

Maplewood | MN 55109
1081 Highway 36

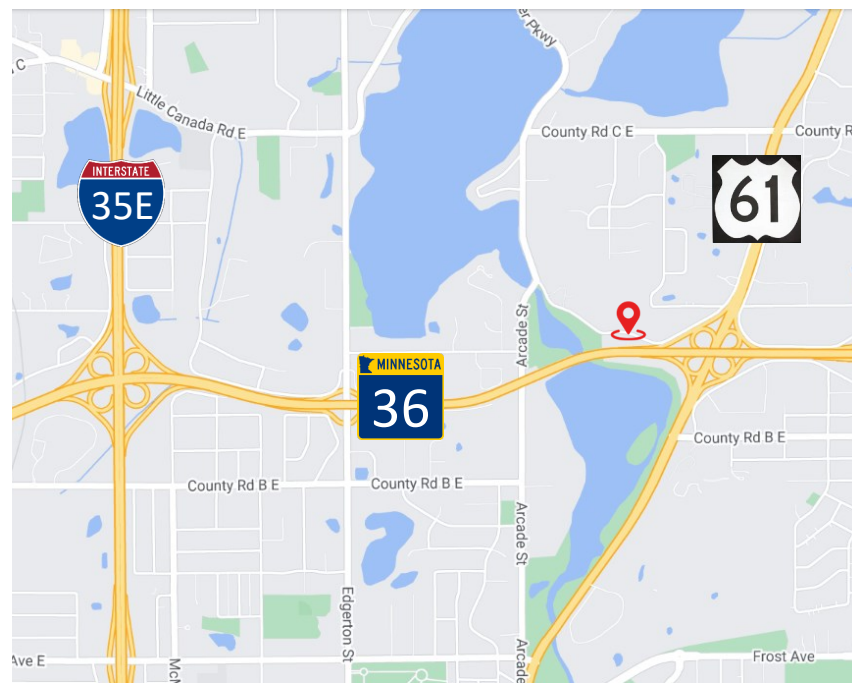


For Sale/Lease



PROPERTY HIGHLIGHTS

- Price Negotiable
- 50,694 SF multi-tenant, office/warehouse/showroom building
- Heavy power 480 and 208 volts
- 12'-16' clear height
- Drive-in and dock loading
- Sprinklered
- Elevator
- Diagonally across from Menards
- Visible to Highway 36
- Highly accessible to Highway 36 via Highway 61



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

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AVAILABLE FOR LEASE

SUITE 200:

7,218 total square feet
1,354 square feet of office
5,864 square feet of warehouse
Clear Height 13.44

SUITE 225:

7,433 total square feet
1,367 square feet of office
6,066 square feet of warehouse
Clear Height 13.44

SUITE 250:

15,297 total square feet
3,480 square feet of office
11,817 square feet of warehouse
Clear Height 13.44

LOWER LEVEL:

3,215 total square feet
3,215 SF of Office
\$8.00 PSF for Office

AVAILABILITY

January 1, 2025

LEASING RATES

\$10.00 PSF for Office
\$6.00 PSF for Warehouse

2024 ESTIMATED TAX AND CAM

\$1.86 PSF for Tax
\$1.47 PSF for CAM
\$3.33 TOTAL PSF



ESTIMATED MONTHLY RENT

Suite	Total SF	Office/ Show- room SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
200	7,218	1,354	5,864	\$10.00	\$6.00	\$4,060	\$3.33	\$2,003	\$6,063
225	7,433	1,367	6,066	\$10.00	\$6.00	\$4,172	\$3.33	\$2,063	\$6,235
250	15,297	3,480		\$10.00	\$6.00	\$8,809	\$3.33	\$4,245	\$13,053
LL	3,215	3,215	-	\$8.00	-	\$2,143	\$3.33	\$892	\$3,035

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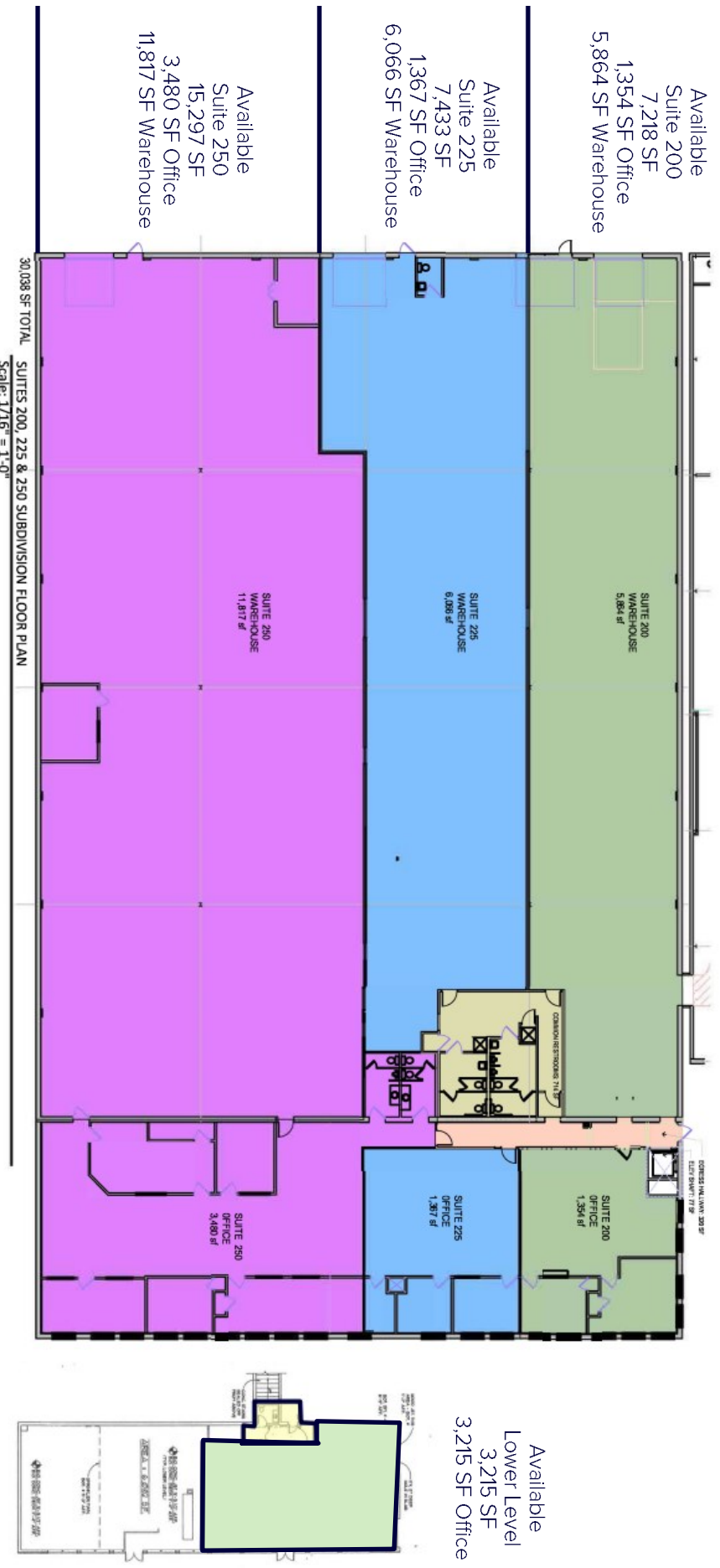


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For Sale/Lease



Colliers Architecture, LLC
10000 Hennepin Avenue, Suite 200
Minneapolis, MN 55424
Tel: 763.773.7700

Maplewood Industrial Building
Upper Level
1081 Highway 36 East
Maplewood, MN 55109



MSP COMMERCIAL
10000 Hennepin Avenue, Suite 200
Minneapolis, MN 55424
Tel: 763.773.7700

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