



TRANSWESTERN

REAL ESTATE
SERVICES

SAINT PAUL INDUSTRIAL PROPERTIES #3

1480-1484 COUNTY ROAD C WEST
ARDEN HILLS, MN 55113



**STAND
ALONE**
BUILDING



EXCELLENT
LOCATION



16,100
AVAILABLE SF

PROPERTY SPECIFICATIONS

Conveniently located at the intersection of County Road C & Snelling Avenue, this property boasts an impressive location with easy access to both downtowns via I-35W, Hwy 36, Hwy 280 and many other local arteries. Tenants enjoy nearby dining, shopping and hotel accommodations. Metro Transit bus routes are within easy walking distance as well as the Rosedale Center Metro Transit Hub.

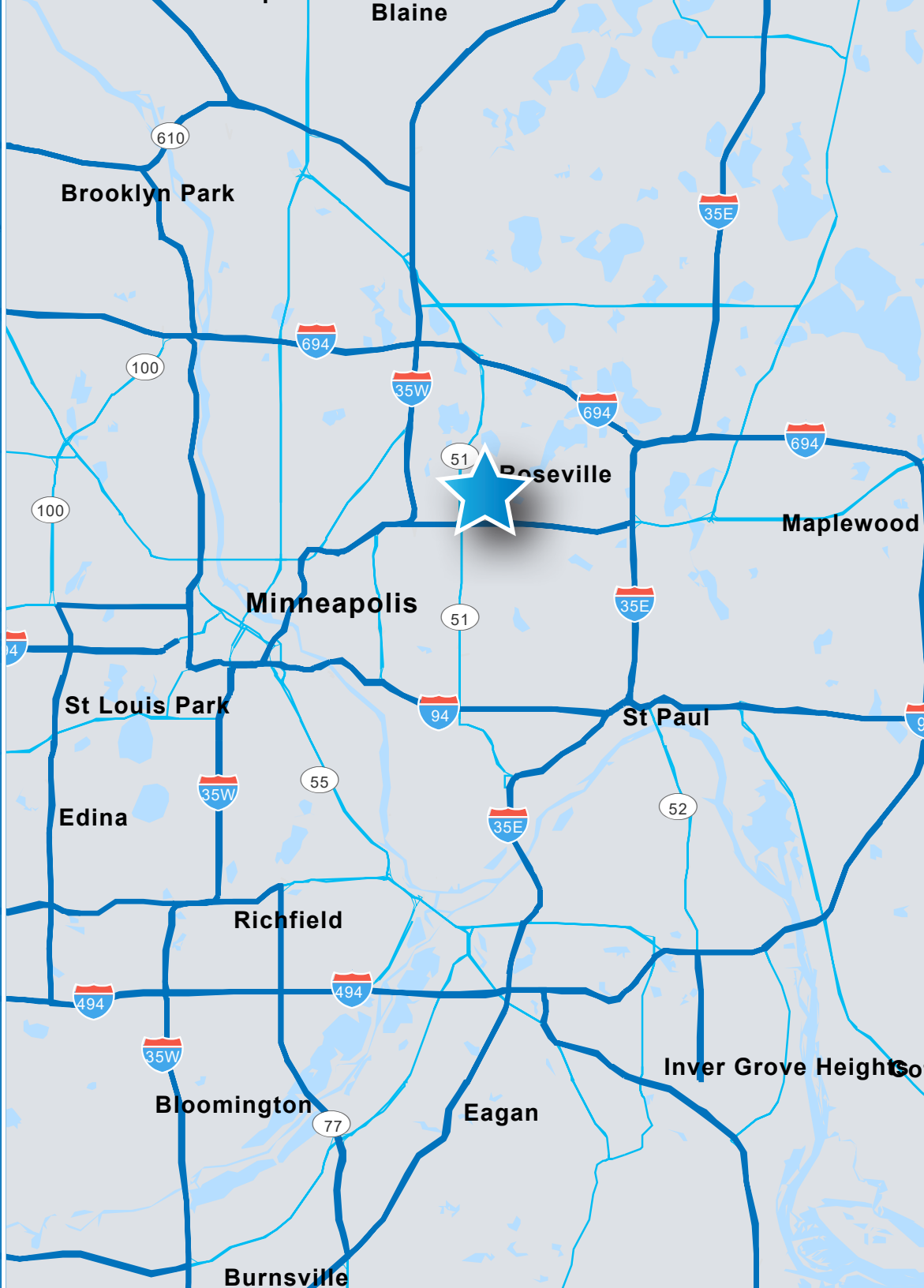
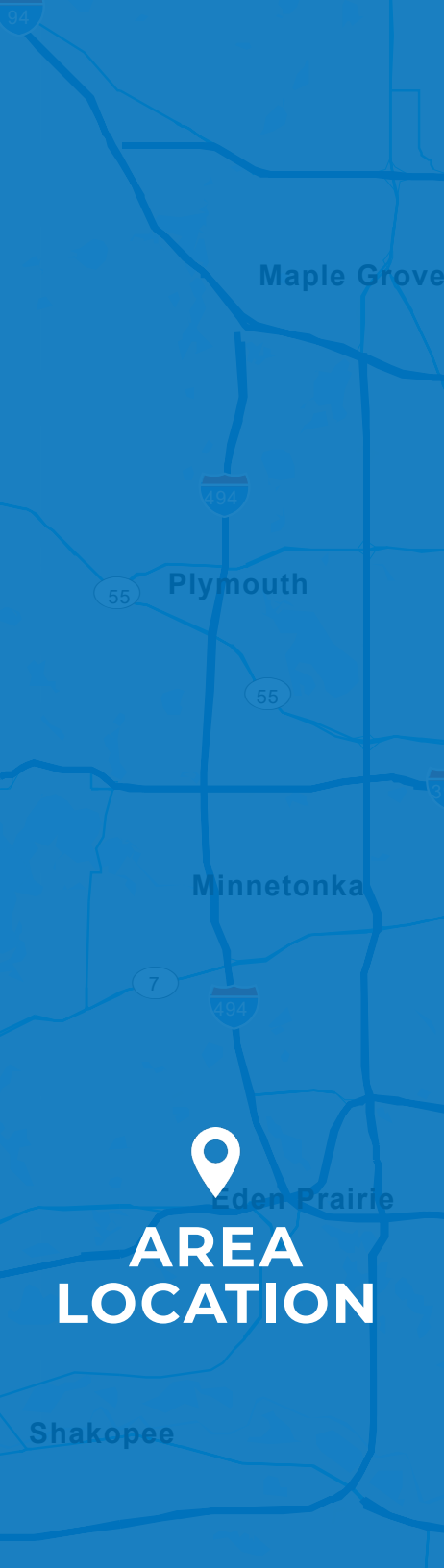


Property Summary

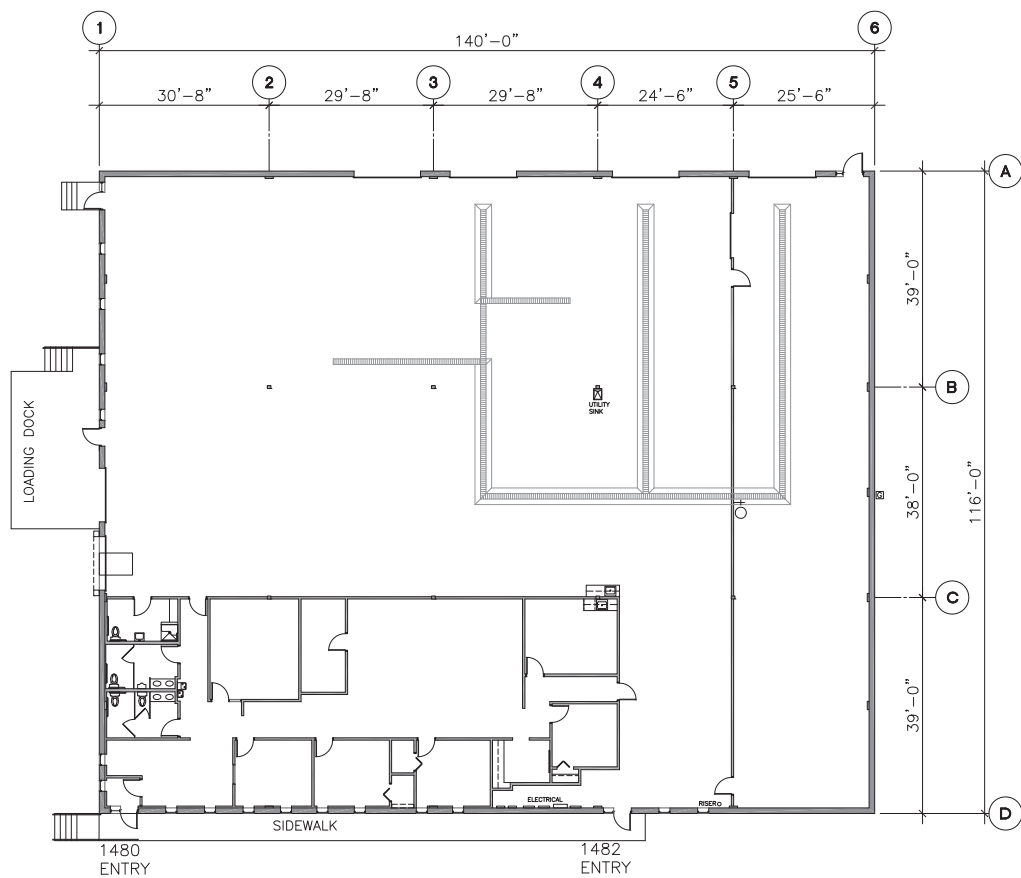
- 16,100 Total SF
- Stand-alone Building
- 3,510 SF Office
- 12,590 SF Warehouse
- 14' Clear Height Warehouse
- 2 Dock Doors | 4 Drive-in Doors

Rental Rates

- \$1.19 PSF CAM (2020 est.)
- \$2.02 PSF RE Tax (2020 est.)
- \$4.75 - \$9.50 PSF



FLOORPLAN



SQUARE FEET

Office:	3,510 SF
Warehouse:	12,590 SF
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Total:	16,100 SF





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THINKING BEYOND THE OBVIOUS

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