



Active Rail Spur

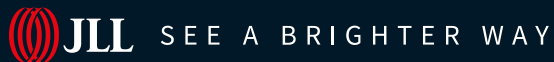
Cross Dock Loading

For lease

411 Farwell Ave S, South St. Paul, MN 55075

422,727 SF | 30,000 SF Office | 392,727 SF Warehouse

Available Today!



411 Farwell Ave S, South St. Paul, MN 55075

Property information

Property Type	Cross-docked distribution/office
Rentable Square Feet	422,727 SF
Warehouse SF	392,727 SF
Office SF	30,000 SF
Car Parking Spaces	478; includes 10 executive parking spaces instaid the main building
Site Acres	17.81 acres
Year Built	1970
Construction	Concrete slab, steel frame, beams, and deck with a concrete block and brick exterior
Warehouse Lighting	LED

Clear Height	22'
Column Spacing	28' x 39'
Building Dimensions	715' depth x 590' (east width) / 520' (west width)
Sprinkler	Fully sprinklered
Truck Court Depth	110'
Rail	Active Union Pacific rail spur with existing rail doors (2-3 months AUP activation process)
Loading	Cross-dock loading on three sides Dock-high doors: 36 Drive-in doors: 1
Electrical	2,500-amp, 480/277-colt systems
HVAC	Warehouse: Two large make-up units with 7 interior unit heaters Office: Cooling tower system with boiler and heat pumps with supplemented by 9 RTU's

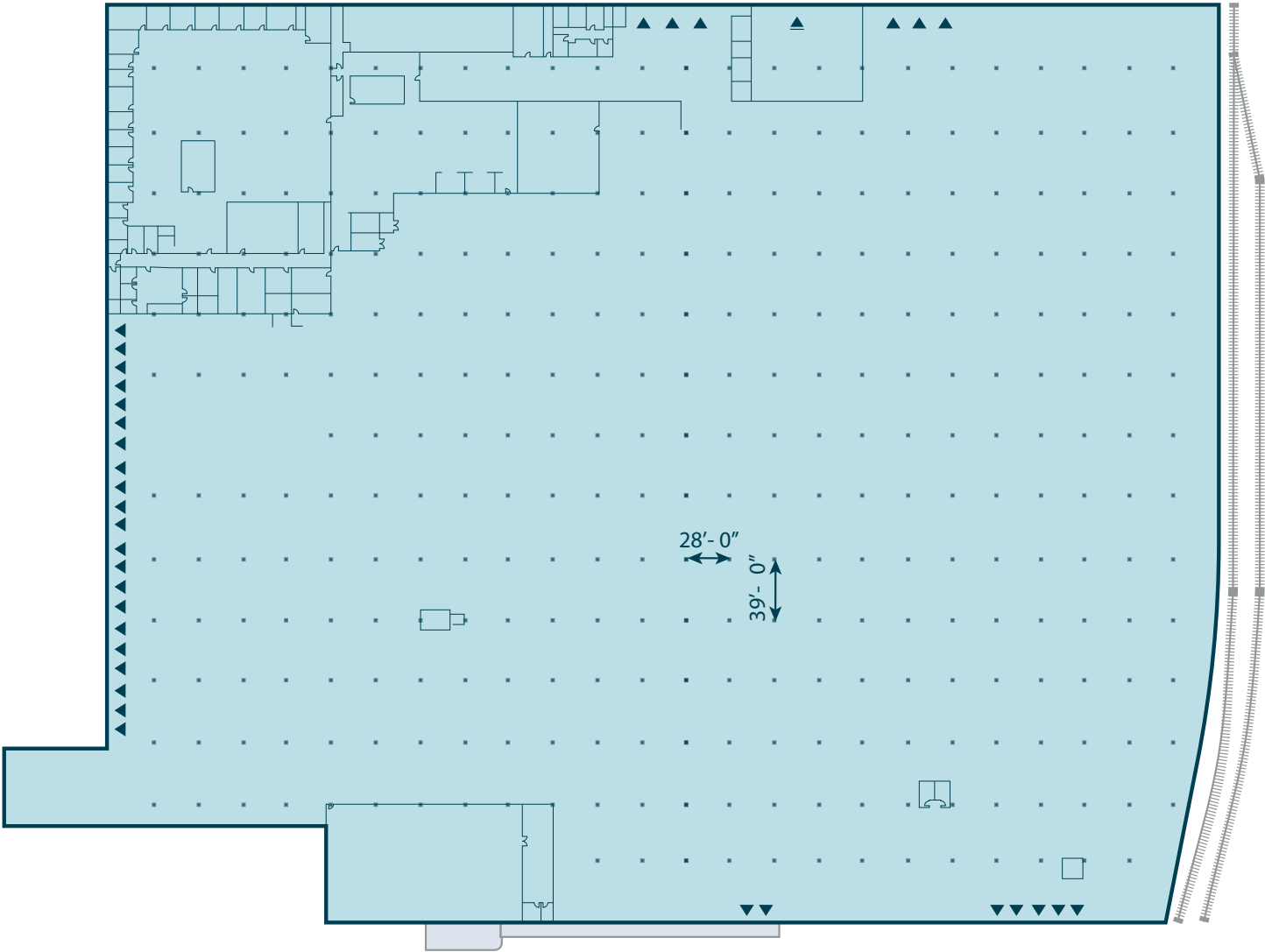


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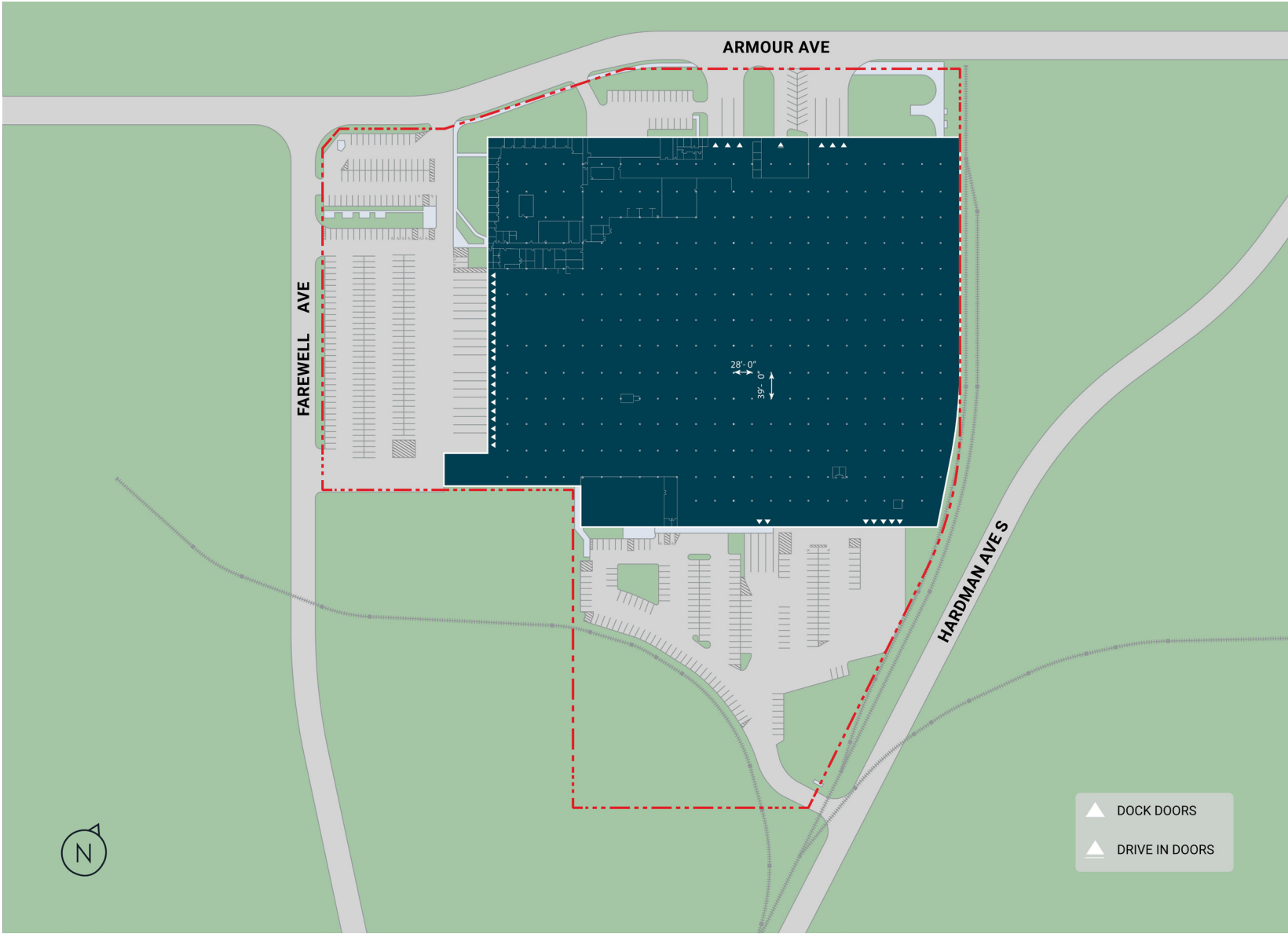
Site aerial



Floor plan



Site plan

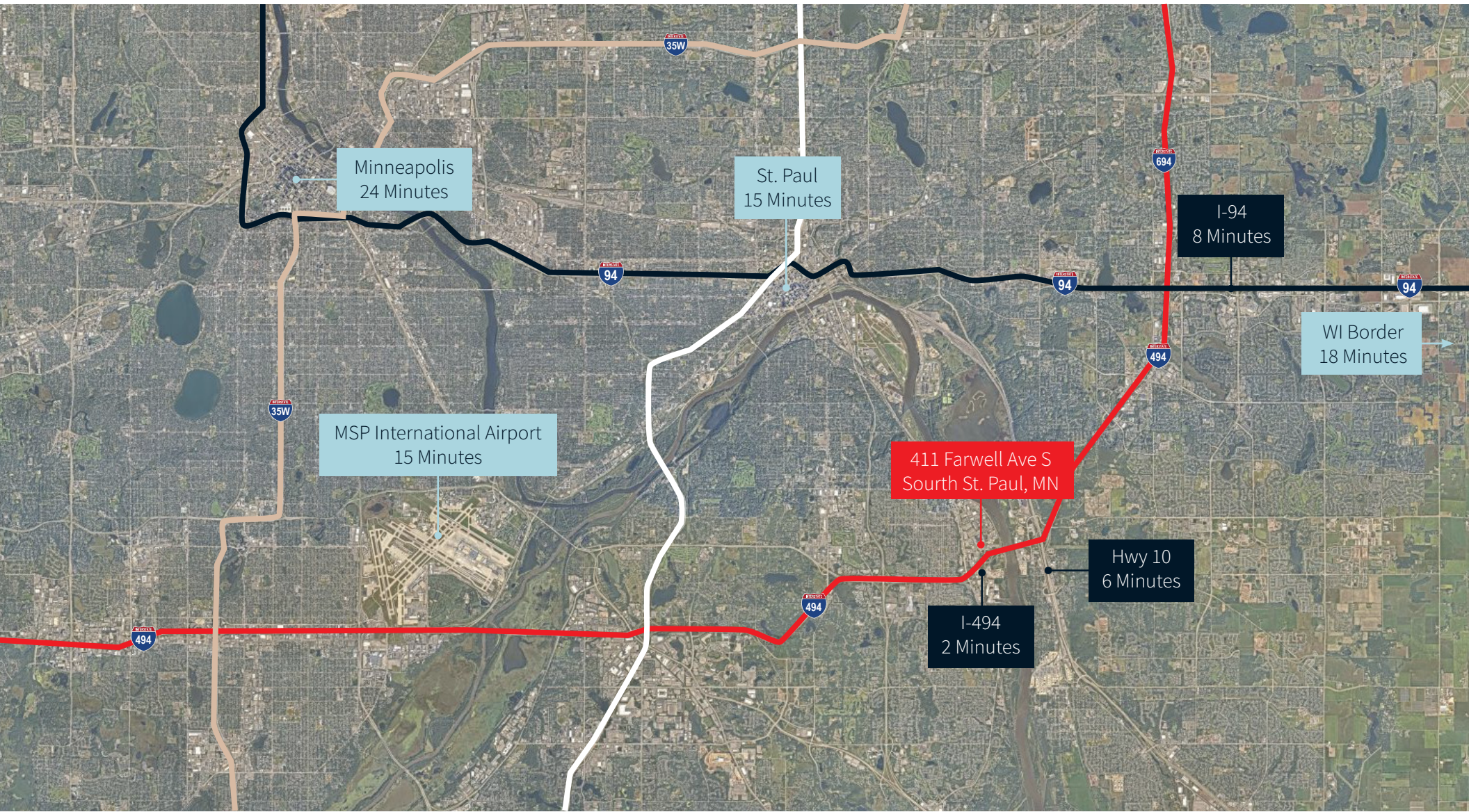


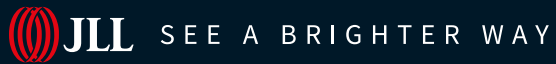
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Interior warehouse



Prime location with amenity access





IRG
Industrial Realty Group, LLC

JLL

Dan Larew, CCIM SIOR

Managing Director

dan.larew@jll.com

+1 612 217 6726

Chris Hickok, CCIM

Managing Director

chris.hickok@jll.com

+1 612 217 5121

Jack Nei

Associate

jack.nei@jll.com

+1 612 217 5128

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