

1065 PHALEN BLVD SUITE 100 ST. PAUL, MN

**38,000 SF AVAILABLE
DIVISIBLE TO 20,000 SF**



**CUSHMAN &
WAKEFIELD**

Property Profile

Address	1065 Phalen Blvd, Suite 100 St. Paul, MN
Space Available	2,400 SF Office 36,022 SF Warehouse 38,422 SF Total Space Divisible to 20,000 SF
Loading	2 Dock Doors 2 Drive-ins
Built	2014
Clear Height	25'
Sprinkler	Yes
Power	2,000 AMP 480V 3-Phase
Parking	1 per 1,000
Zoning	I-1 - Light Industrial
Lease Rate	Office: \$13.50 PSF Warehouse: \$7.50 PSF
2025 Tax & Operating Expense	Taxes: \$3.66 PSF Op. Ex.: \$2.19 PSF Total: \$5.85 PSF

Property Highlights

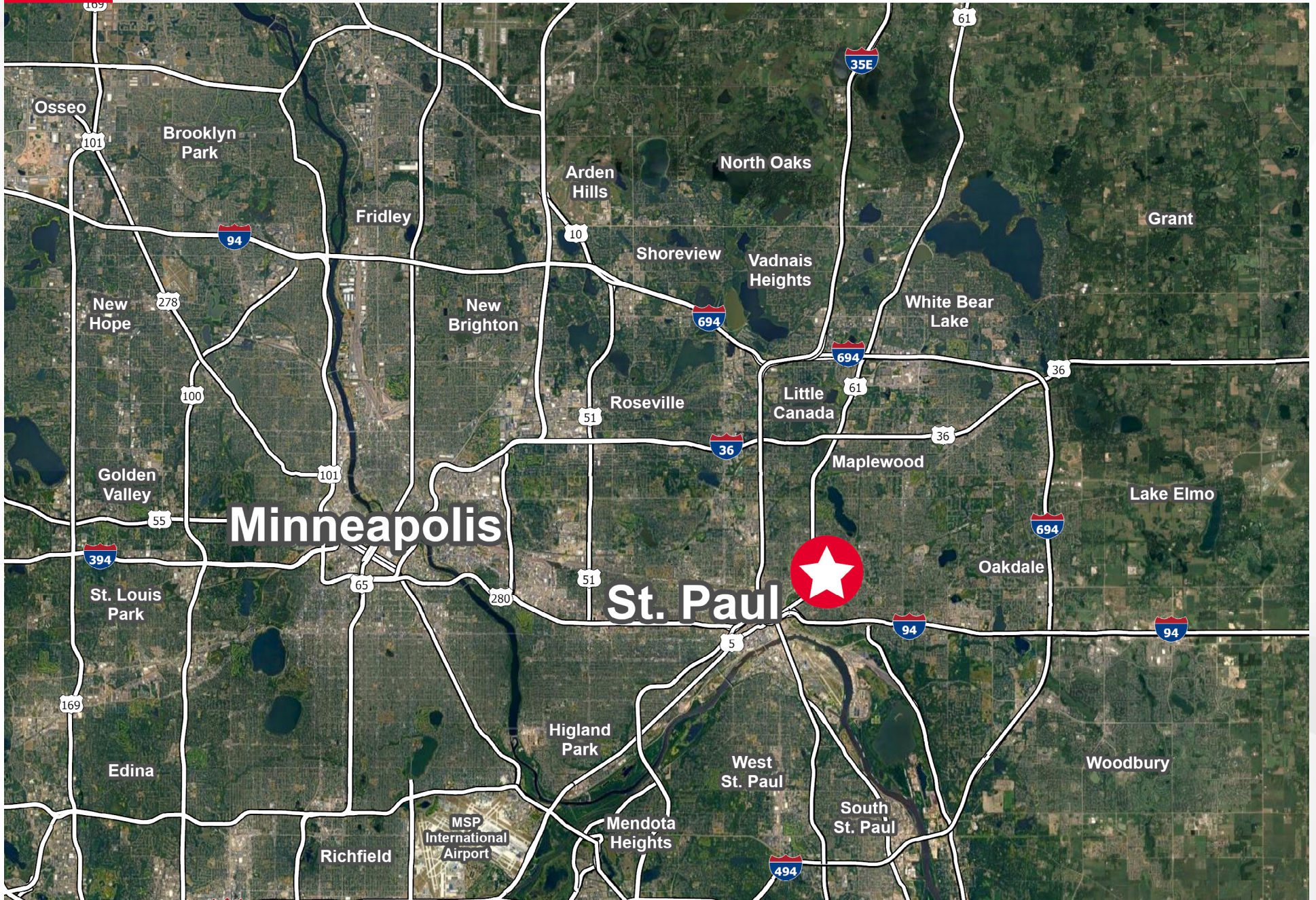
- 25' Clear Height
- Air Makeup System
- 3 x 20 Ton Cranes in place
- Fences/Secure Loading Area
- Great Access to I-35E and I-94



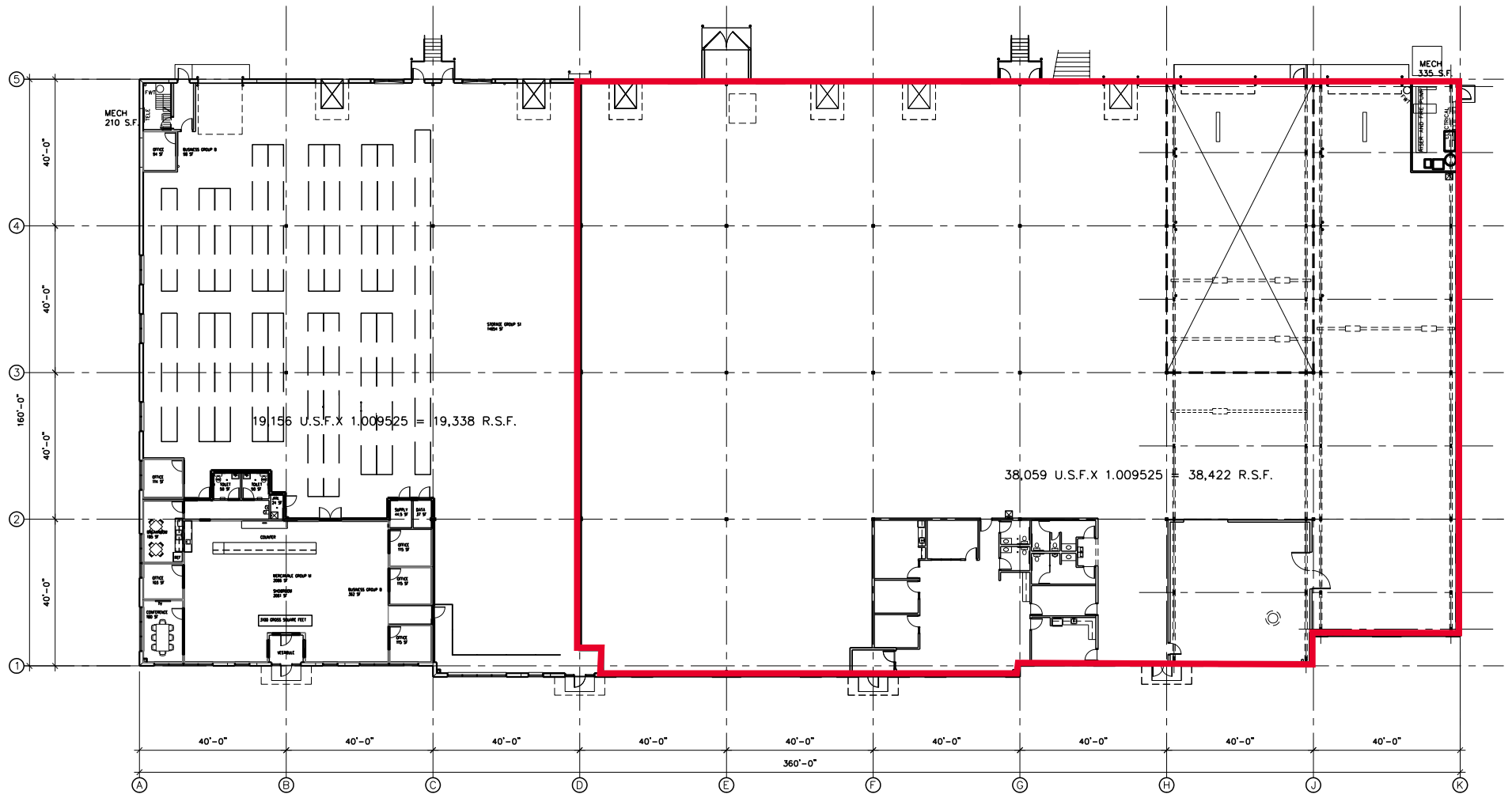
Property Aerial



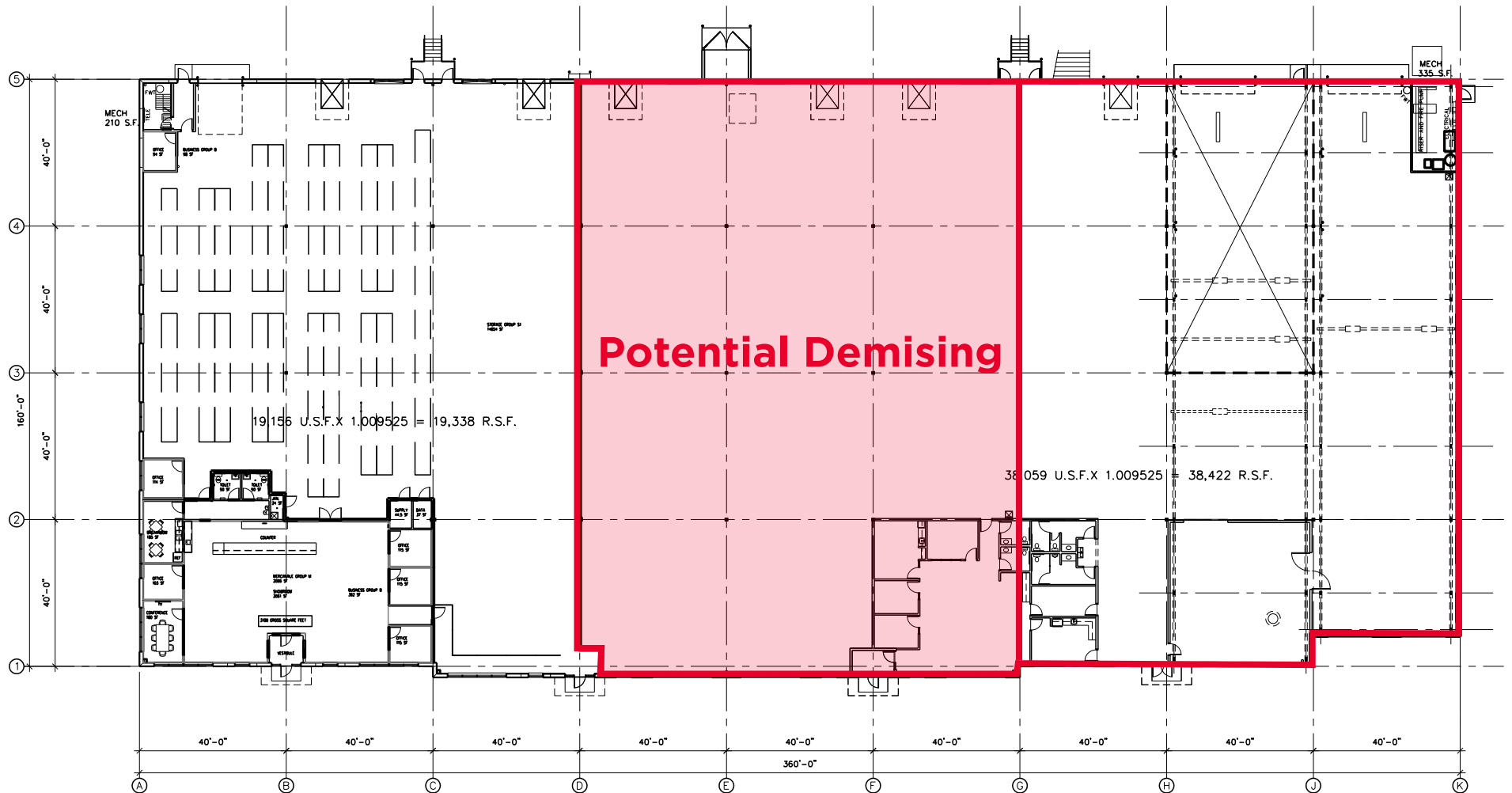
Property Aerial



Building Plan



Building Plan



Property Photos





Contact

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