

PROPERTY HIGHLIGHTS

- 20,500 SF Industrial building
- Fully air-conditioned
- Great, convenient location
- Heavy electrical service

- 1 dock, 1 drive-in
- 14' clear
- 100% sprinklered
- 1.23 acres

HUDSON BROTHEN

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St. Louis Park, MN

20,500 SF FOR LEASE





Property Highlights

Total Building

6,000 SF Office 14,500 SF Warehouse

20.500 SF Total

Location

Size

Across the street from Louisiana LRT

Station (to be completed 2023)

· Blocks from Methodist Hospital

Land Area 1.23 acres

14' Clear Height

Loading 1 traditional dock

1 drive-in and platform dock

Sprinkler 100%

Electrical 1,500 amps, 480 volts, 3 phase systems

Lease Rates \$8.75 PSF Office

\$4.75 PSF Warehouse

2019 Estimated Tax and CAM

\$2.36 PSF TAX \$1.00 PSF CAM

\$3.36 PSF TOTAL

Amenities

52 parking stalls

100% A/C

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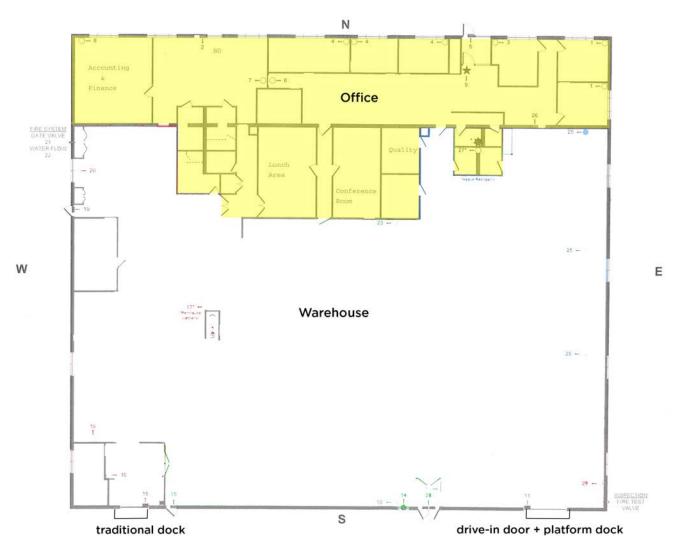


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FLOOR PLAN



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PROPERTY PHOTOS







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AERIAL



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