



INDUSTRIAL FOR LEASE!



TRENDEX INDUSTRIAL

240 Maryland Avenue E, Saint Paul, MN 55117

5,000–7,000 SF

**EXCELLENT
WAREHOUSE
SPACE
AVAILABLE**

Shannon Farrand

512-619-7454

shannon@CEGspaces.com

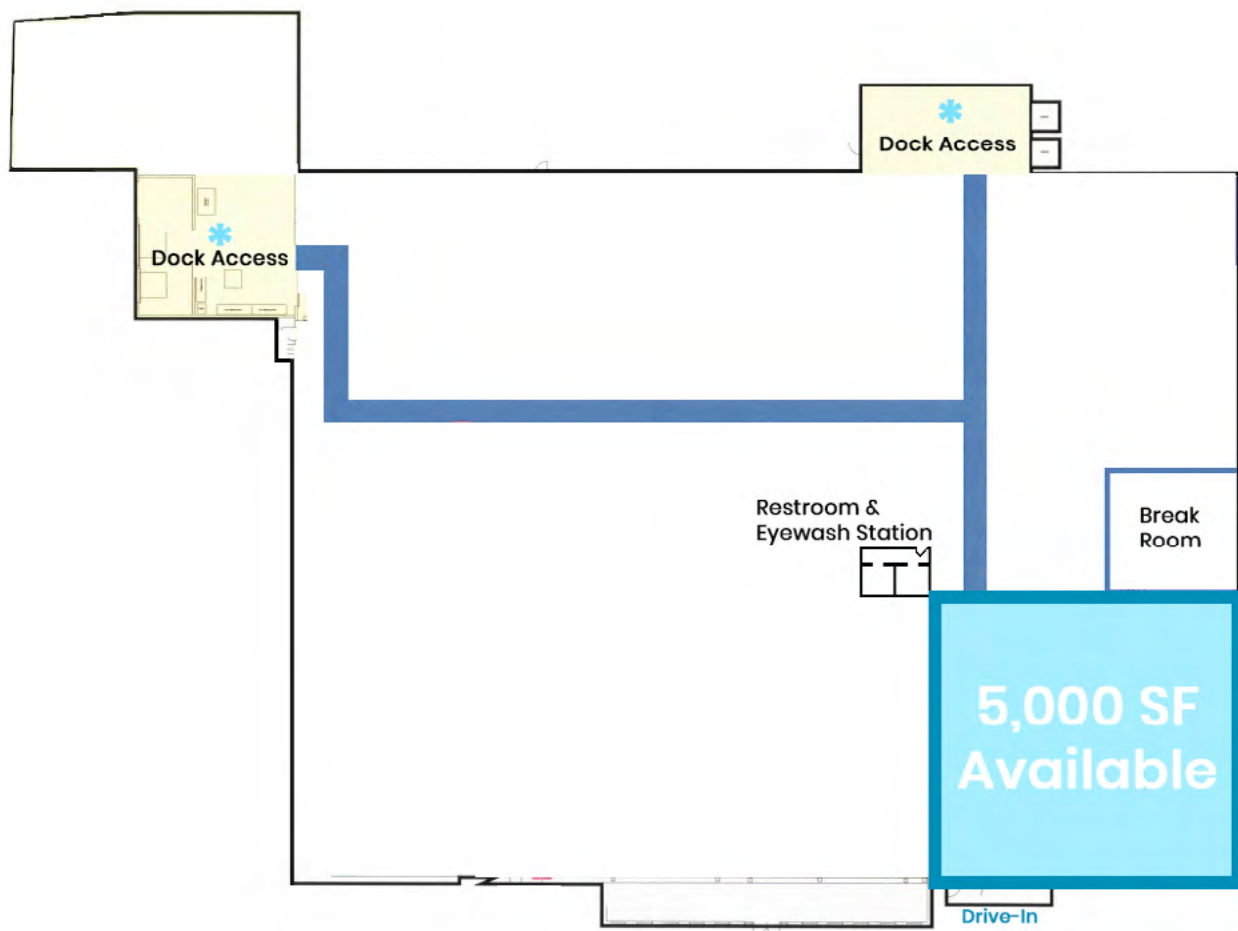
Jeff Salzbrun

612-428-3333

jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

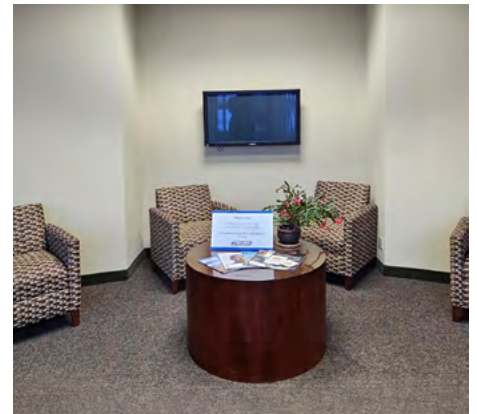
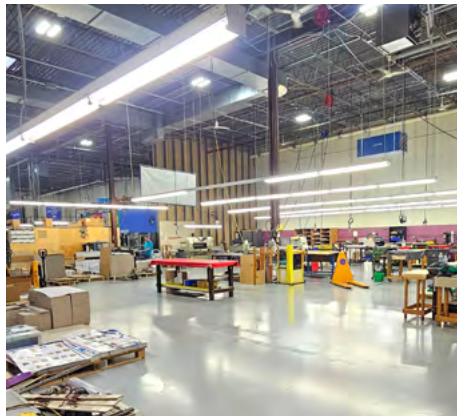
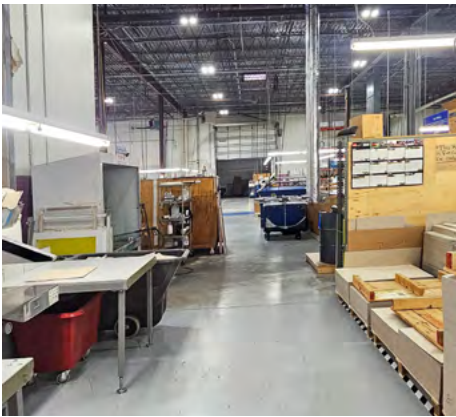
SPACE INFO



RENT: NEGOTIABLE

MODIFIED GROSS

SPACE INFO



Warehouse space (5,000-7,000 SF) in excellent multi-tenant location includes:

- Access to compressed air, eyewash station, and loading dock access
- Break room and bathrooms (conference rooms and office space negotiable)
- Building has 1200 volts of heavy power

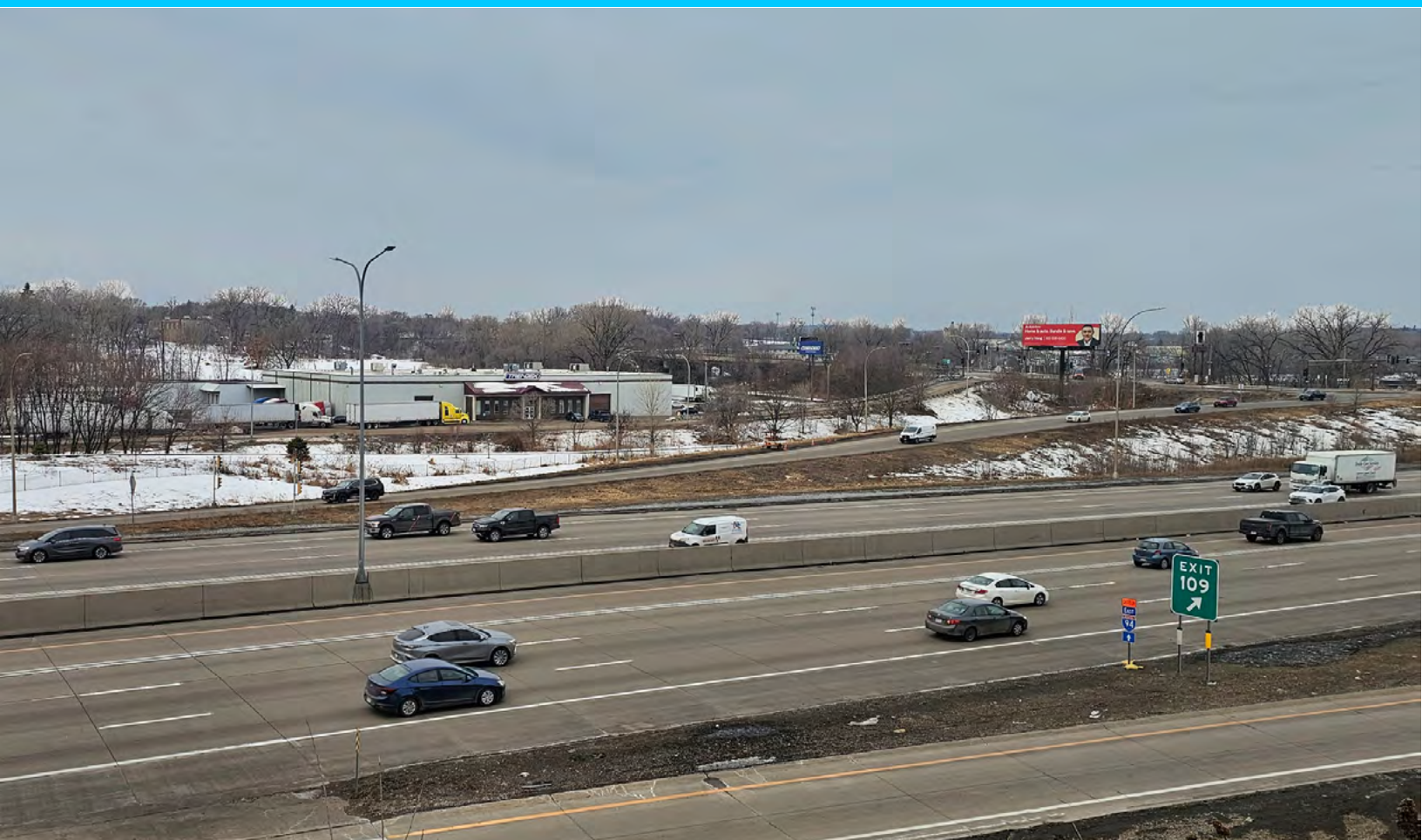
RENT: NEGOTIABLE

MODIFIED GROSS

THE PROPERTY

Perfect space for small warehouse, simple manufacturing or E-commerce business. The property is near key transportation routes between Minneapolis and St. Paul.

- Highly visible, known landmark on the corner of Maryland Avenue and 35E
 - Mixed residential and commercial area
 - Secure access building with outdoor cameras
 - Possible outdoor storage available, ample parking
- Website: CEGspaces.com/trendex

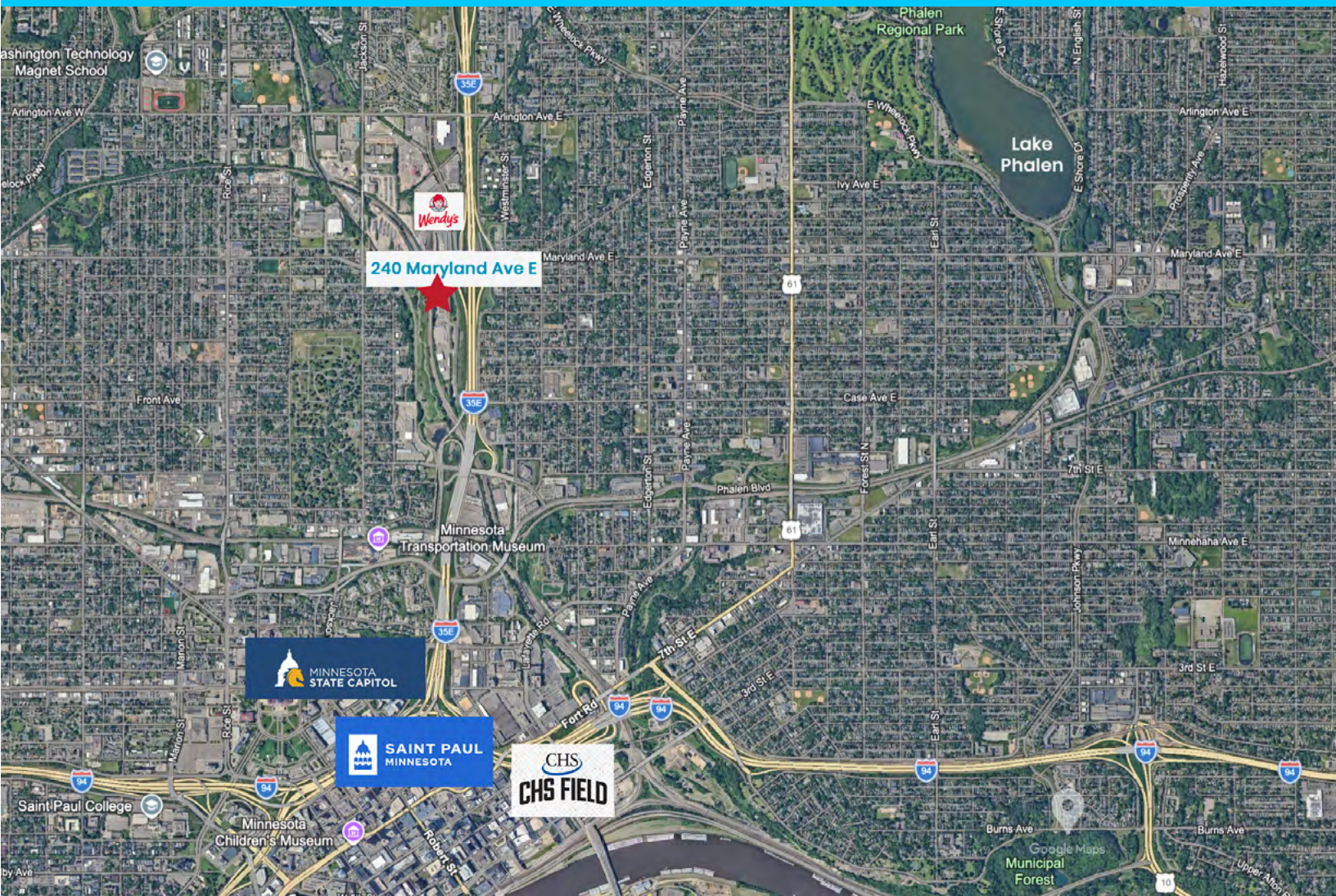


Bonus: Also at this address, Stagecoach Storage offers secure, clean, and easily accessible semi-truck parking/outdoor storage for people across the Saint Paul area

THE LOCATION



Fantastic access and location off 35E and Maryland Avenue.



Commercial Equities Group
— Investment Real Estate Services

TRENDEX • 5,000–7,000 SF
240 Maryland Avenue E, Saint Paul, MN 55117
Shannon Farrand | 512-619-7454 | shannon@CEGspaces.com