



— THE —
HEIGHTS
ST. PAUL, MINNESOTA
121,000 SF FOR LEASE
or
BUILD-TO-SUIT



**UNITED
PROPERTIES**
CREATING DEEP ROOTS



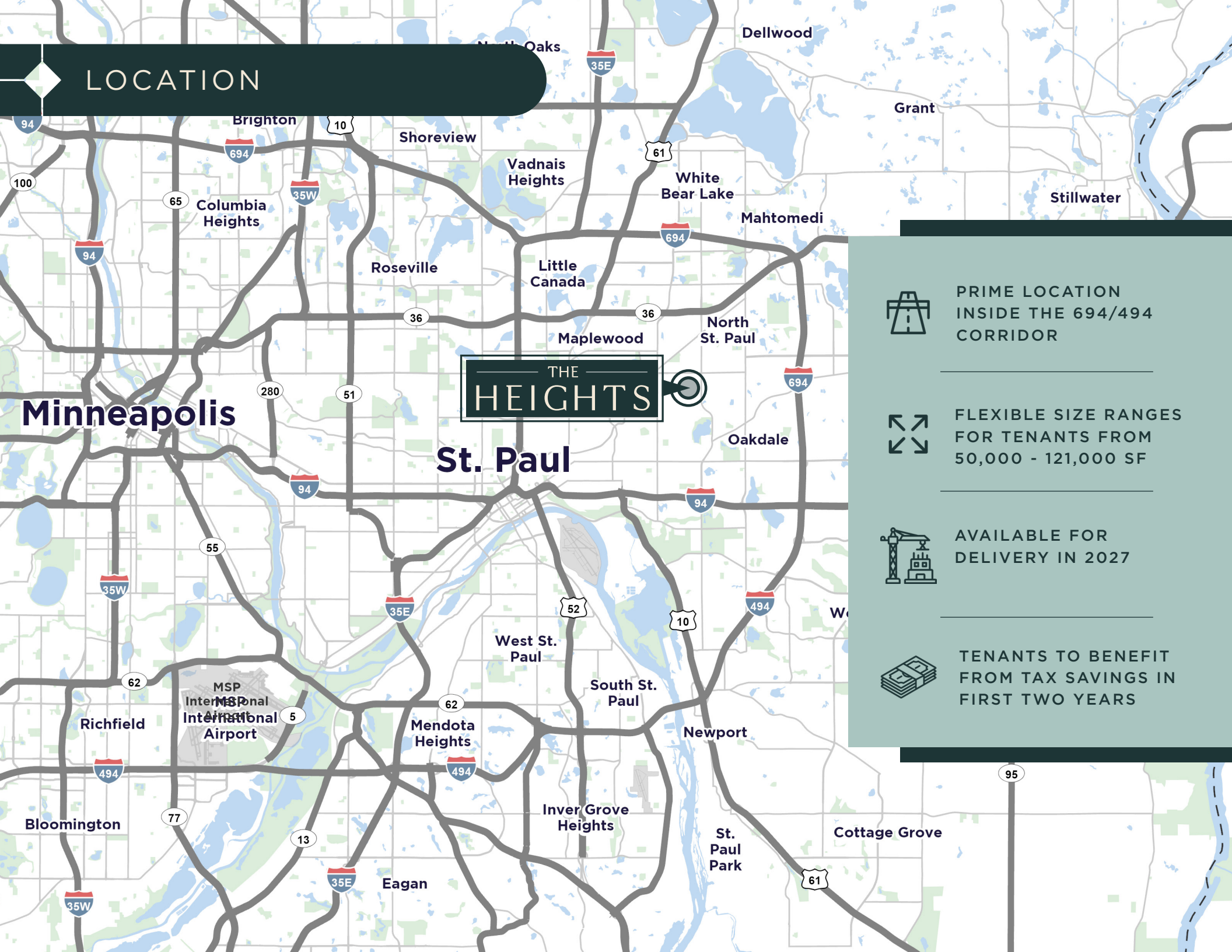
**CUSHMAN &
WAKEFIELD**



PROPERTY OVERVIEW

SIZE	121,000 SF
DIVISIBLE	40,000 SF
LOADING	BTS
CLEAR HEIGHT	28'
COLUMN SPACING	50' X 50' WITH 60' SPEED BAY
SPRINKLER	ESFR
POWER	2,000 AMPS
PARKING	218 STALLS (1.8/1,000)
ZONING	LIGHT INDUSTRIAL
2025 TAXES & OPEX	SIGNIFICANT TAX SAVINGS YEARS 1 & 2
LEASE RATE	NEGOTIABLE

LOCATION



PRIME LOCATION
INSIDE THE 694/494
CORRIDOR



FLEXIBLE SIZE RANGES
FOR TENANTS FROM
50,000 - 121,000 SF

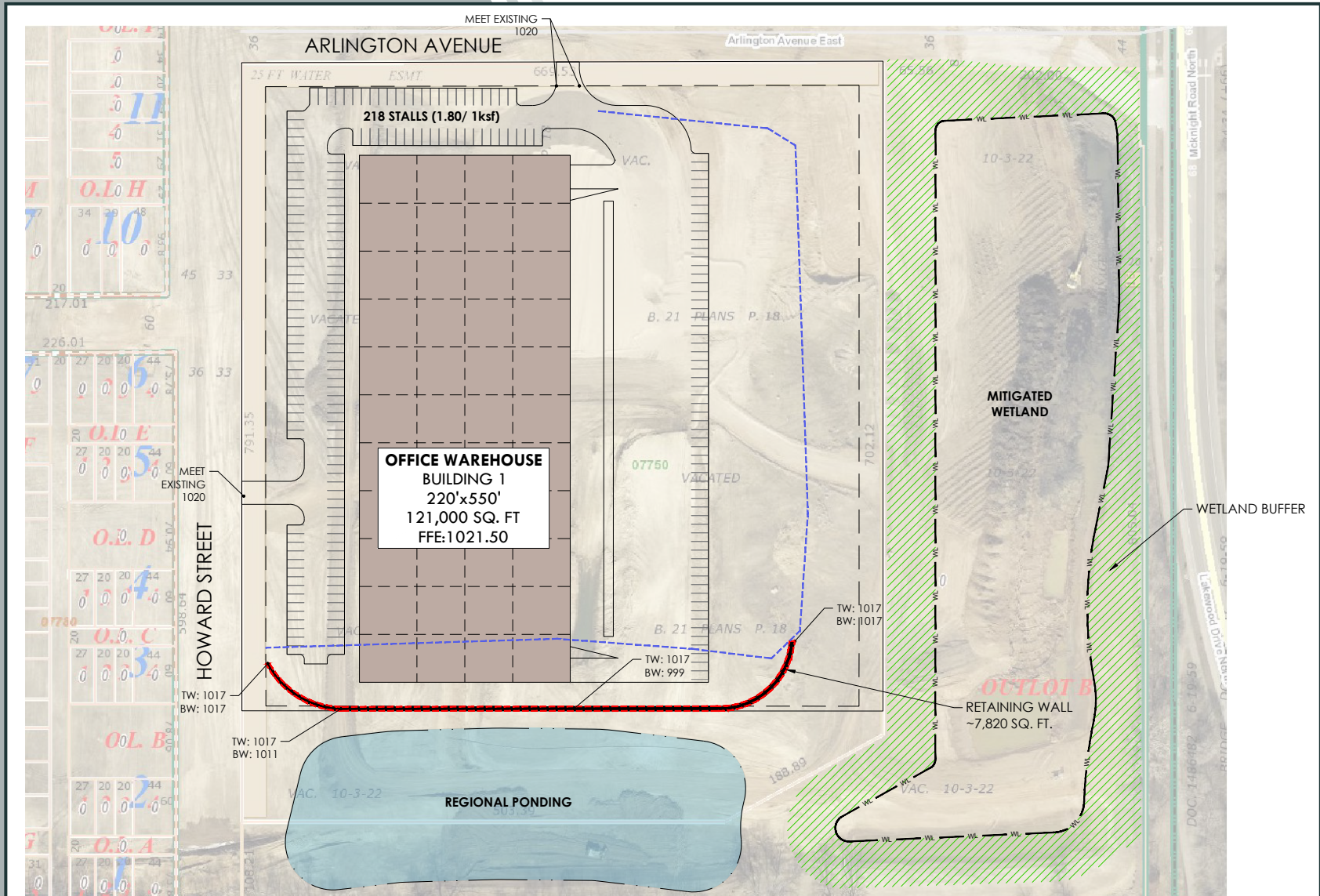


AVAILABLE FOR
DELIVERY IN 2027



TENANTS TO BENEFIT
FROM TAX SAVINGS IN
FIRST TWO YEARS

SITE PLAN



ACCESS

EASY ACCESS TO MAJOR HIGHWAYS & BOTH CBDS



SITE HIGHLIGHTS

Strong Labor Pool

The Heights is located within the growing East Side Neighborhood in St. Paul. There are Municipal and Port initiatives to connect employers with qualified Labor through xChange.

Sustainability

Located in a LEED certified community. Tenants at the Heights will be part of sustainable practices that minimize impact on the environment.

Public Transit

The Heights will be multi-modal, with public bus access directly to the site that connects to downtown St. Paul and the Metro Transit Light Rail.

► FIVE MILE RADIUS



CURRENT SITE CONDITIONS



NEARBY AMENITIES





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