

INDUSTRIAL SPACE FOR LEASE

SAINT PAUL INDUSTRIAL PROPERTIES #12

3796 DUNLAP STREET NORTH | ARDEN HILLS, MN 55112

17,795 SF OF WAREHOUSE SPACE
NORTH METRO INDUSTRIAL SUBMARKET



Well located in Arden hills just south of 1-694 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

- 17,795 Rentable SF
- 7,000 Office SF
- 10,795 Warehouse SF
- 14' Clear Height Warehouse

AMENITIES

- 1 Dock Door
- Can accommodate Drive-In Doors
- Fully air conditioned tech space
- Excellent Location and Curb Appeal

RENTAL RATES

- \$1.10/sf CAM (2017 est.)
- \$1.33/sf RE Tax (2017 est.)
- \$4.35 - \$8.50/sf Net

LEASING INFORMATION

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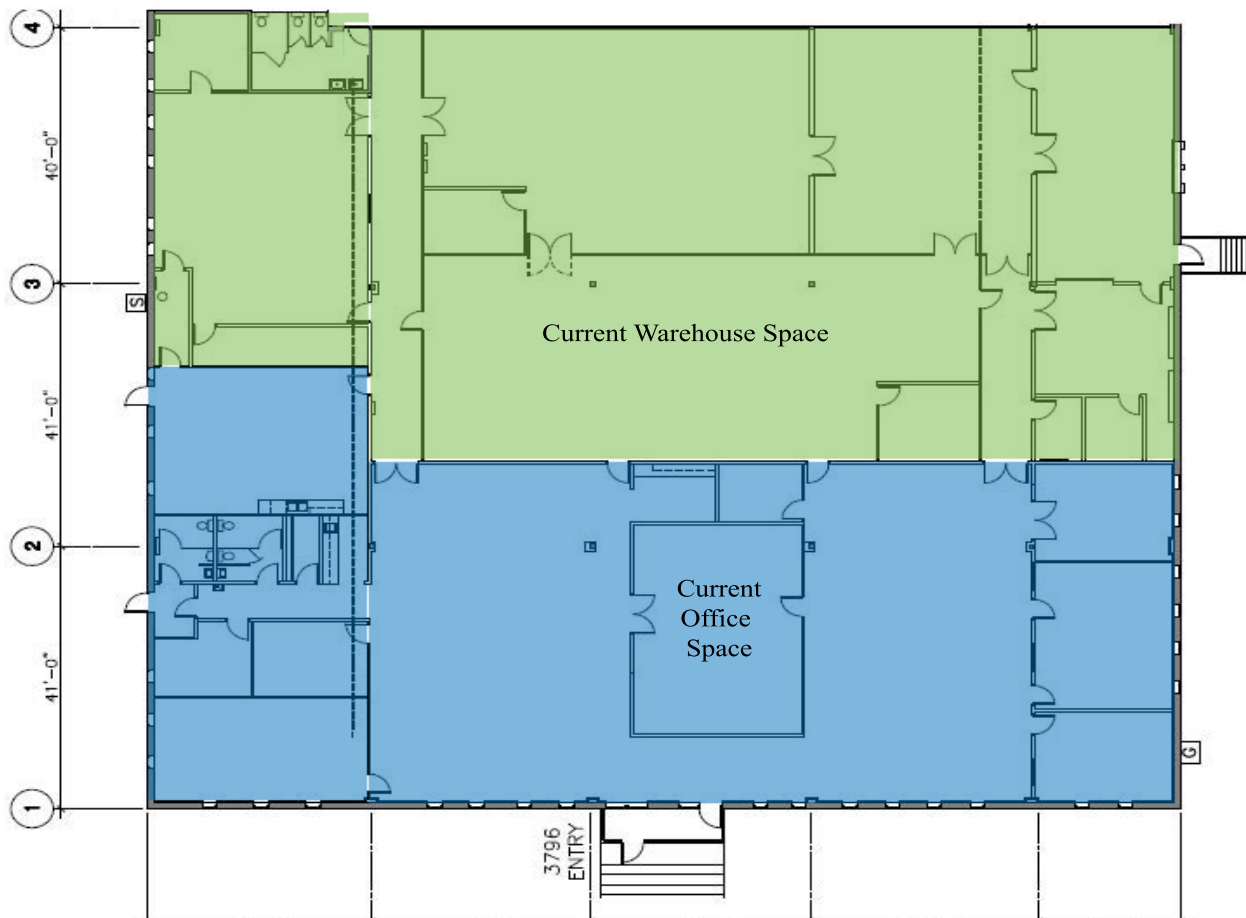
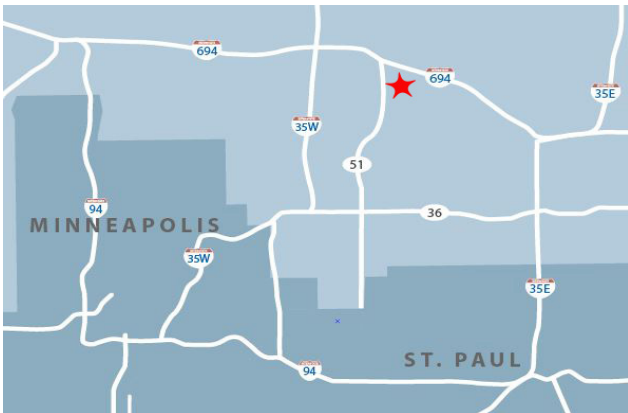
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