

280 BUSINESS CENTER

2475 DOSWELL AVENUE | ST. PAUL, MN 55108



EXCELLENT VISIBILITY



Available Space:
76,636 Sq. Ft. Available Now

Space 1:
58,870 Sq. Ft.
Ten (10) Docks
Three (3) Drive-Ins
\$52,350 monthly gross
Divisible to 17,635 Sq. Ft.
or 41,145 Sq. Ft.

Space 2:
17,766 Sq. Ft.
One (1) Dock
Three (3) Drive-Ins
\$15,800 monthly gross

Lease Rate:
\$6.95 Per Sq. Ft. NNN

PROPERTY HIGHLIGHTS

- Excellent freeway visibility for retail/industrial users
- Space available now!!!
- 66,000 vehicles per day on Highway 280
- 22' clear height
- Heavy power
- Partially air conditioned
- Great central location
- Retail showroom/wholesale retail
- Below market lease rates!!!



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LEASING SPEC SHEET

TOTAL AVAILABLE SPACE:

58,780 Sq. Ft. Total

SPACE 1 (BAYS C, D & E):

58,870 Sq. Ft.

Ten (10) Docks

Three (3) Drive-Ins

DIVISIBLE TO:

17,635 Sq. Ft. (Bay C)

or 41,145 Sq. Ft. (Bays D & E)

LEASE RATE:

\$6.95 Per Sq. Ft. NNN

2020 EST. TAX & CAM:

\$1.72 - Tax

\$2.00 - CAM

\$3.72 - Total

GROSS MONTHLY RENT:

\$52,350 monthly gross, plus gas, electric, phone/data and trash



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LEASING SPEC SHEET

TOTAL AVAILABLE SPACE:

58,780 Sq. Ft. Total

SPACE 2 (BAY A):

17,766 Sq. Ft.

One (1) Dock

Three (3) Drive-Ins

DIVISIBLE TO:

17,635 Sq. Ft. (Bay C)

or 41,145 Sq. Ft. (Bays D & E)

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BUILDING PLAN

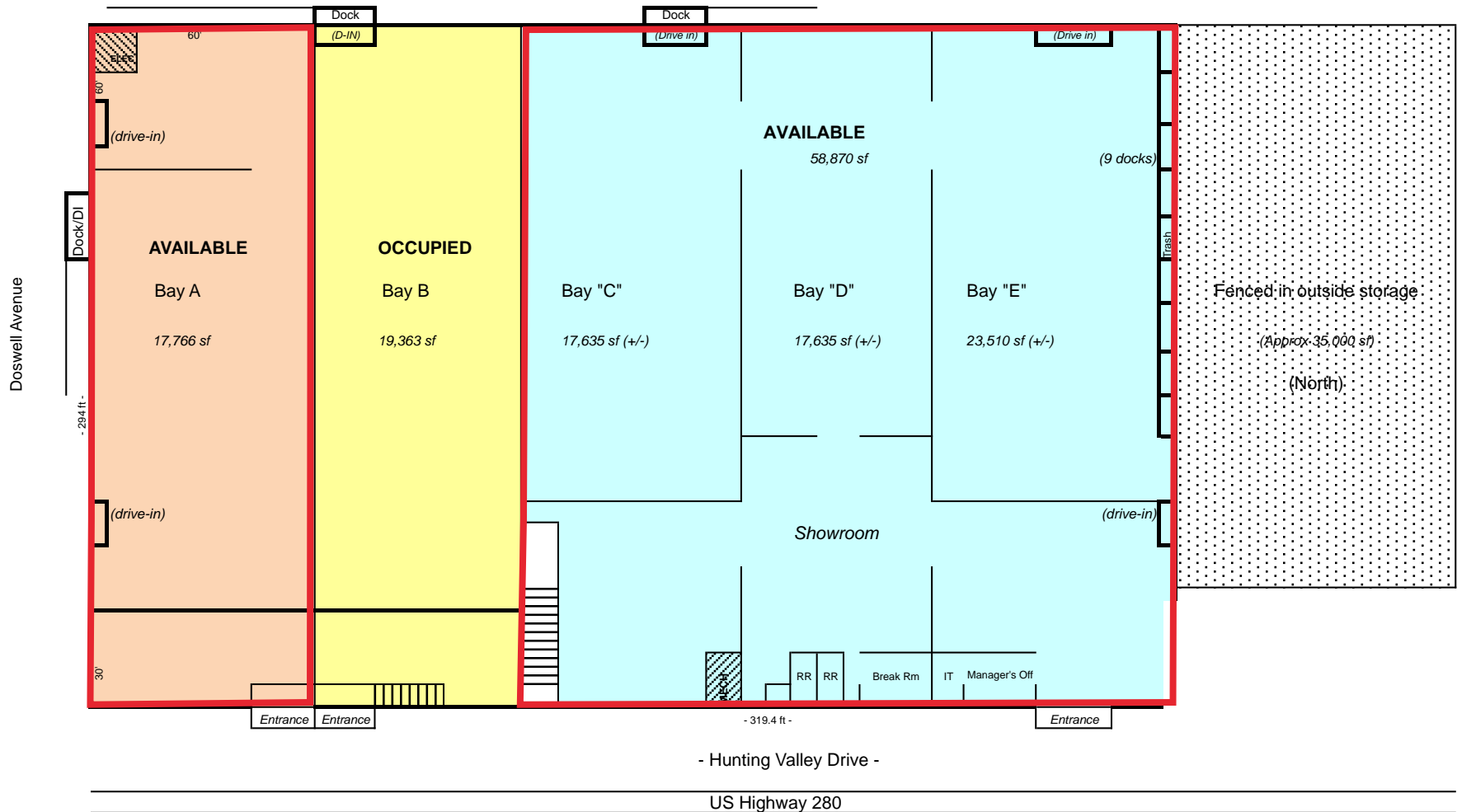
2475 Doswell Avenue

Building Sketch

Total Building: 97,337 sf (+/-)

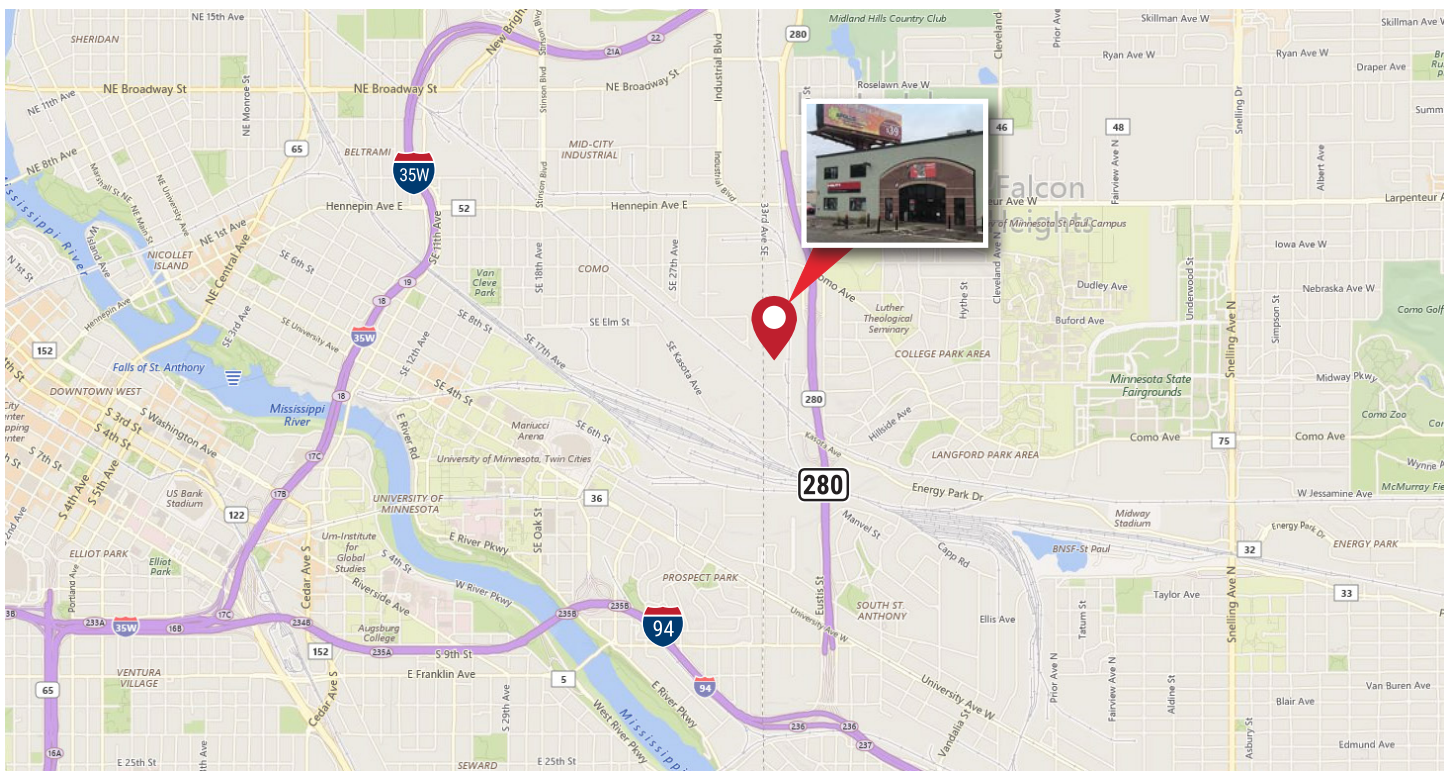
2020 Est. CAM/Tax PSF: \$3.72

American Commercial Rail



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