

St Paul Warehouse & Office Space

1400-1410 ENERGY PARK DRIVE, ST PAUL, MN 55108

FOR LEASE



OFFERING SUMMARY

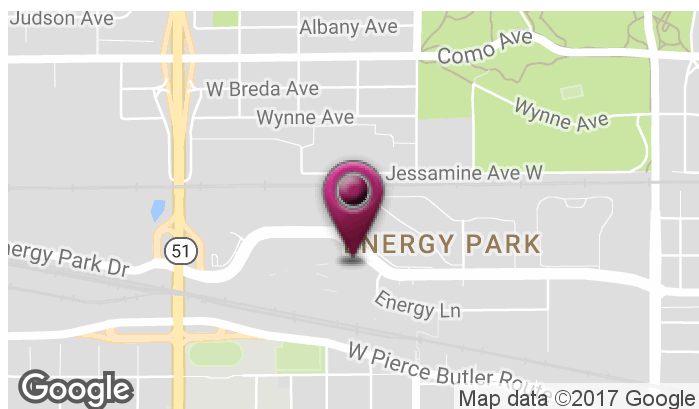
Lease Rate: \$4.50 - 8.50 SF/yr (NNN)

CAM & Tax: 1400 - \$6.43/SF/yr
1410 - \$4.45/SF/yr

Lot Size: 5 Acres

Year Built: 1985

Building Size: 72,850 SF



- Close proximity to both Downtown Minneapolis & St Paul
- Located off Hwy 280 near I-94 and 35W
- 14'-16' ceilings
- Dock & drive-in doors

St Paul Warehouse & Office Space

1400-1410 ENERGY PARK DRIVE, ST PAUL, MN 55108

FOR LEASE



JGM PROPERTIES
1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:

ELI RUSSELL
612.290.1037
elir@jgmproperties.com

PROPERTY OVERVIEW

This property offers warehouse, tech, and flex space options ranging from 1,000-20,000+ square feet. This property also includes warehouse tech & office combined space. The wide variety of size options and space types available make this a versatile property for small, medium, or large businesses.

LOCATION OVERVIEW

JGM Properties has office & warehouse tech spaces available for lease at the Energy Park Plaza Tech buildings located at 1400 & 1410 Energy Park Drive in St Paul. The buildings have close proximity to I-94, Hwy 280, and 35W.

PROPERTY HIGHLIGHTS

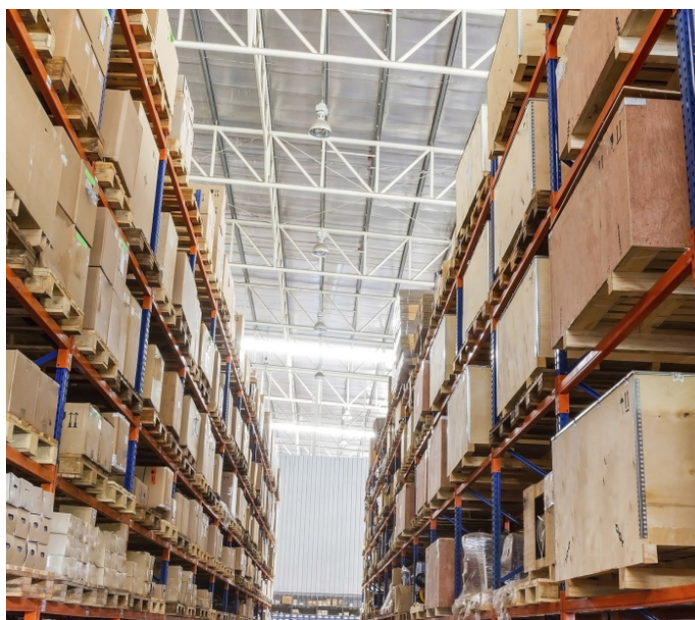
Served by Route 3 MTC bus line

Ample parking

14'-16' clear height

Dock & drive-in doors

Custom build-outs available



JGM PROPERTIES

1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:

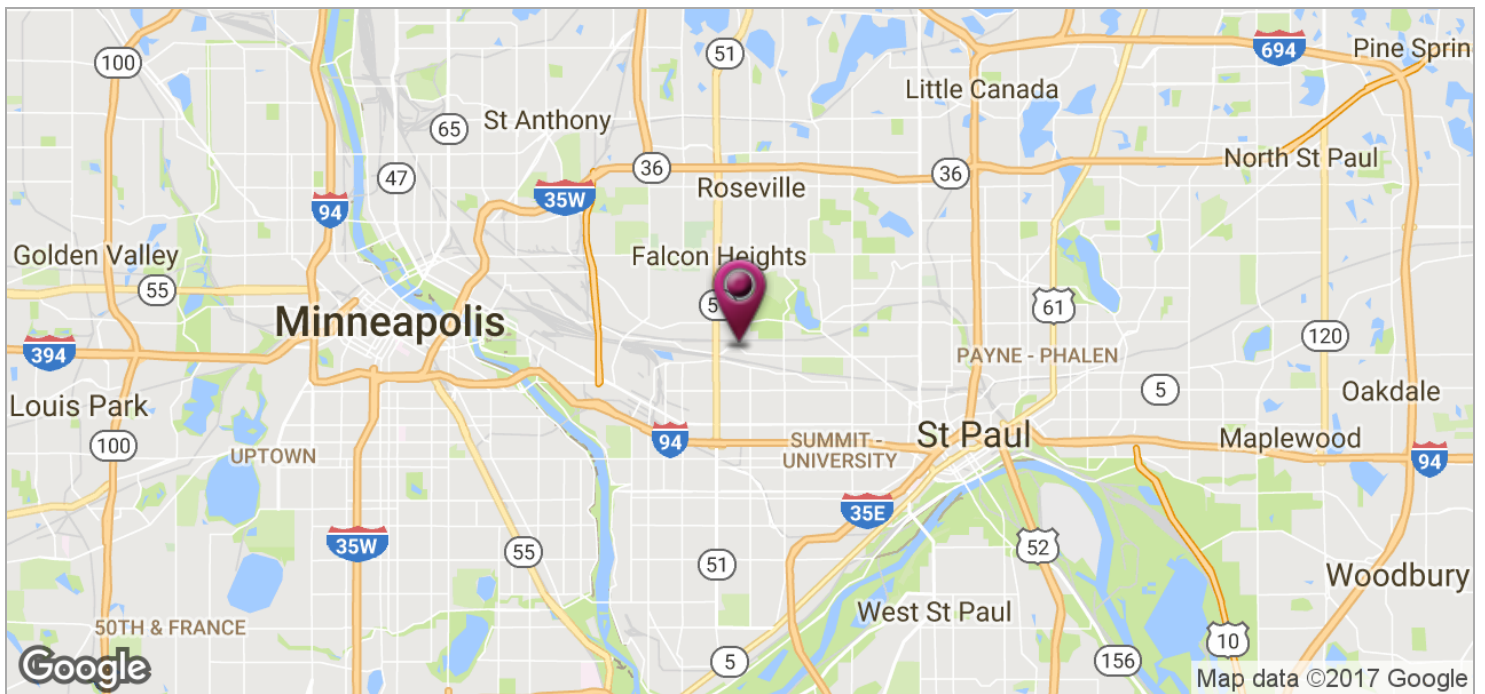
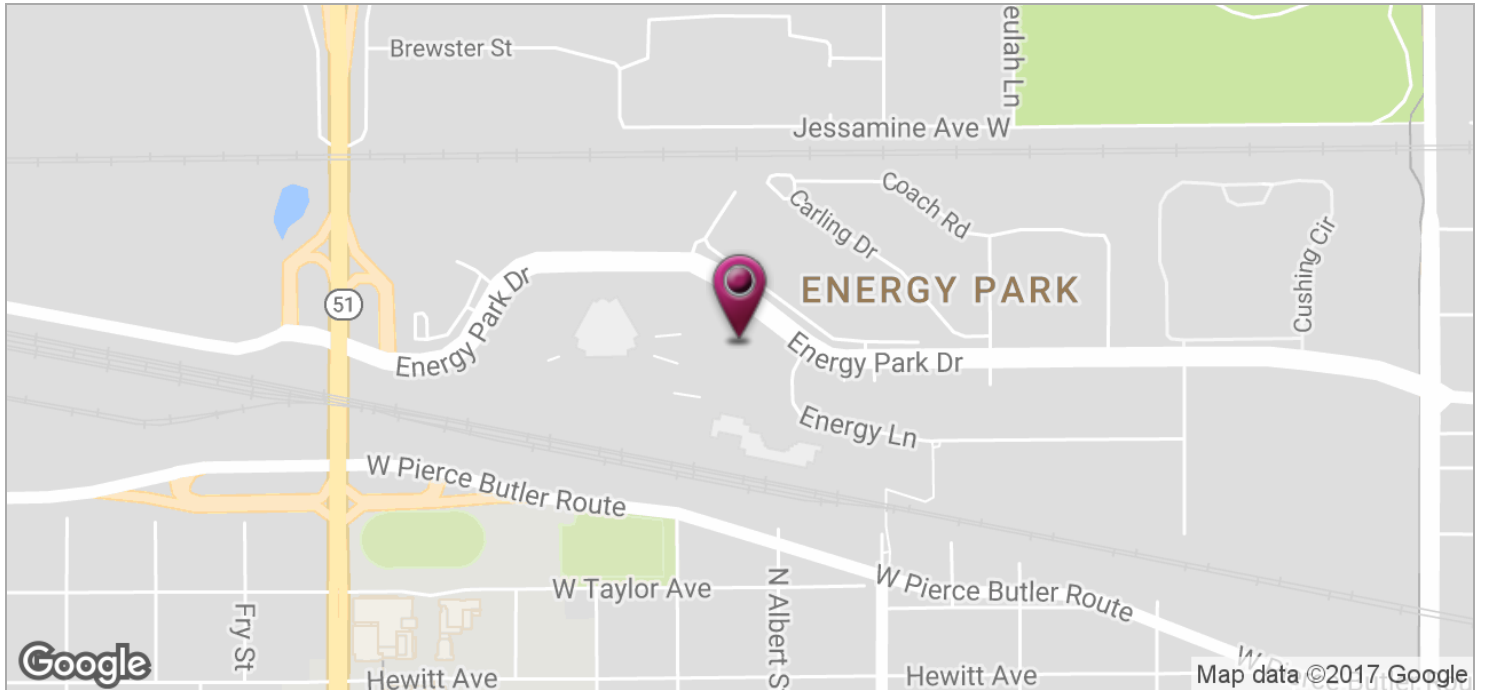
ELI RUSSELL
612.290.1037

elir@jgmproperties.com

St Paul Warehouse & Office Space

1400-1410 ENERGY PARK DRIVE, ST PAUL, MN 55108

FOR LEASE



JGM PROPERTIES
1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:

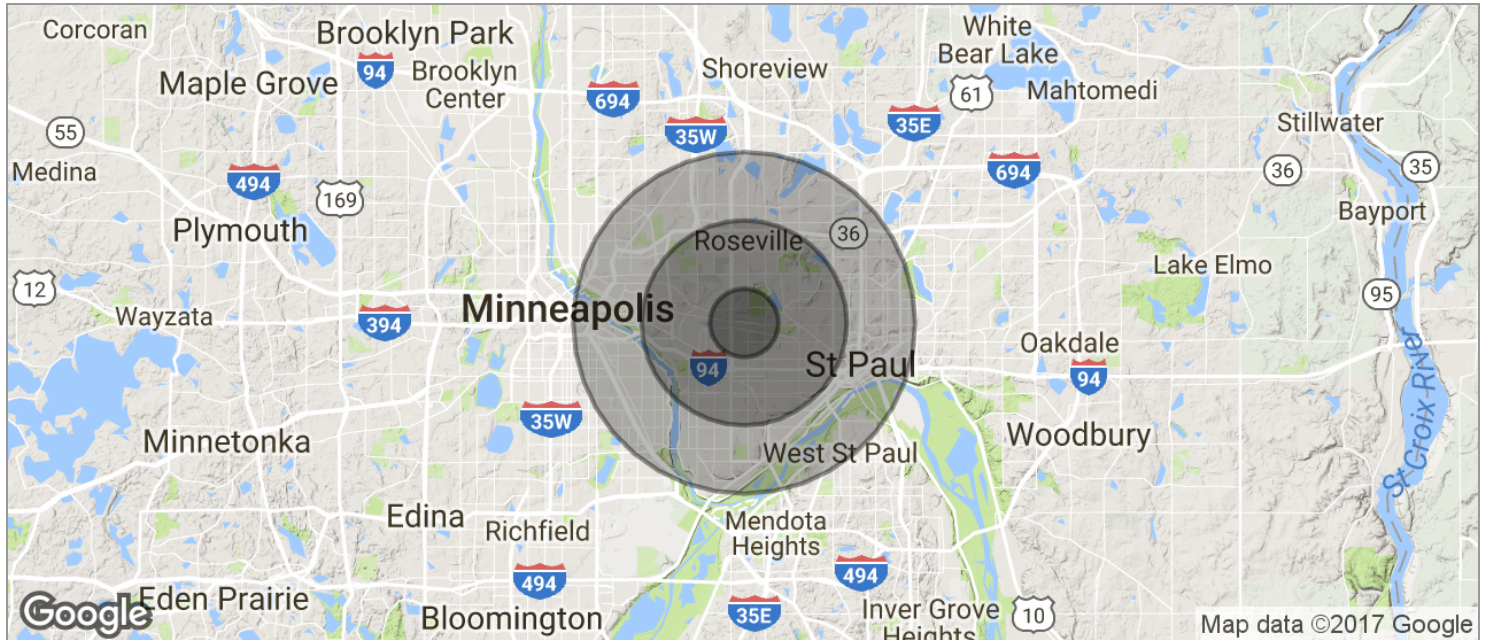
ELI RUSSELL
612.290.1037

elir@jgmproperties.com

St Paul Warehouse & Office Space

1400-1410 ENERGY PARK DRIVE, ST PAUL, MN 55108

FOR LEASE



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	18,580	144,708	343,547
MEDIAN AGE	31.0	33.1	34.1
MEDIAN AGE (MALE)	30.6	31.8	33.2
MEDIAN AGE (FEMALE)	31.9	34.6	35.3
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	7,741	59,939	144,312
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$59,066	\$68,490	\$68,393
AVERAGE HOUSE VALUE	\$208,534	\$283,314	\$278,868

* Demographic data derived from 2010 US Census

JGM PROPERTIES
1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:
ELI RUSSELL
612.290.1037
elir@jgmproperties.com