

# MIDWAY MILE INDUSTRIAL CAMPUS

# 10



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## PROPERTY INFORMATION

<b>Address</b>	429-475 Prior Ave N St. Paul, MN 55114
<b>Building Size</b>	468,267 SF
<b>Available SF</b>	<b>89,773 SF total</b> Divisible to 40,000 SF
<b>Date Available</b>	Now
<b>Zoning</b>	I-2
<b>Site</b>	Approximately 18 Acres
<b>Year Built</b>	1955
<b>Column Spacing</b>	40' x 20'
<b>Clear Height</b>	18'
<b>Power</b>	400 Amps, 208V, 3-Phase
<b>Sprinkler</b>	Yes
<b>Roof</b>	Built-up; new in 2011
<b>Net Rental Rates</b>	\$5.95 PSF
<b>2026 Cam &amp; RE Tax</b>	\$3.94 PSF

### AMENITIES

- Local management and on-site maintenance
- Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- Three blocks from new Central Corridor, Fairview Ave. Light Rail Station
- One mile from BNSF Railways and St. Paul Intermodel Yard
- This site is a six minute drive time to both downtown Minneapolis and St. Paul

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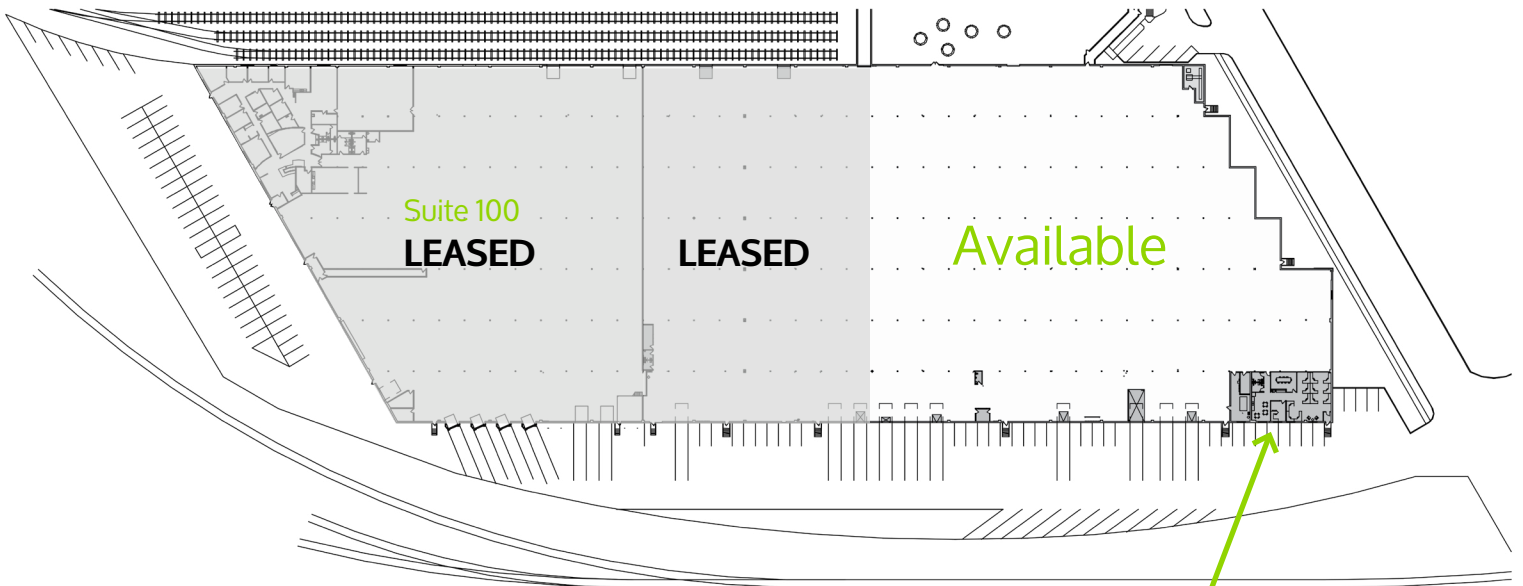


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## FLOOR PLAN

### Building B



### Building B

**89,773 SF Total\***

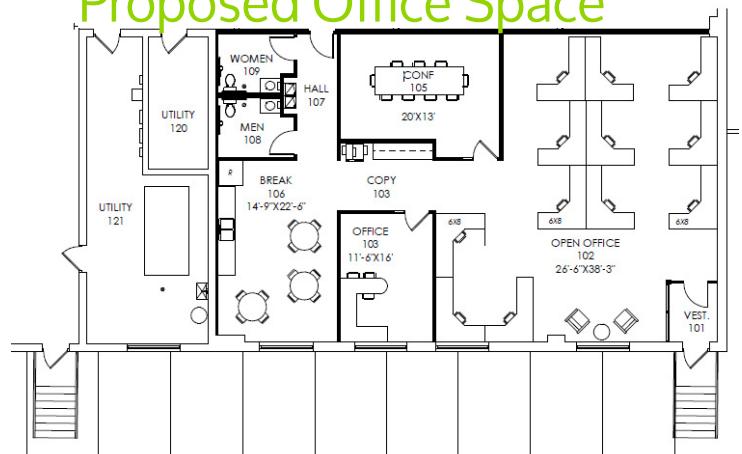
87,207 SF Warehouse

2,566 SF Office (proposed)

**7 Dock Doors with ability to add more**

**\*Divisible to 40,000 SF**

### Proposed Office Space



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