



Midway Stadium Business Center

43,007 SF Available Now

1771 Energy Park Drive, St. Paul, MN | Suite #200

 **JLL** SEE A BRIGHTER WAY

HEITMAN
A REAL ESTATE INVESTMENT MANAGEMENT FIRM

Suite features

| | |
|--------------------------|---|
| Building Size | 189,000 SF |
| Space Available | 43,007 SF Warehouse <u>Kitchenette, restrooms, server room</u> 43,007 SF Total |
| Parcel Size | 12.77 Acres |
| Year Built | 2016 |
| Clear Height | 24' |
| Truck Court | 120' depth, fenced lot perimeter |
| Column Spacing | 50' x 50' x 60' speed bay |
| Building Depth | 213' |
| Fire Protection | ESFR |
| Power | 400 Amp 227/480 Volt, 3-phase |
| Exterior Lighting | LED, powered by roof solar panels |
| Zoning | I-1 Light Industrial |
| Loading | Six (6) dock doors with levelers |
| Lease Rates | Negotiable |
| Total Tax/Op Exp | \$6.22 PSF |
| Available | Now |

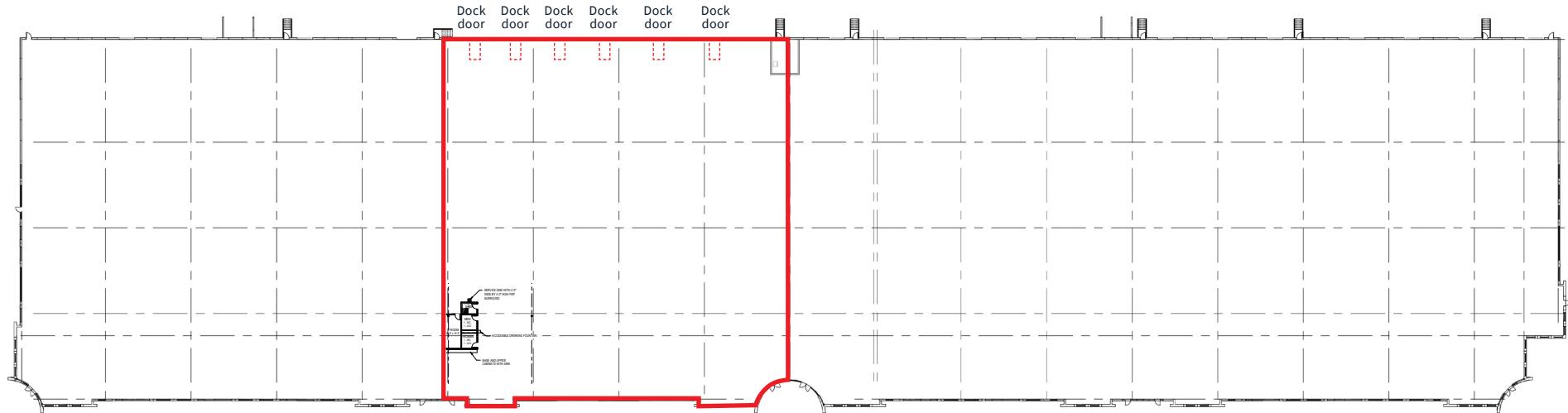


LEED Silver Certified



- Enjoy the cost savings of energy efficient systems
- Studies show that LEED buildings increase employee productivity by up to 18%
- Attract and retain employees by offering a LEED Certified work environment
- Garner the business/brand image benefits of housing your firm within a “green” building

Floor plan



43,007 SF
Available

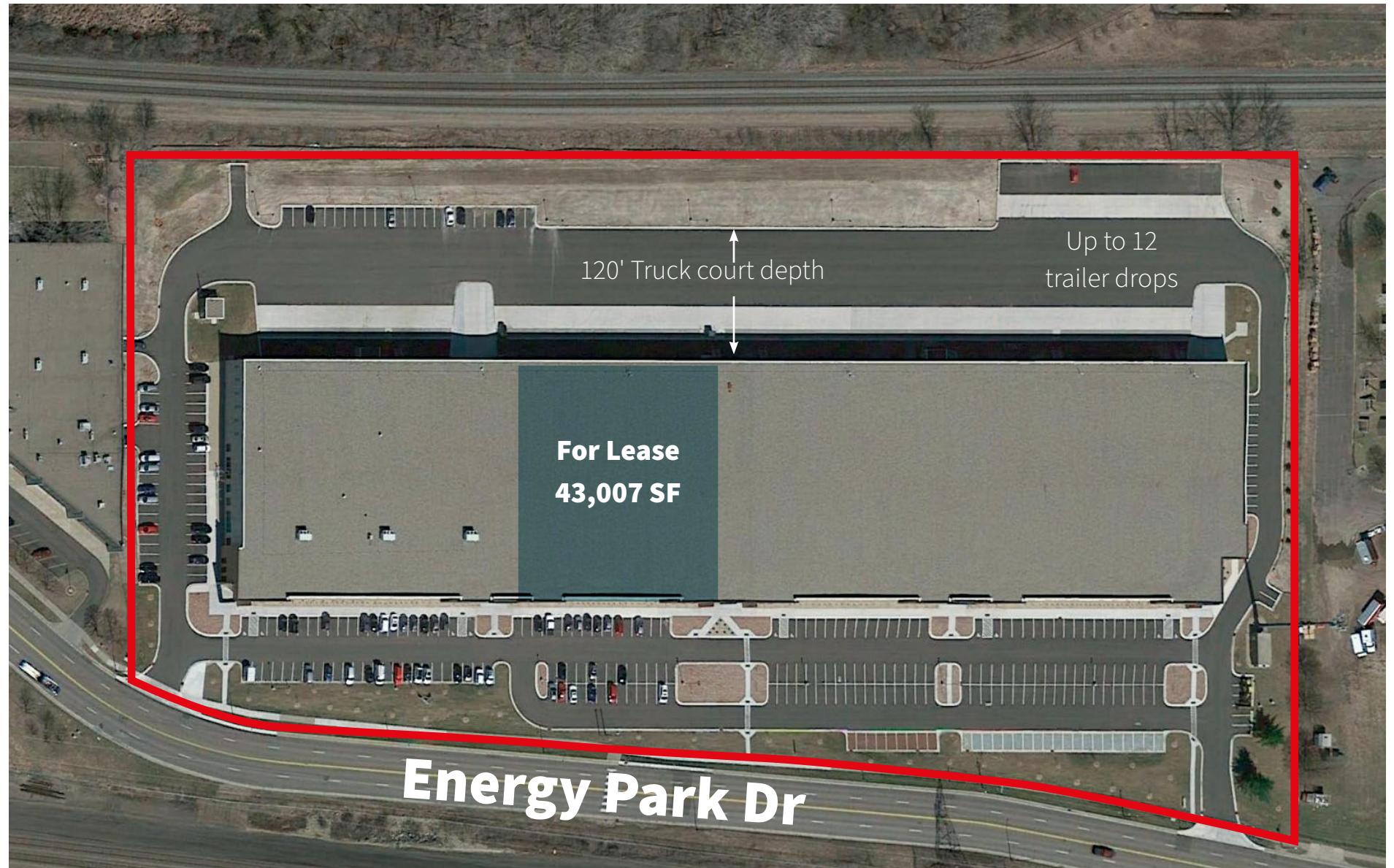


Six
Dock doors



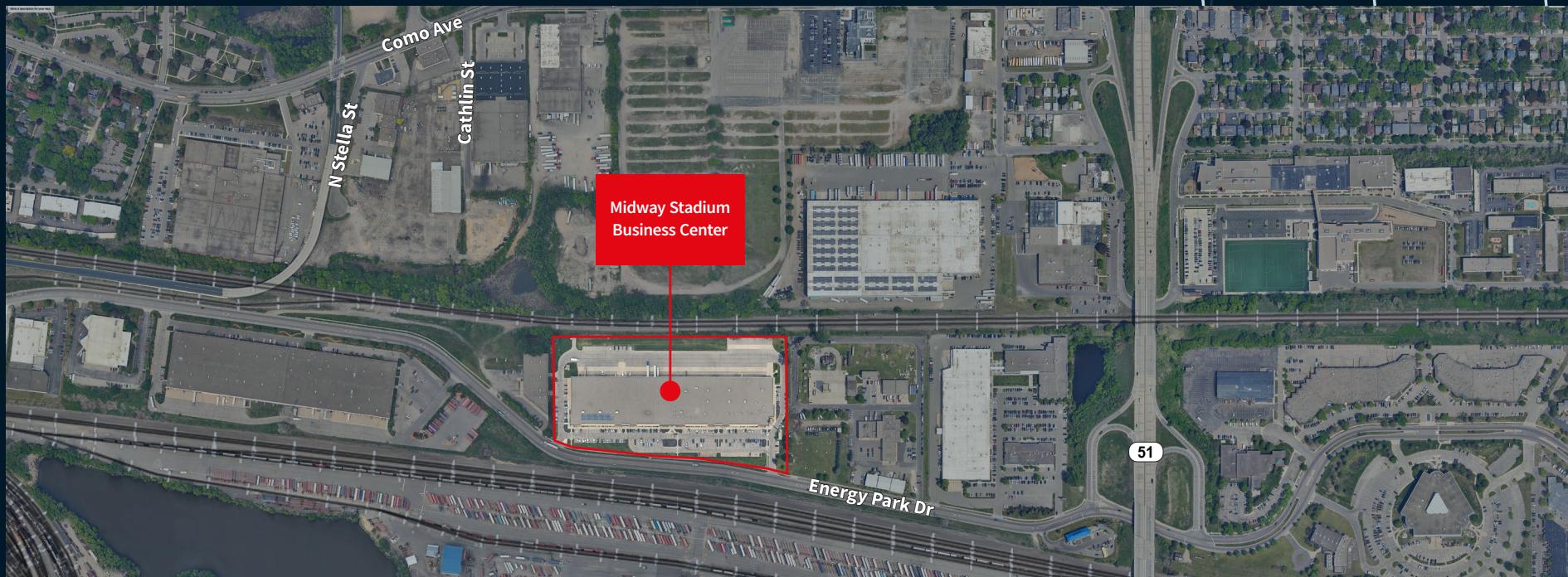
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Site Plan



Location map





For more info contact

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