



— THE —
HEIGHTS

ST. PAUL, MINNESOTA

121,000 SF FOR LEASE
or
BUILD-TO-SUIT



**UNITED
PROPERTIES**
CREATING DEEP ROOTS



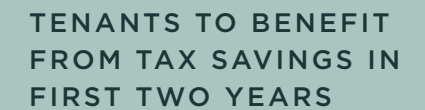
**CUSHMAN &
WAKEFIELD**



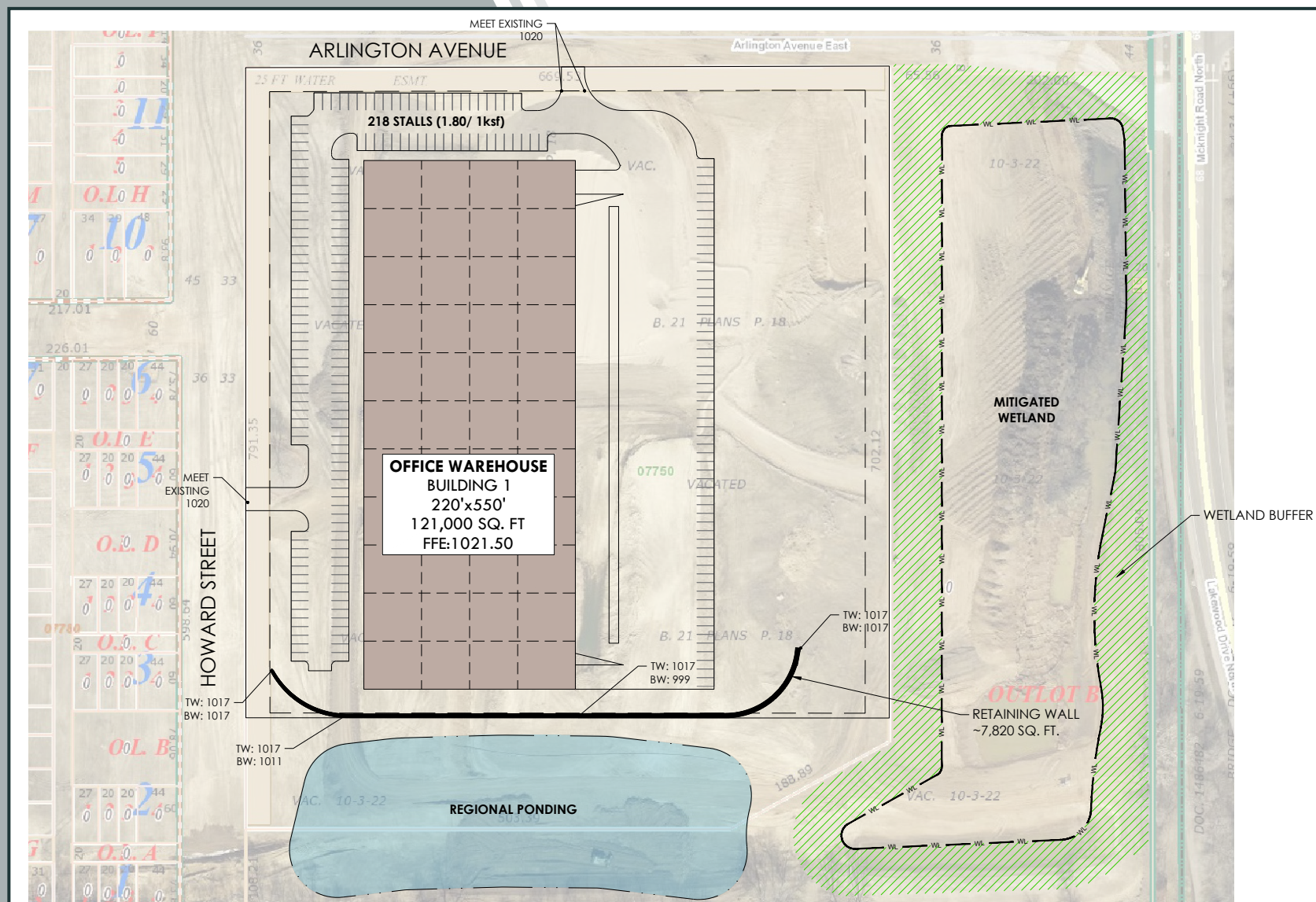
PROPERTY OVERVIEW

SIZE	121,000 SF
DIVISIBLE	40,000 SF
LOADING	BTS
CLEAR HEIGHT	28'
COLUMN SPACING	50' X 50' WITH 60' SPEED BAY
SPRINKLER	ESFR
POWER	2,000 AMPS
PARKING	218 STALLS (1.8/1,000)
ZONING	LIGHT INDUSTRIAL
2025 TAXES & OPEX	SIGNIFICANT TAX SAVINGS YEARS 1 & 2
LEASE RATE	NEGOTIABLE

A detailed map of the Minneapolis-St. Paul metropolitan area. The map highlights the location of 'THE HEIGHTS' project in a central box, situated between St. Paul and Minneapolis. Major highways (Interstates 94, 35W, 35E, 694, 494, and State Routes 10, 36, 51, 52, 55, 61, 62, 65, 77, 13) are shown as thick grey lines. Neighboring cities and areas labeled include Minneapolis, St. Paul, Roseville, Little Canada, Maplewood, North St. Paul, Oakdale, West St. Paul, South St. Paul, Newport, Inver Grove Heights, Eagan, Cottage Grove, St. Paul Park, Mendota Heights, Richfield, Bloomington, Eagan, Stillwater, Grant, Dellwood, North Oaks, Shoreview, Vadnais Heights, White Bear Lake, Mahtomedi, and Columbia Heights. The Mississippi River is shown flowing through the area. A dark green banner at the top left contains the word 'LOCATION'. A light green sidebar on the right contains four bullet points with icons: a road icon for 'PRIME LOCATION INSIDE THE 694/494 CORRIDOR', a square with arrows for 'FLEXIBLE SIZE RANGES FOR TENANTS FROM 50,000 - 121,000 SF', a crane icon for 'AVAILABLE FOR DELIVERY IN 2027', and a stack of money icon for 'TENANTS TO BENEFIT FROM TAX SAVINGS IN FIRST TWO YEARS'.

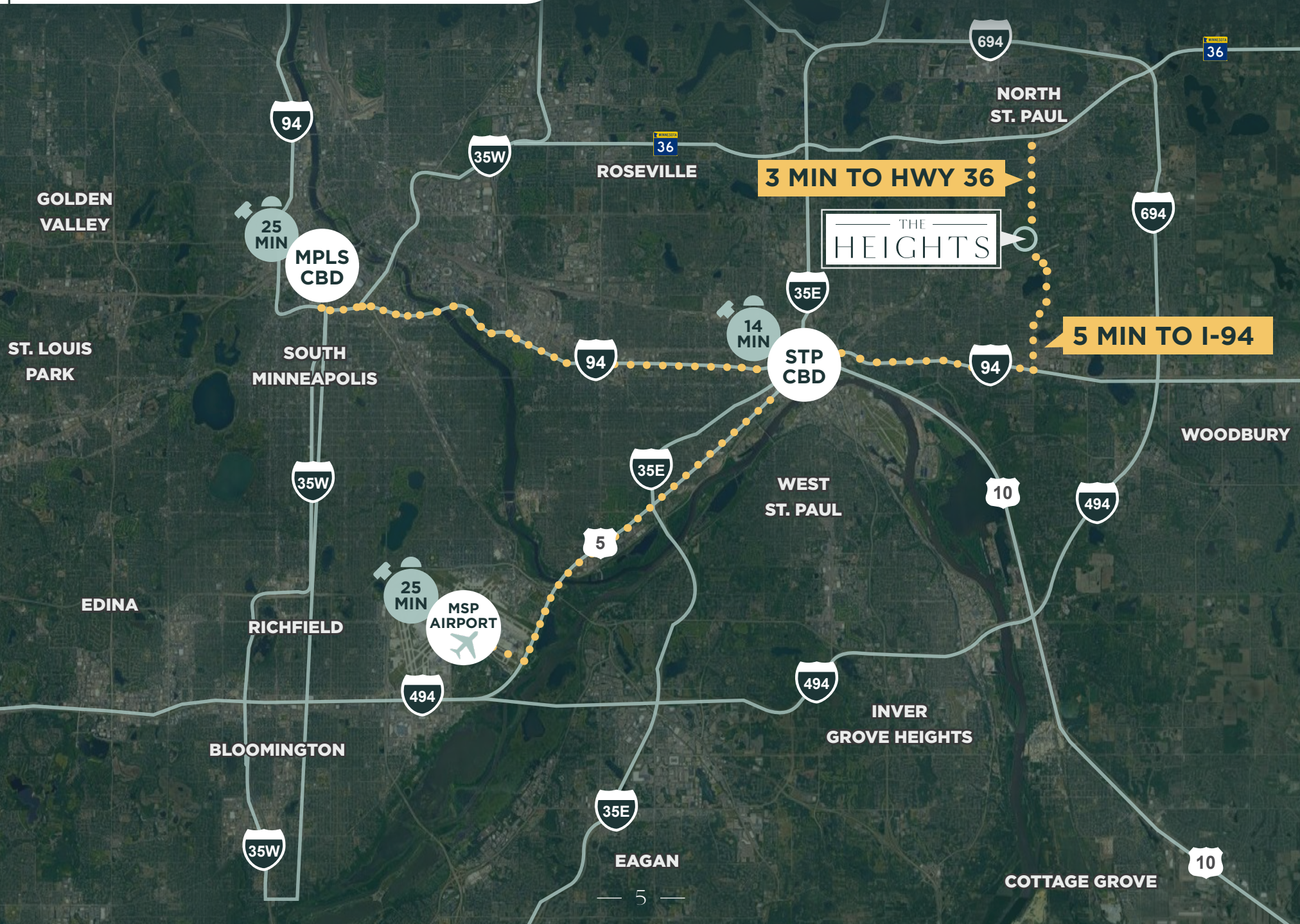


SITE PLAN



ACCESS

EASY ACCESS TO MAJOR
HIGHWAYS & BOTH CBDS



SITE HIGHLIGHTS

Strong Labor Pool

The Heights is located within the growing East Side Neighborhood in St. Paul. There are Municipal and Port initiatives to connect employers with qualified Labor through xChange.

Sustainability

Located in a LEED certified community. Tenants at the Heights will be part of sustainable practices that minimize impact on the environment.

Public Transit

The Heights will be multi-modal, with public bus access directly to the site that connects to downtown St. Paul and the Metro Transit Light Rail.

► FIVE MILE RADIUS



CURRENT SITE CONDITIONS



NEARBY AMENITIES





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