

SAINT PAUL INDUSTRIAL PROPERTIES #17

6250 CLAUDE WAY EAST | INVER GROVE HEIGHTS, MN 55076

9,800 SF OF OFFICE/WAREHOUSE SPACE
SOUTH EAST METRO INDUSTRIAL SUBMARKET



Conveniently located adjacent to the South St. Paul Airport this building has easy access to St. Paul via highway 52 and many local arteries. Tenants enjoy ample nearby dining and shopping options as well as easy walking distance to Metro Transit bus route 68 which offers convenient access to downtown St. Paul and Inver Grove Heights.

BUILDING SPECS

- 9,800 Rentable SF
- 1,600 Office SF
- 8,200 Warehouse SF
- 22' Clear Height

AMENITIES

- 2 Dock Doors & 1 Drive-In Door
- Good Space with Excellent Semi Access

RENTAL RATES

- \$0.97/sf CAM (2017 est.)
- \$1.02/sf RE Tax (2017 est.)
- \$4.35 - \$8.50/sf Net

LEASING INFORMATION

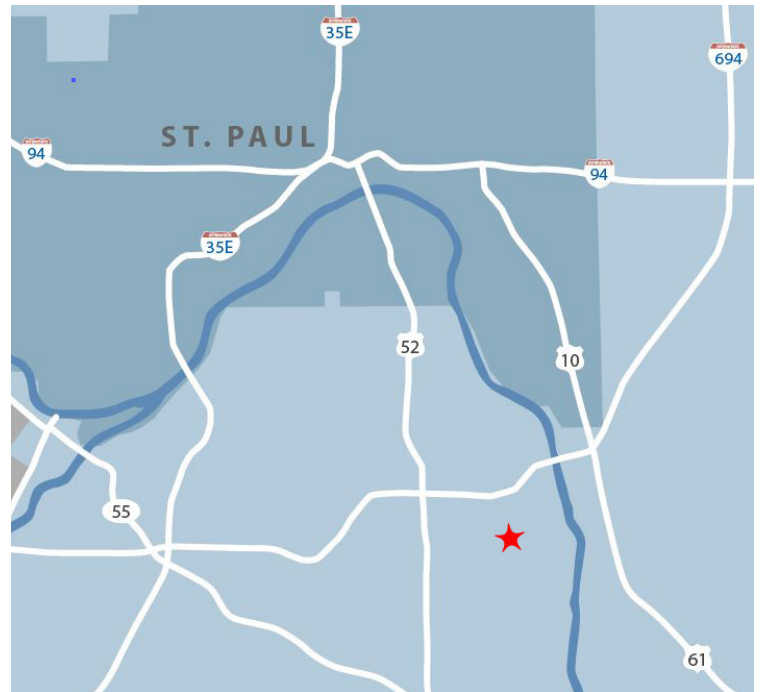
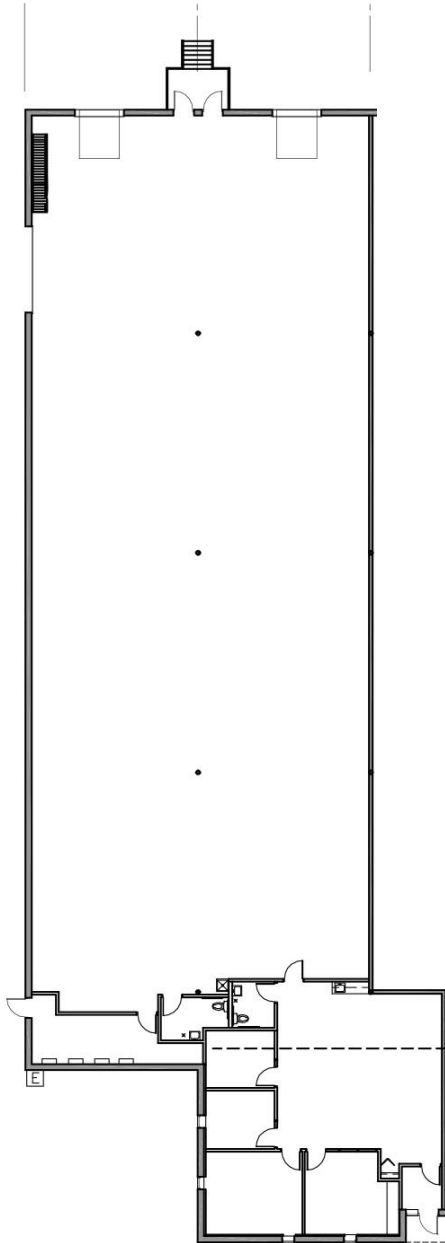
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