

PRICE REDUCED

FOR SALE OR LEASE
58,836 SF

HARDMAN DISTRIBUTION CENTER
205 HARDMAN AVE S
SOUTH ST. PAUL, MN

 **CUSHMAN &
WAKEFIELD**

PROPERTY INFORMATION

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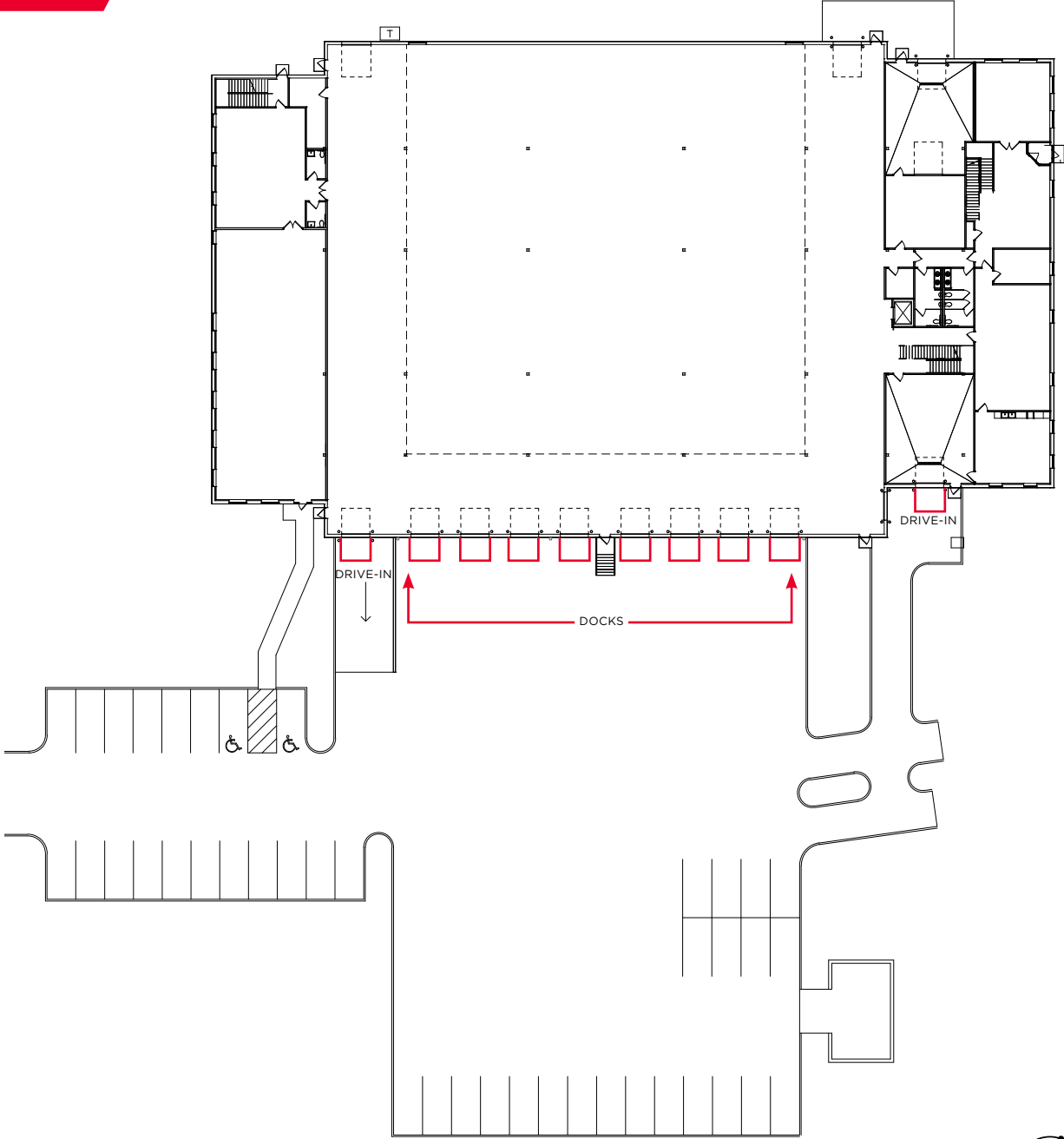


- HIGH CLEAR WAREHOUSING OPPORTUNITY
- EASY ACCESS TO I-494, HWY 52, AND HWY 10
- POTENTIAL OUTDOOR STORAGE

Address	205 Hardman Ave S South St. Paul, MN
Sale Price	\$5,950,000 \$5,450,000
Lease Rate	Negotiable
Building Size	29,177 SF Warehouse 17,720 SF Mezzanine 8,638 SF 1st Level Office <u>3,301 SF 2nd Level Office</u> 58,836 SF Total
Clear Height	14'6" - 36'
Year Built	2004
Roof	Original
Loading	8 docks 2 drive-ins
Sprinkler	100%
Zoning	I-1, Light Industrial District
2024 Property Taxes	\$121,874 (\$2.07 psf)

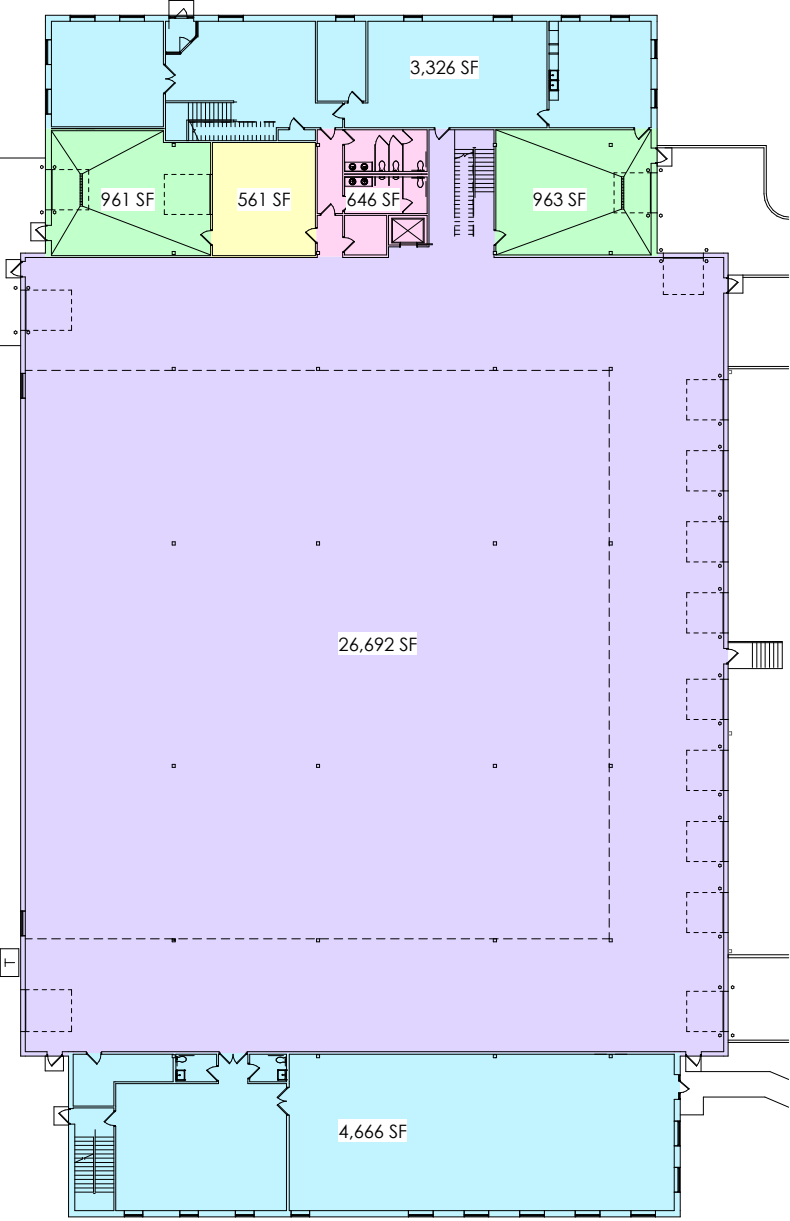


SITE PLAN



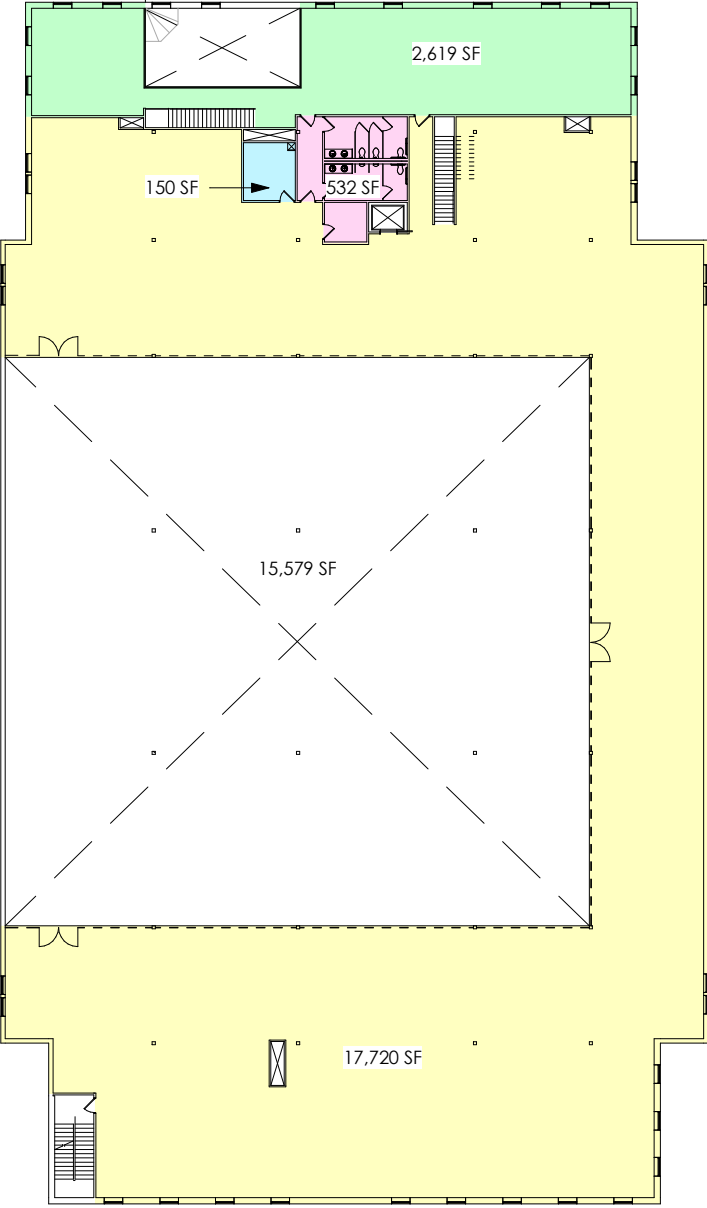
1 | SITE PLAN
SCALE: 1" = 40'-0"





1 | AREA PLAN - GROUND LVL

SCALE: 1" = 30'-0"



2 | AREA PLAN - MEZZ.

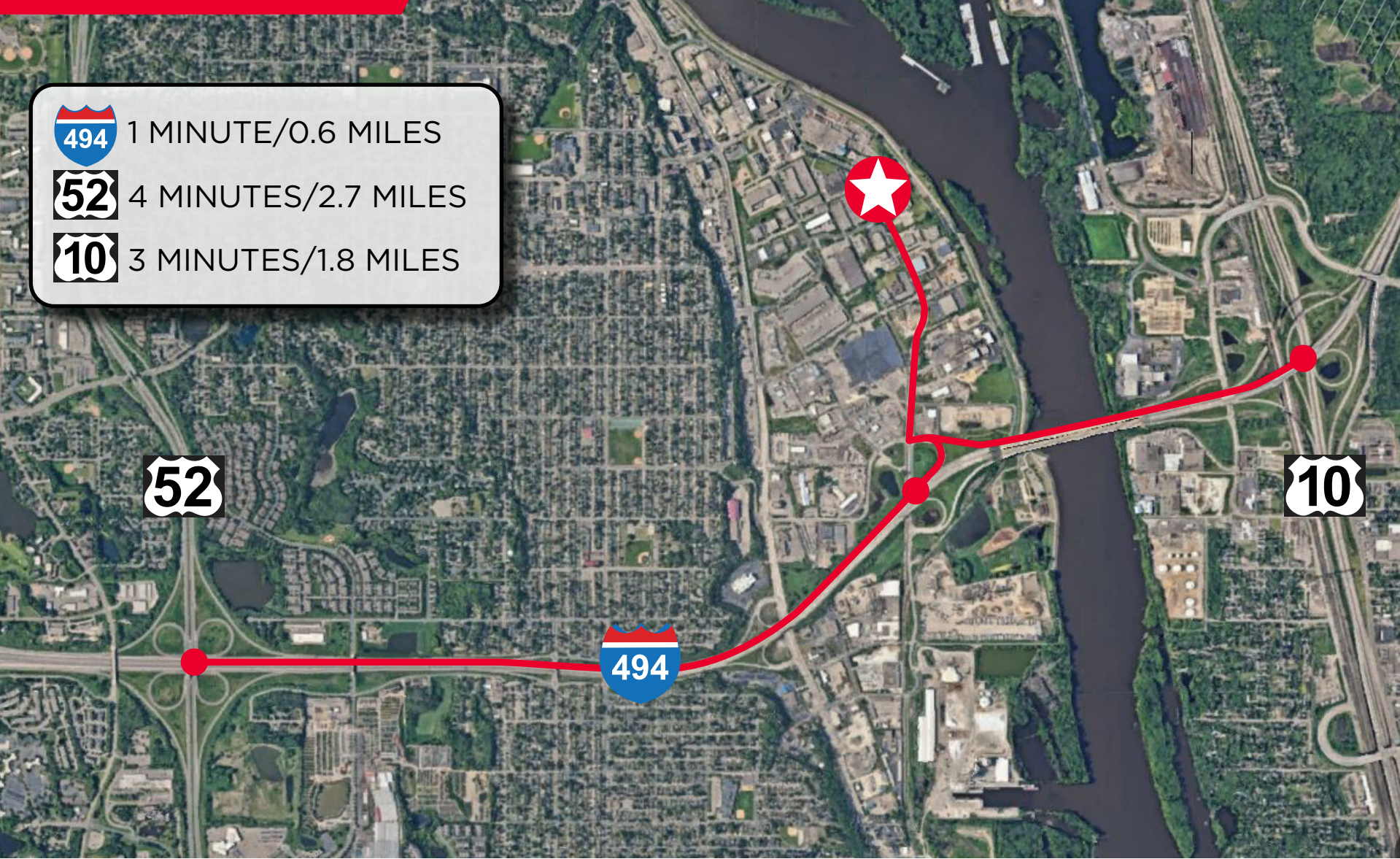
SCALE: 1" = 30'-0"

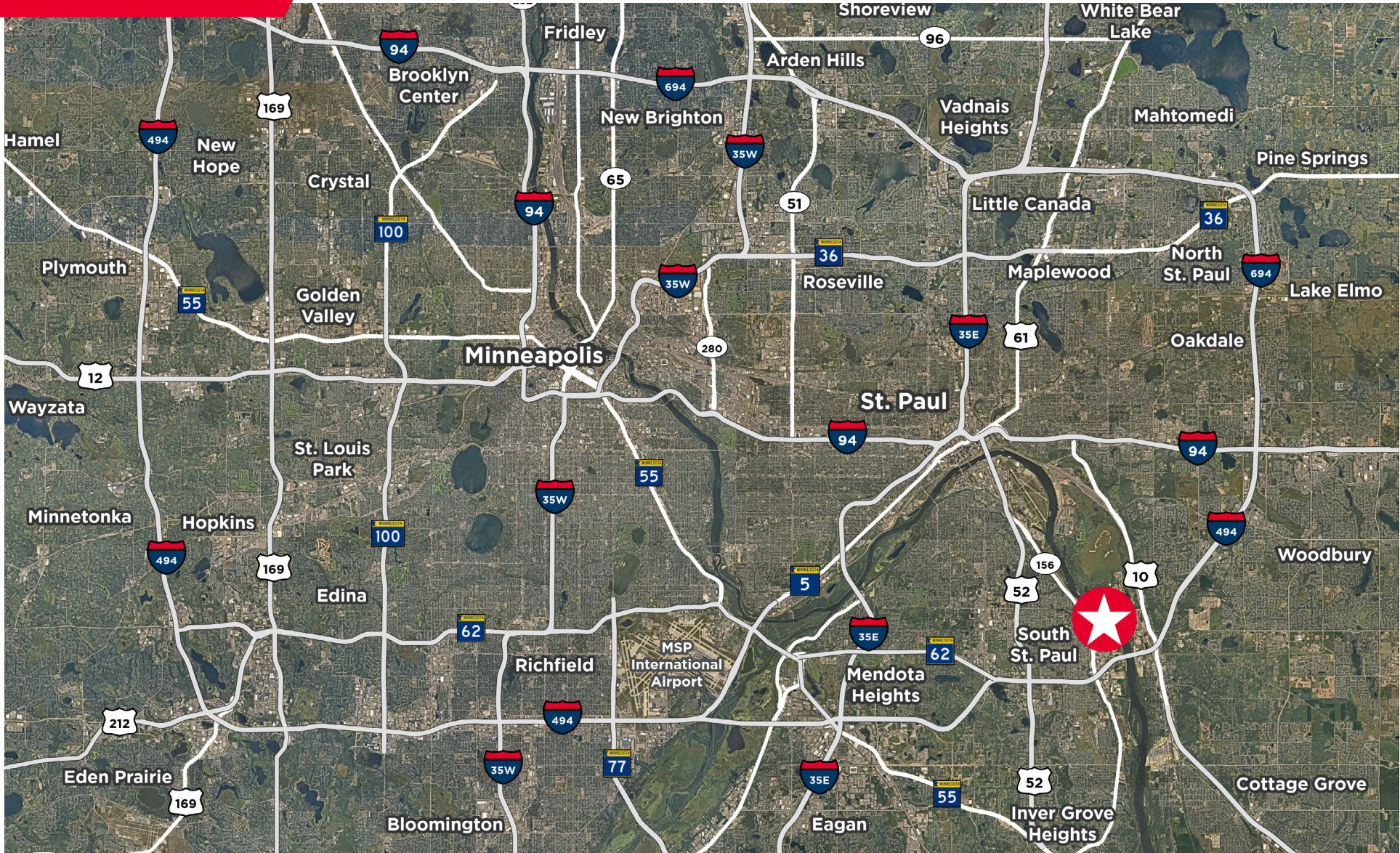


PROPERTY PHOTOS



ACCESS AERIAL







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