

# 1280 ENERGY PARK

St. Paul, MN 55108



For Lease  
71,971 SF  
Industrial and office



# Property highlights



71,971 SF office  
industrial/flex building



2024 OPEX  
\$4.06/SF



18' Clear  
height



Rental rate  
negotiable



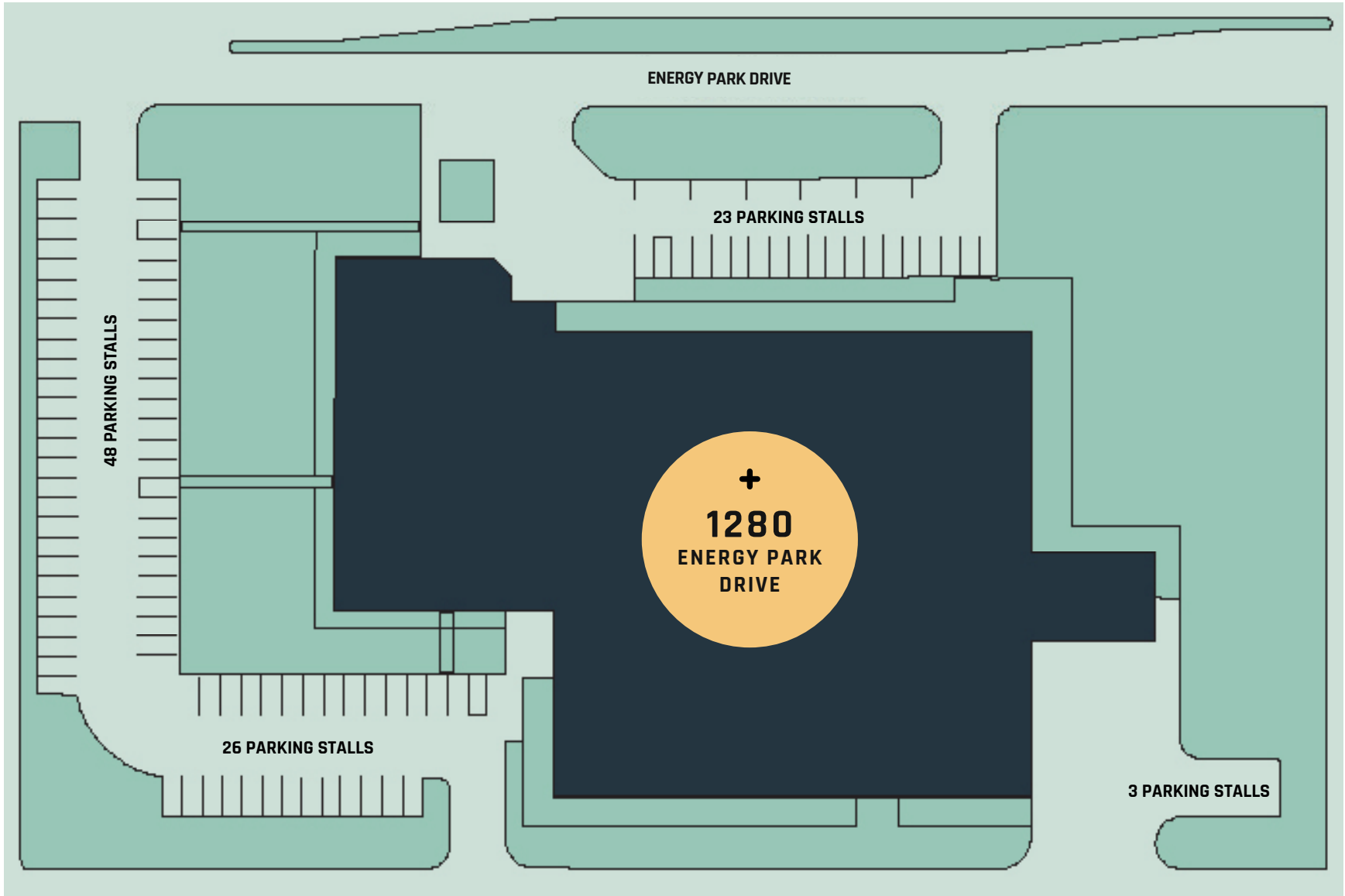
100 surface  
stalls



4 dock doors  
2 w/ levelers

- 47,000 SF production/warehouse fully climate controlled
- Features 15,534 SF first floor production space and 8,985 SF office on second floor
- Manufacturing floor offers over 47,000 SF
- Constructed in 1984, new roof in 2018
- Rooftop patio access
- Column rows set 69' apart and spaced 36' on center for a unique and open layout
- Conveniently located on Energy Park Drive with easy access to local shops and restaurants
- Open reception area with skylights
- 5,000 Amps, 480 volt, 3 phase electrical services
- Fiber connectivity

**+** SITE PLAN

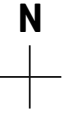




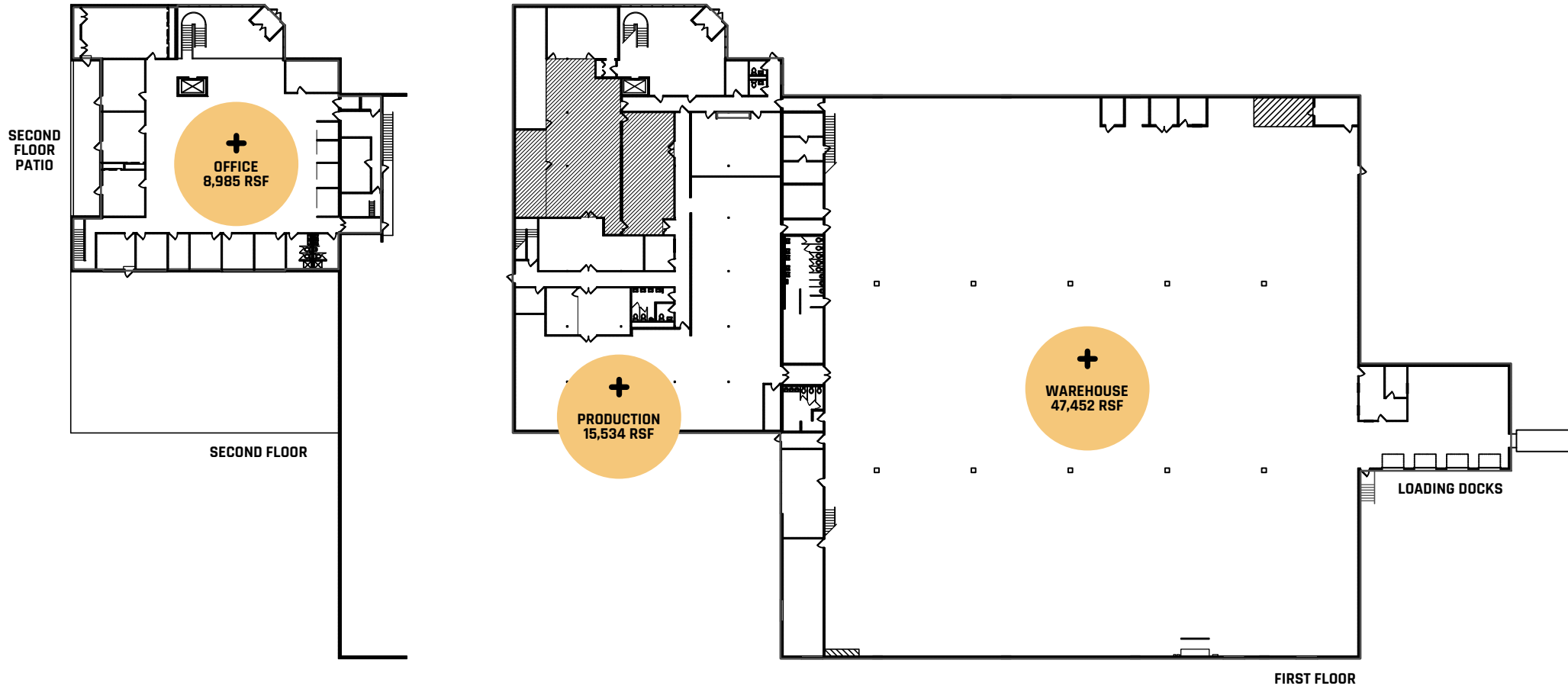
OFFICE INTERIOR

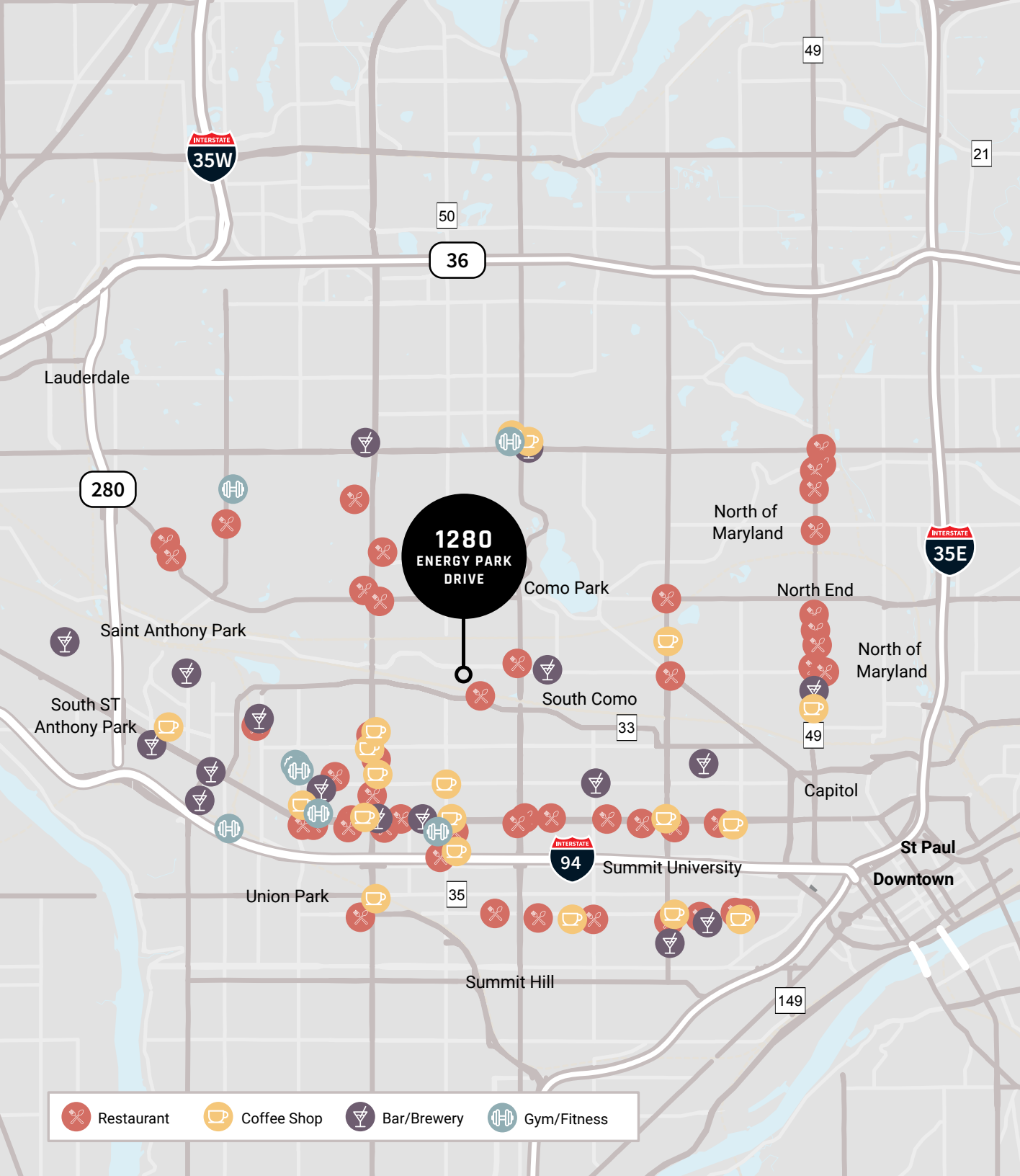


**+** FLOOR PLAN



71,971 TOTAL RSF





# DEMOGRAPHICS

## 1 MILE AWAY

5,513 Population  
 3,318 Households  
 \$91,630 Avg. Income

## 3 MILES AWAY

60,348 Population  
 27,071 Households  
 \$105,799 Avg. Income

## 5 MILES AWAY

199,925 Population  
 88,293 Households  
 \$109,238 Avg. Income



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