

**ST. PAUL INDUSTRIAL PROPERTIES # 41**  
501 COUNTY ROAD E  
SHOREVIEW, MN

**6,000 SF OF WAREHOUSE SPACE**  
**NORTH METRO INDUSTRIAL SUBMARKET**



Conveniently located off I-694 and Victoria Street this property offers easy access to both downtowns, ample parking and a large truck court.

**BUILDING SPECS**

- 6,000 Rentable SF
- 1,280 SF Office
- 4,720 SF Warehouse
- 14' Clear Height

**AMMENITIES**

- 1 Dock Door
- 1 Drive-in Door
- Additional Dock Door Can Be Added
- Ample Parking

**RENTAL RATES**

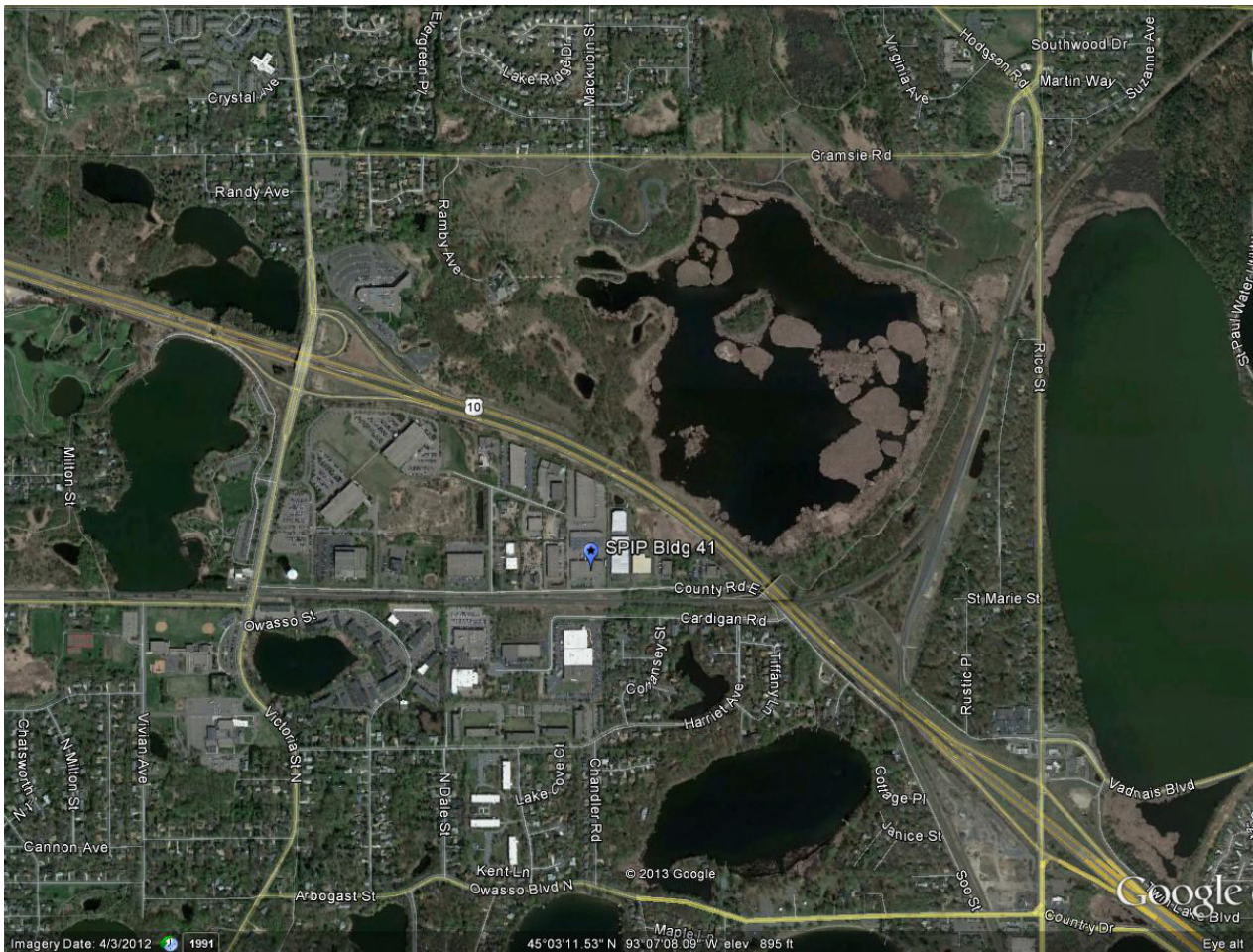
- \$0.84/sf CAM (2015 est.)
- \$1.26/sf RE Tax (2015 est.)
- \$4.35 - \$8.50/sf Net

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