



TRANSWESTERN

REAL ESTATE  
SERVICES

# SAINT PAUL INDUSTRIAL PROPERTIES #17

6286 CLAUDE WAY EAST

INVER GROVE HEIGHTS, MN 554076

# PROPERTY SPECIFICATIONS



**Building Size:** 60,280 SF

**Availability:** 3,984 SF Office  
7,754 SF Warehouse  
11,738 SF Total

**Loading:** 2 Dock | 1 Drive-In

**Clear Height:** 22'

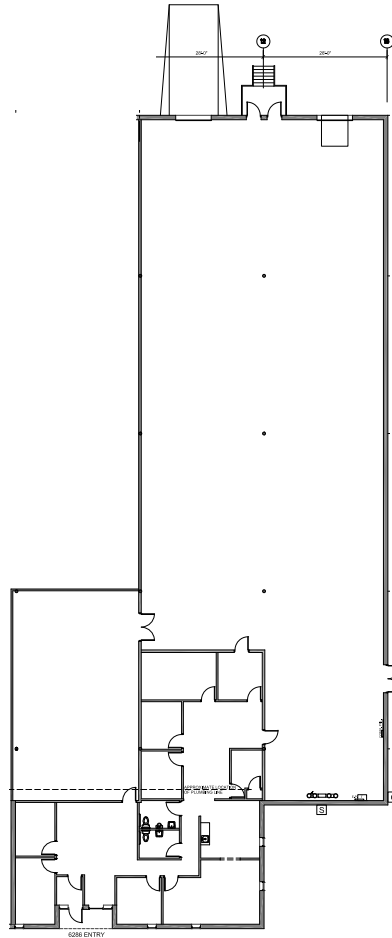
**Lease Rates:** \$10.00 PSF Office  
\$5.00 PSF Warehouse

**Taxes:** \$1.35 PSF (2023)

**Operating Expenses:** \$1.15 PSF (2023)



# FLOORPLAN



## SQUARE FEET

Office: 3,984 SF

Warehouse: 7,754 SF

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Total: 11,738 SF





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# THINKING BEYOND THE OBVIOUS

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