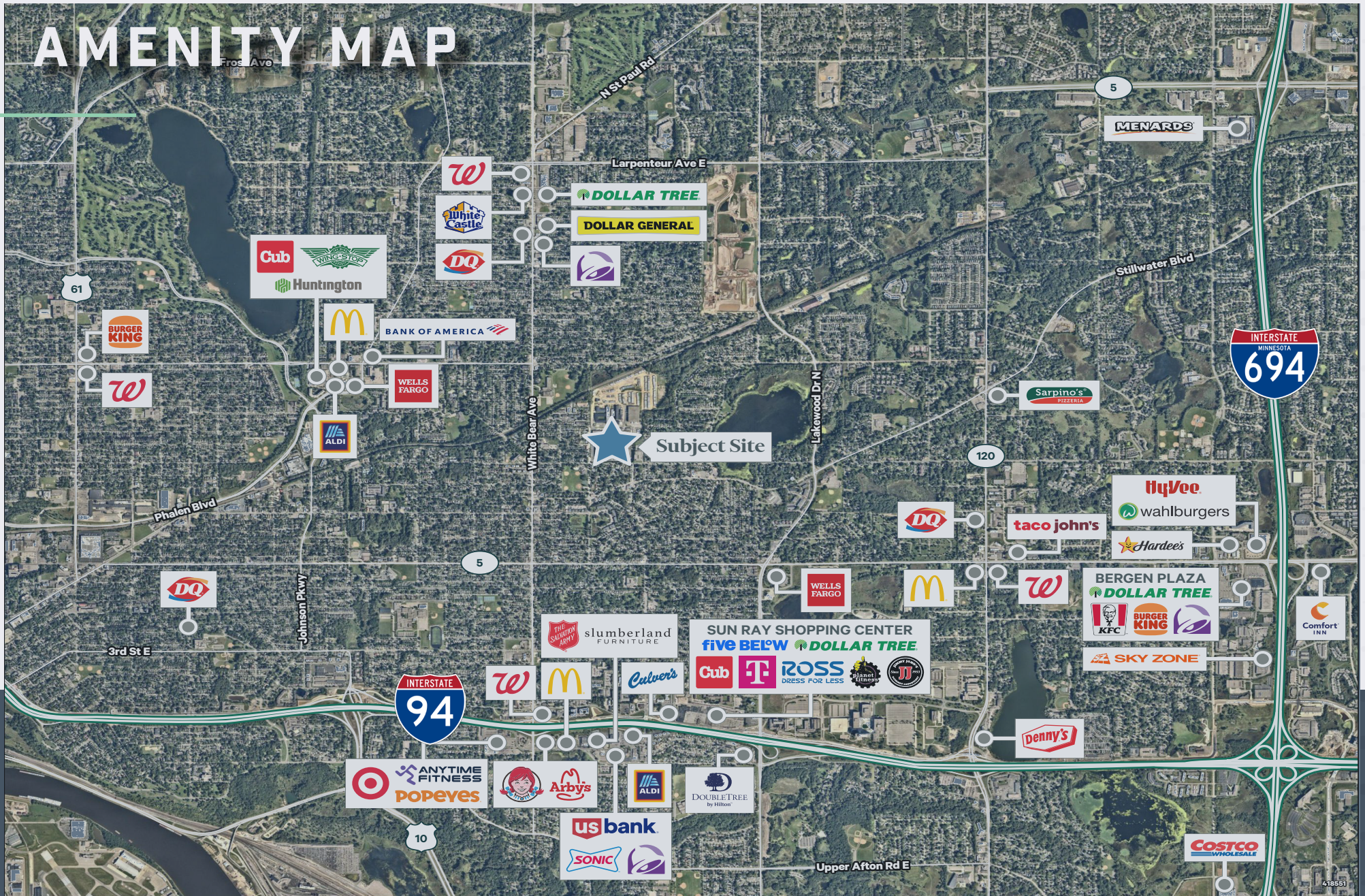


Building 424



Building 419

AMENITY MAP



HIGHLIGHTS



Amenities

Enjoy vast amounts of amenities within miles of 1045 Hazel St



Restaurants

Great options to choose from within in minutes



Prime Location

Easy access to I-94



80+ Acres

Ample lot size



1024
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ST. PAUL, MN 55119

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