

INDUSTRIAL SPACE FOR LEASE

# SAINT PAUL INDUSTRIAL PROPERTIES #11

3770 DUNLAP STREET NORTH | ARDEN HILLS, MN 55112

**41,600 SF OF WAREHOUSE SPACE**  
**NORTH METRO INDUSTRIAL SUBMARKET**



Well located in Arden Hills just south of I-694 off Lexington Avenue with excellent access to both downtowns offering a great location with a variety of amenities including ample dining, lodging, and shopping options as well as easy walking distance to Metro Transit bus routes 225, 227, and 261.

## BUILDING SPECS

- 41,600 Rentable SF
- 10,000 Office SF
- Can Divide Or Reconfigure
- 14' Clear Height Warehouse

## AMENITIES

- 6 Dock Doors
- 4 Drive-In Doors (1 with ramp)
- Great Dunlap Frontage
- Heavily Improved

## RENTAL RATES

- \$0.96/sf CAM (2017 est.)
- \$1.44/sf RE Tax (2017 est.)
- \$4.35 - \$8.50/sf Net

## LEASING INFORMATION

**JOHN R. THOMPSON, SIOR**  
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john.thompson@transwestern.com

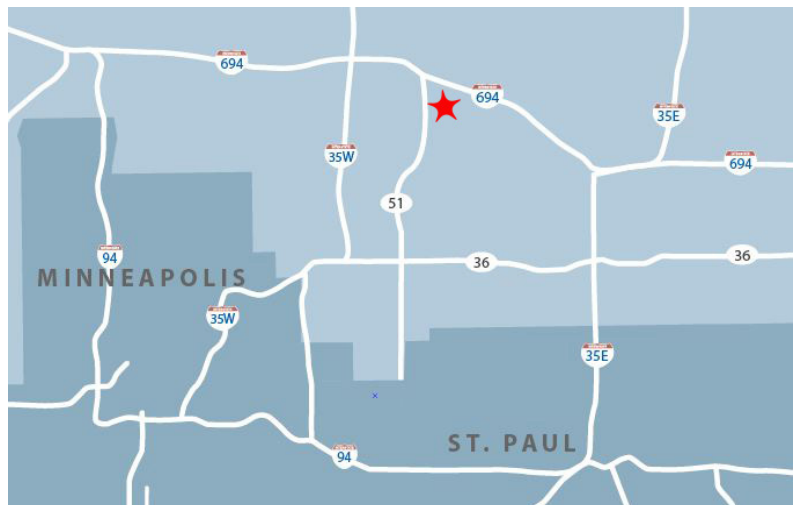
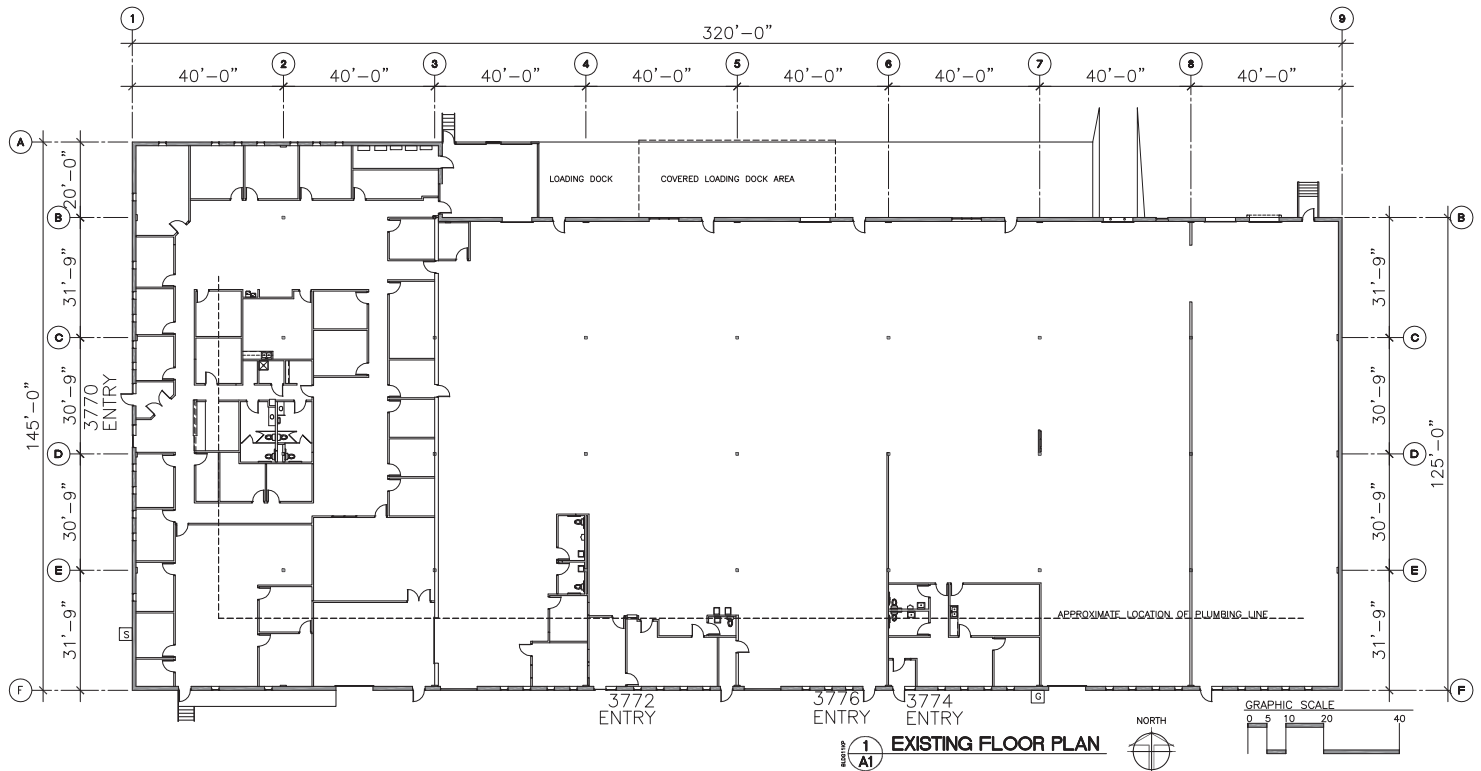
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T: 651.481.8070 | F: 651.482.0830 | WWW.TRANSWESTERN.COM

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