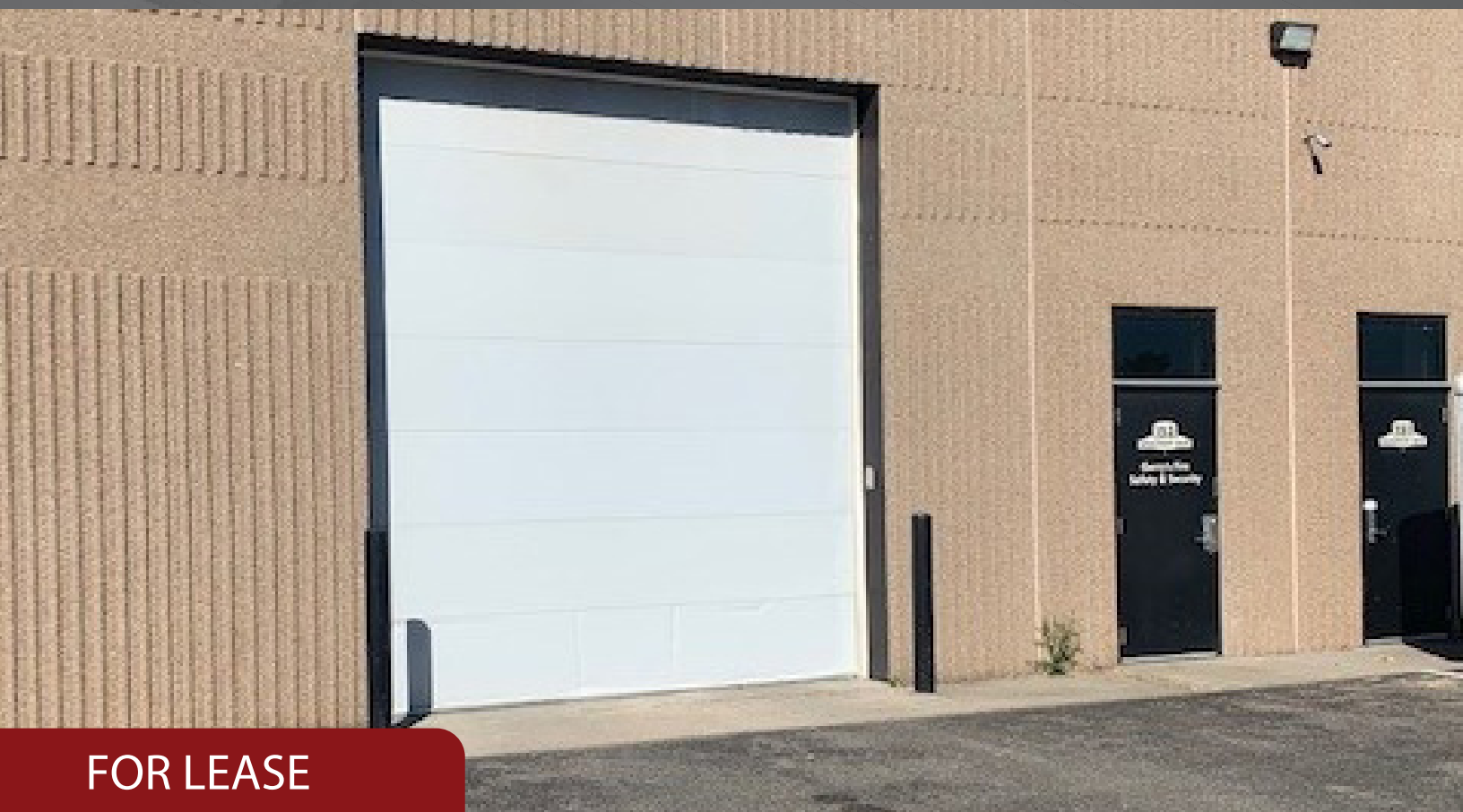




# 153 Bridgepoint Drive

153 Bridgepoint Drive • South Saint Paul, MN 55075



FOR LEASE



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# 153 Bridgepoint Dr

153 Bridgepoint Dr • South Saint Paul, MN 55075

## 3,150 SF Office/Warehouse

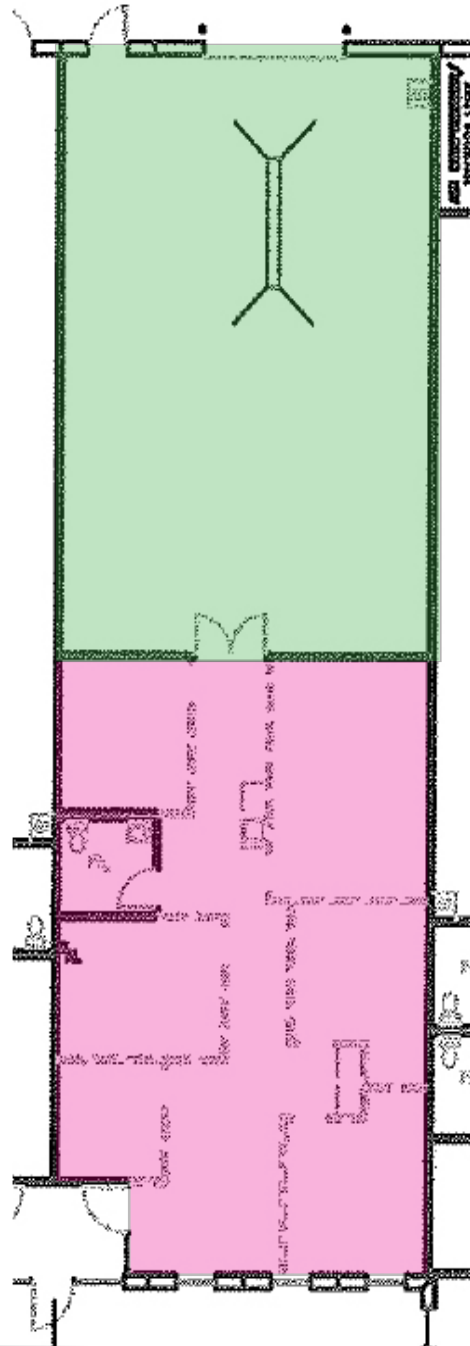
- 1,750 SF of recently updated office, 1,400 SF warehouse space
- 200 amp, 3-phase power
- One 14' x 12' drive-in door w/ flammable waste trap and CO2 detection system
- Warehouse is 18' clear height
- Lease rate \$3,500 per month, as-is, including CAM and Tax
- Landlord willing to demo some office space for additional warehouse
- Conveniently located with easy access to 494



# FOR LEASE

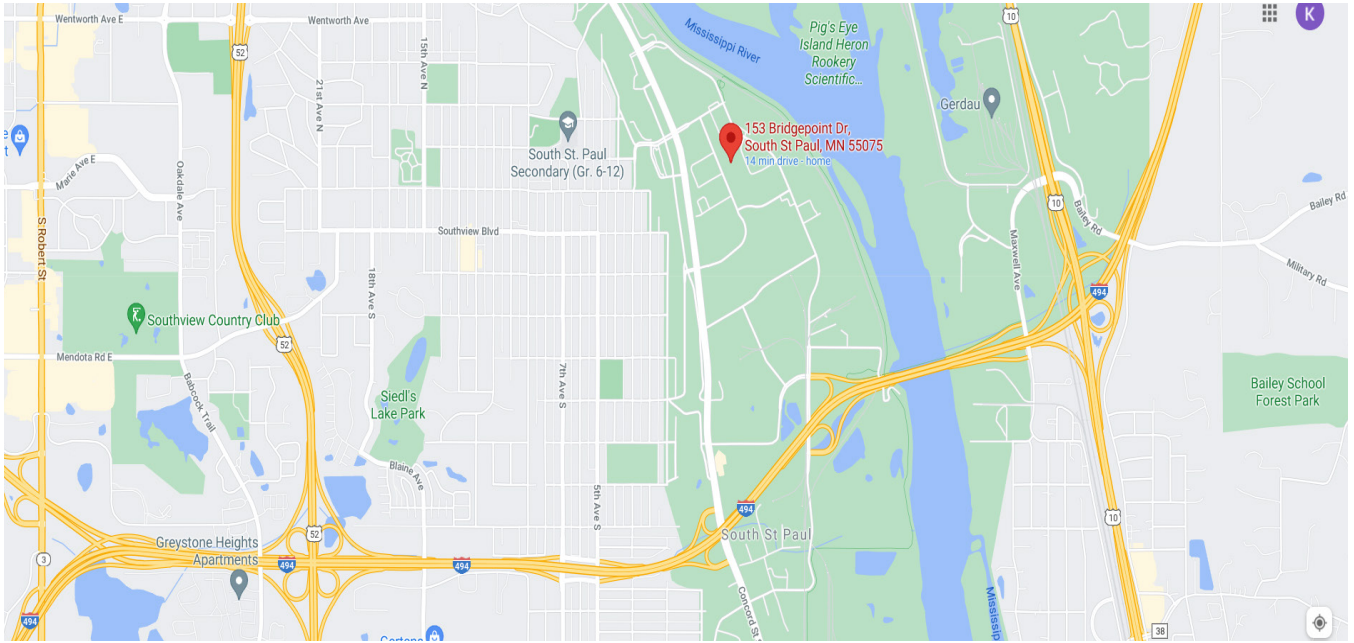
## Floor Plan

- Warehouse 1,400 SF
- Office - 1,750 SF



- 3,150 total RSF
- Office area includes 4 private offices, open work area, private restroom

# Property Aerial



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