



FOR LEASE

3260 Gorham Ave

SAINT LOUIS PARK, MN 55426

PROPERTY OVERVIEW

Main Level (4,705 - 10,205 SF) Available

Lower Level Bay (4,740 SF) Available

\$8/SF NNN | \$4.50 OPEX



THE
BROOKSHIRE
COMPANY

Property highlights

Conveniently located off Highway 7 and Louisiana Avenue South; 3260 Gorham Avenue offers maximum accessibility and convenience. This building features warehouse only bays along with approx 300 SF of office suites. Dock and ramped drive in access for each bay, and options for convenient outdoor storage, making this a great site to operate from. Locally owned and managed.

Clear Height

Main Level - 9.5'

Lower Level - 12.5'

Loading

Main Level: 1 Dock, 1 Drive-In
8'x10'

Location

Located in St. Louis park near Hwy 7 & Hwy 100. Only 14 miles from MSP International Airport.

Restroom

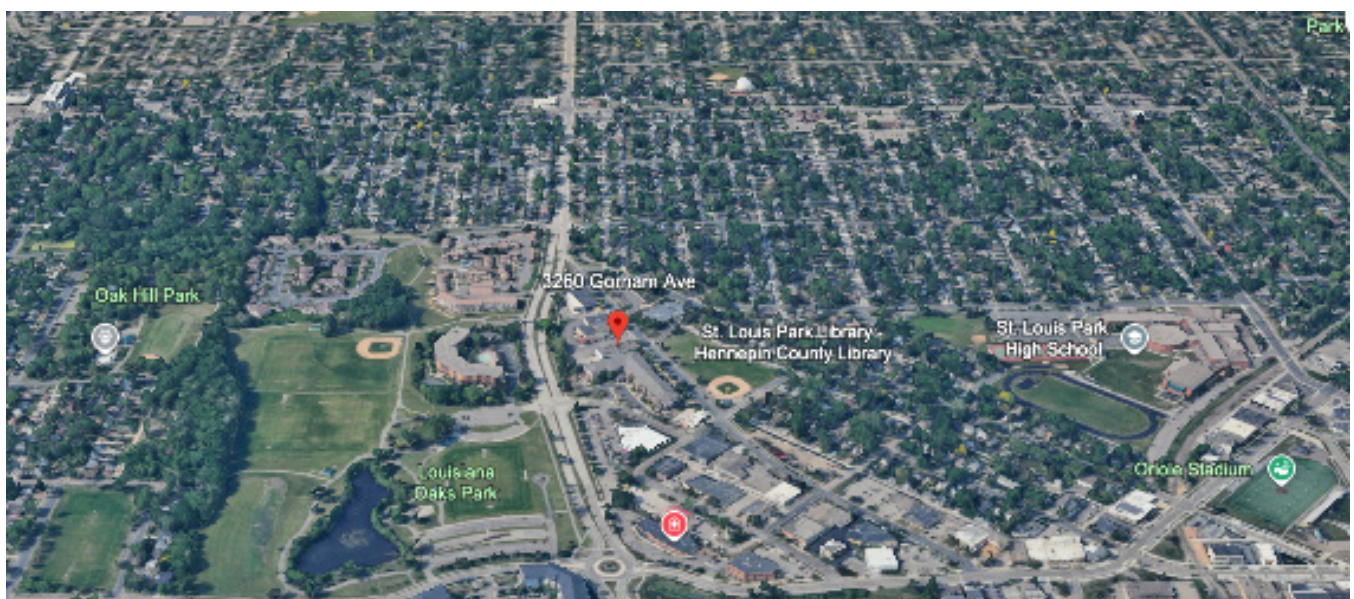
1 dedicated restroom per suite.





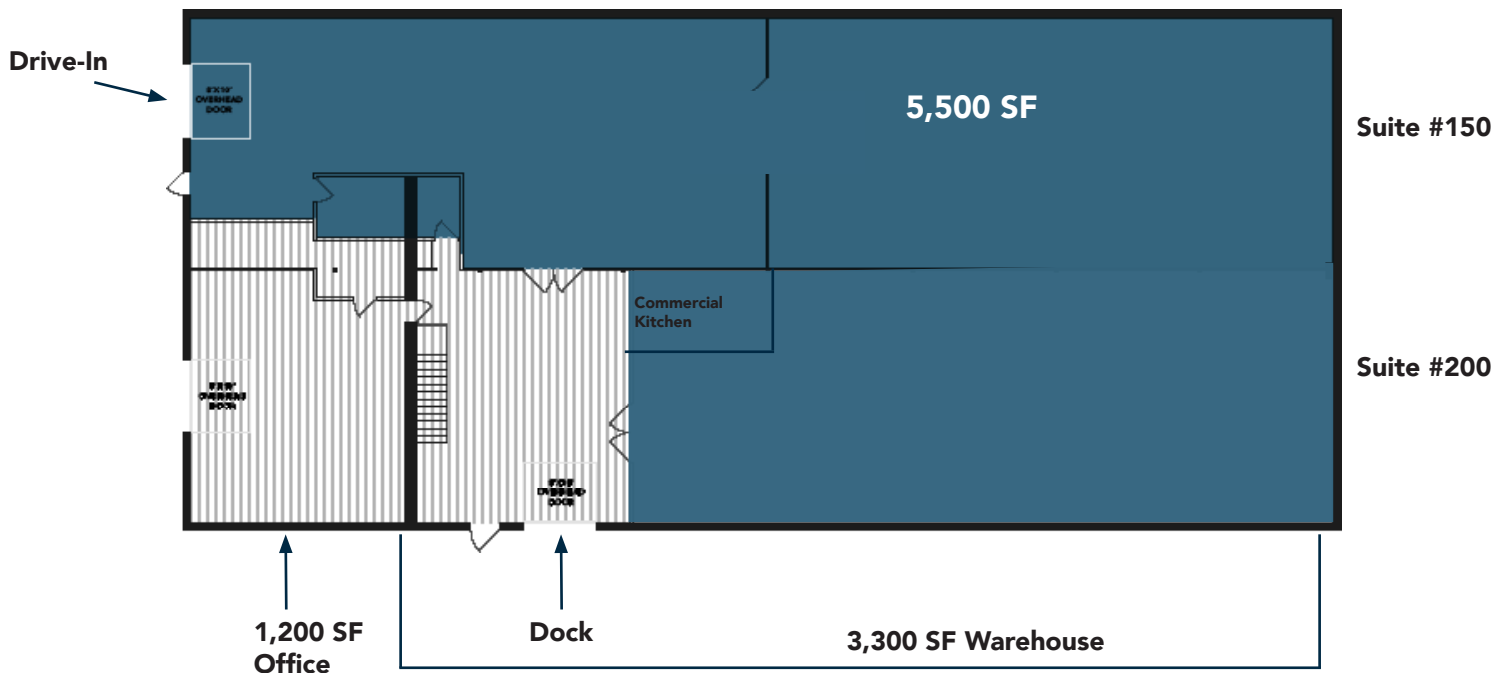
15 min drive to downtown Minneapolis

<30 min drive to MSP Airport

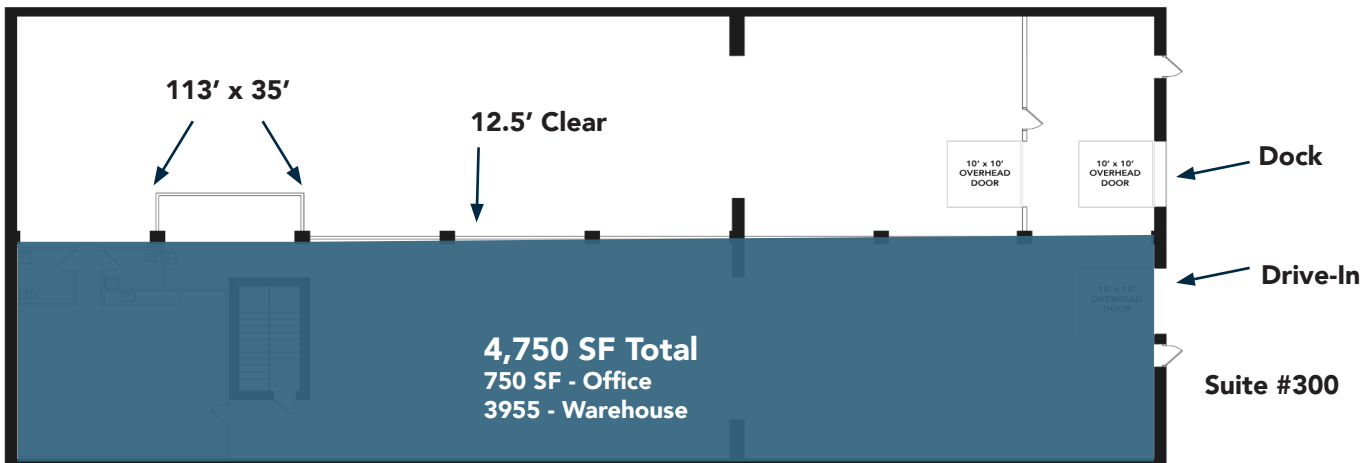


Floor plans

MAIN LEVEL FLOOR PLAN - SUITE 150/200 AVAILABLE (TOGETHER OR SEPARATE)



LOWER LEVEL FLOOR PLAN - SUITE 300 AVAILABLE NOW





We Help Companies Succeed and Communities Thrive®



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