

INDUSTRIAL SPACE FOR LEASE

SAINT PAUL INDUSTRIAL PROPERTIES #32

514-520 COUNTY ROAD D | NEW BRIGHTON, MN

**UP TO 45,805 SF OF WAREHOUSE SPACE
NORTH METRO INDUSTRIAL SUBMARKET**



Conveniently located at the intersection of County Road D and 35W this property offers easy access to both downtowns, ample parking, a large truck court and monument signage on County Road D.

BUILDING SPECS

- 45,805 Rentable SF
- 1,200 Office SF
- 45,084 Warehouse SF
- 17' Clear Height

AMENITIES

- 8 Dock Doors
- 1 Drive-In Dock
- Ample Parking

RENTAL RATES

- \$0.94/sf CAM (2017 est.)
- \$1.18/sf RE Tax (2017 est.)
- \$4.35 - \$8.50/sf Net

LEASING INFORMATION

JOHN R. THOMPSON, SIOR
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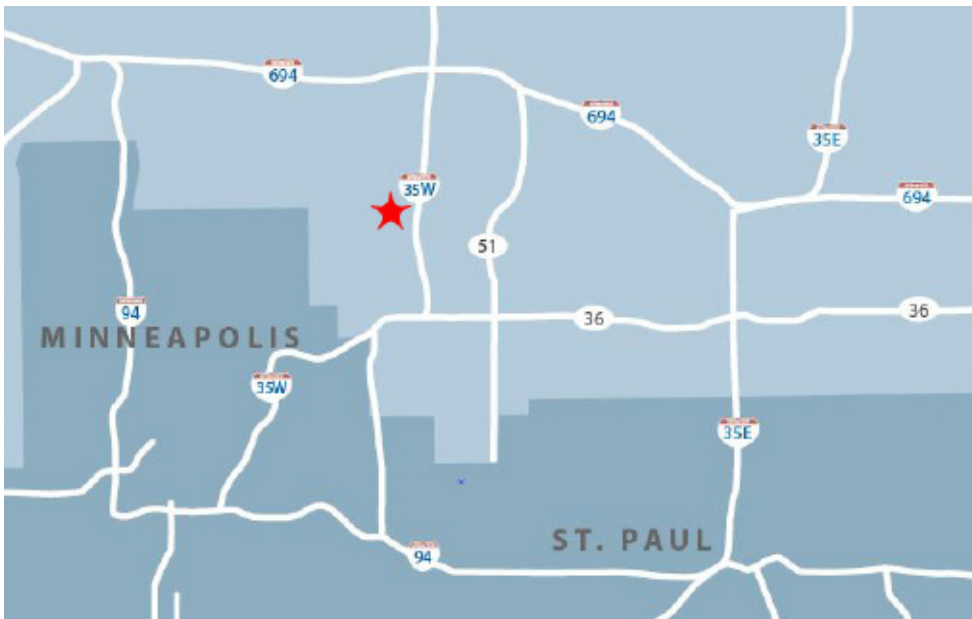
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3775 DUNLAP STREET NORTH | ARDEN HILLS, MN 55112

T: 651.481.8070 | F: 651.482.0830 | WWW.TRANSWESTERN.COM

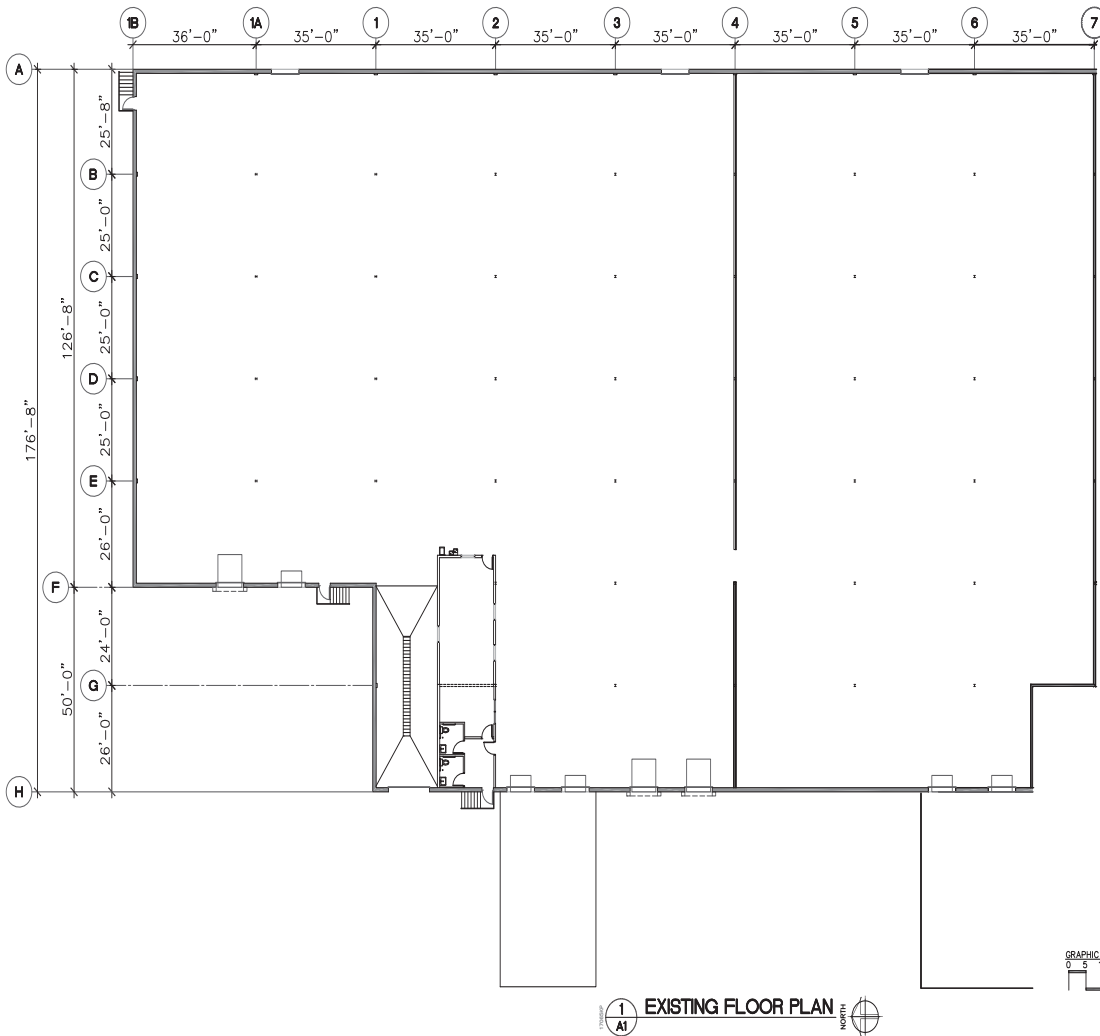
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2214 Alhambra Trail
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TRANSWESTERN
2375 BEYER DRIVE NW
ARDEN HILLS, MN 55112
(612) 481-8070
(612) 482-0830
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AS-BUILT PLAN FOR AVAILABLE SPACE
514 - 520 County Road D
NEW BRIGHTON, MN

EXISTING FLOOR PLAN

DATE: 09/15/17

A1

PROJECT NO: 17065

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