



17,864 SF - 47,736 SF AVAILABLE FOR LEASE

1140

GERVAIS AVE.

MAPLEWOOD, MN



1140

GERVAIS AVENUE

1140 Gervais offers unparalleled access and visibility to Highway 36, while being strategically located inside the 494/694 Loop of the Twin Cities.

PROPERTY FEATURES

Building Size:	76,714 SF
SUITE 2: Warehouse Space:	17,864 SF
SUITE 3: Warehouse: Freezer: <u>Cooler:</u> Total:	17,992 SF 7,180 SF 4,700 SF 27,872 SF
Total Space Available:	17,864 SF - 47,736 SF
Clear Height:	22'
Loading:	11 Dock Doors 1 Drive-in
Year Built:	1977
Building Depth:	130'
Sprinkler:	Yes
Electrical	480 volt, 3-phase
Lighting	T-8 Florescent
2023 Tax:	\$2.69 PSF
2023 OPEX:	\$2.44 PSF
Total 2023 Tax & OPEX:	\$5.13 PSF
Lease Rate:	Negotiable
Available:	Suite 2: January 1 st , 2024 Suite 3: June 1 st , 2024 Combined: June 1 st , 2024

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GERVAIS AVENUE

VACANCY HIGHLIGHTS

17,864 - 47,736
TOTAL SF AVAILABLE

11
DOCK DOORS

22'
CLEAR HEIGHT

Freezer/
Cooler
AVAILABLE

17,864 SF - 47,736 SF
AVAILABLE



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GERVAIS AVENUE

LOCATION HIGHLIGHTS



DEMOGRAPHICS - 5 MILE RADIUS



259,930
POPULATION



\$64,210
MEDIAN INCOME

1140

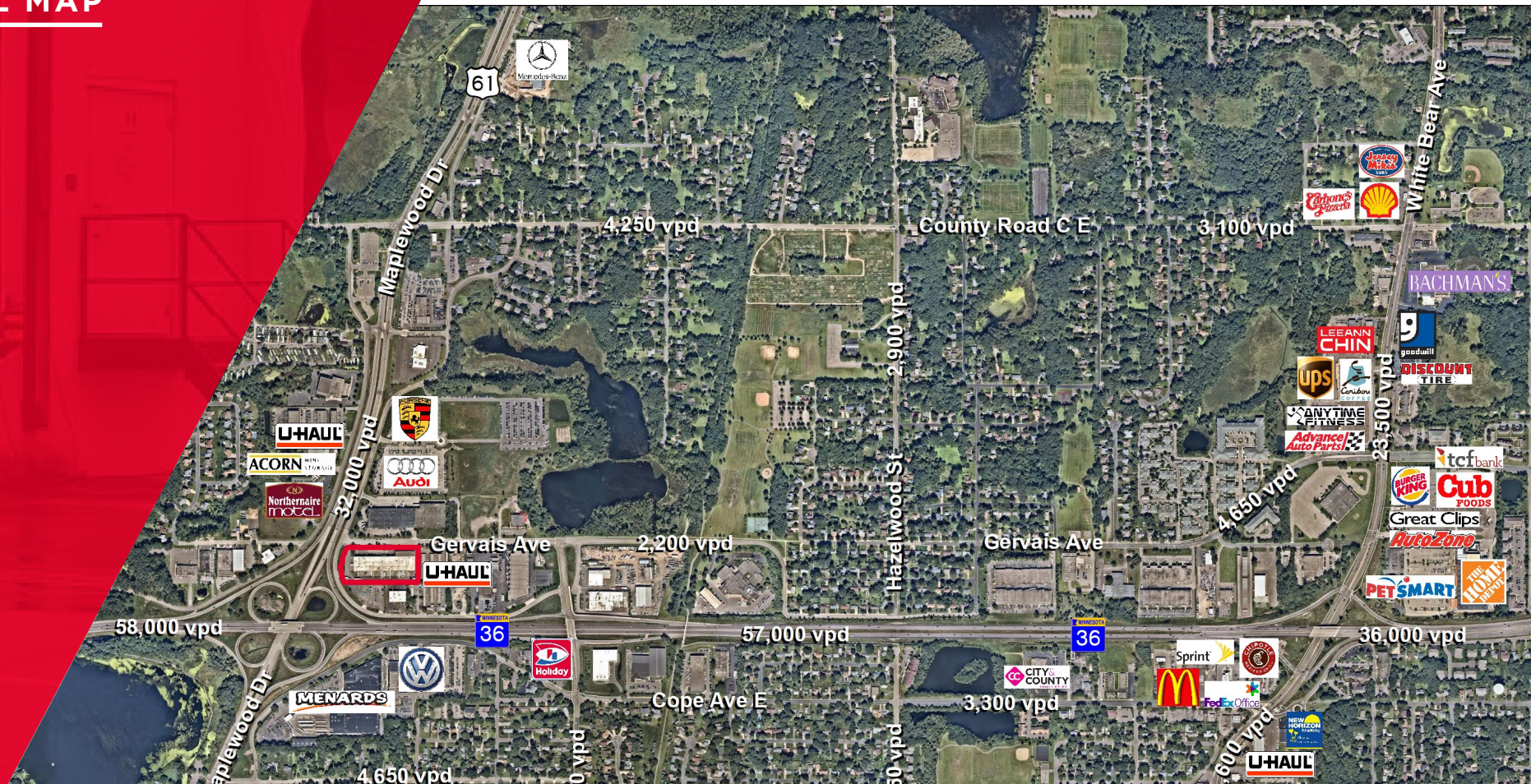
GERVAIS AVENUE

LOCATION PROXIMITY



AERIAL MAP

- Great freeway access and visibility
- Rare freezer/cooler opportunity
- Proximity to retail amenities
- Excellent functional warehouse opportunity
- Visibility to Hwy 61 and Hwy 36
- 11 Dock Doors with levelers
- Roof replaced in 2021
- Parking lot upgraded in 2020



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GERVAIS AVENUE

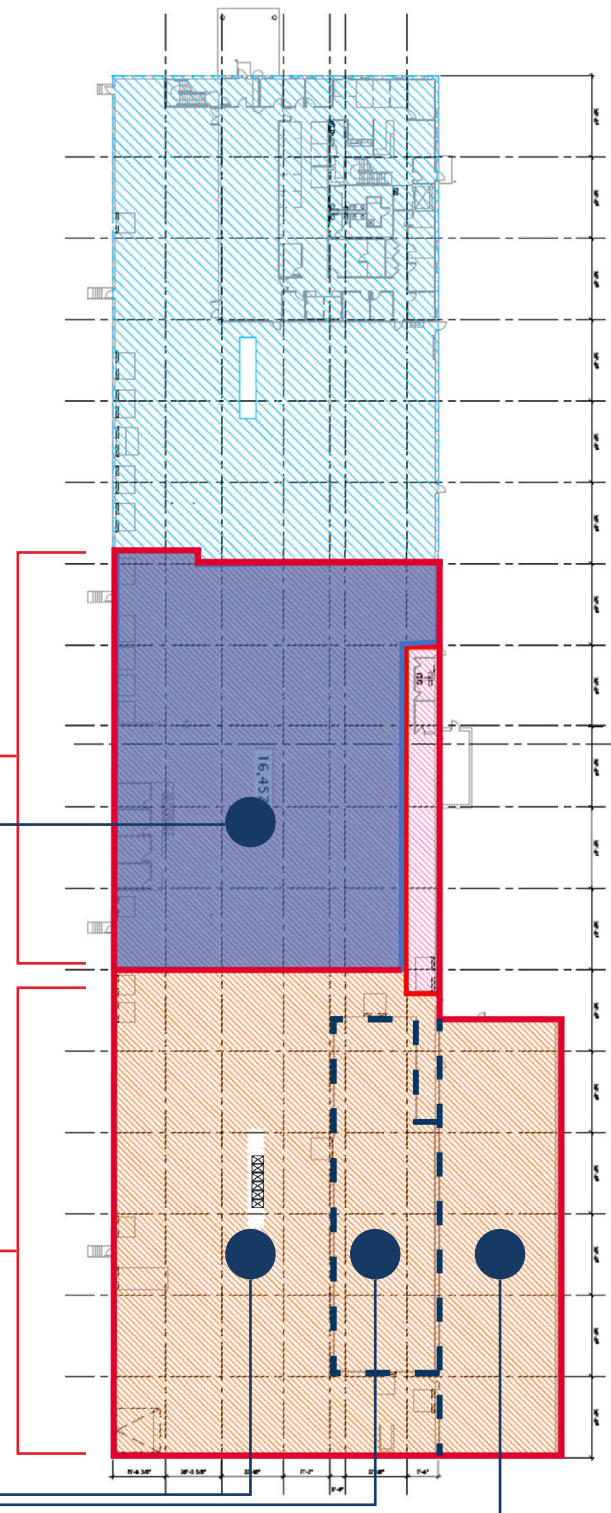
FLOOR PLAN

17,864 SF
-
47,736 SF
AVAILABLE



SUITE 2
17,864 SF AVAILABLE

SUITE 3
17,992 SF WAREHOUSE
4,700 SF COOLER
7,180 SF FREEZER
29,827 SF TOTAL



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GERVAIS AVENUE

PROPERTY PHOTOS



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GERVAIS AVENUE

PROPERTY PHOTOS



1140 GERVAIS AVENUE

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