



141,595 SF  
SPACE FOR LEASE

1024 HAZEL ST N  
ST. PAUL, MN 55119

# CASE DISTRIBUTION CENTER

**CBRE**

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# PROPERTY OVERVIEW

## **1024 HAZEL ST N, ST. PAUL MN**

Case Distribution Center is a 1 million SF development situated on 80 acres in a St. Paul infill location.

Offering easy access to Interstate - 94. The site is positioned as a great location for a wide range of users.

# BUILDING SPECIFICATIONS

## Building 424 Option 1

Available SF	55,810 SF
Clear Height	22'
Loading	9 Docks, 1 Drive-In
Rate	Negotiable
2024 Tax/Op Ex	\$3.71/SF
Other	Outdoor Storage Available

## Building 424 Option 2

Available SF	62,085 SF
Clear Height	22'
Loading	4 Docks
Rate	Negotiable
2024 Tax/Op Ex	\$3.71/SF
Other	Outdoor Storage Available

## Building 424 Option 3

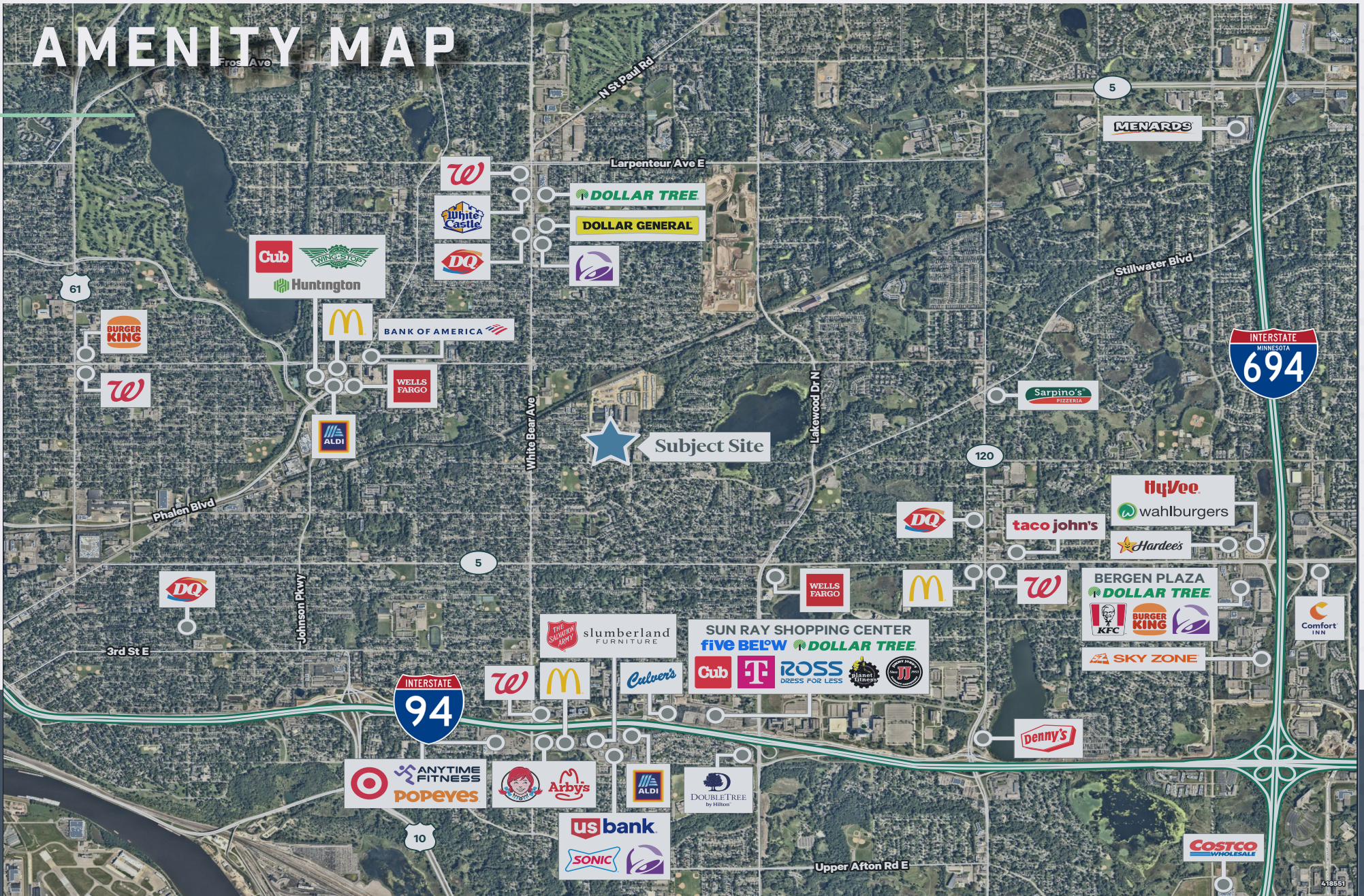
Available SF	117,895 SF
Clear Height	18-22'
Loading	13 Docks, 1 Drive-In
Rate	Negotiable
2024 Tax/Op Ex	\$3.71/SF
Other	Outdoor Storage Available

## Building 419

Available SF	23,700 SF
Clear Height	12'6" - 14'
Loading	5 Docks, 2 Drive-Ins
Rate	Negotiable
2024 Tax/Op Ex	\$3.71/SF



# AMENITY MAP



HIGHLIGHTS



## Amenities

Enjoy vast amounts of amenities within miles of 1045 Hazel St



## Restaurants

Great options to choose from within in minutes



## Prime Location

Easy access to I-94



## 80+ Acres

Ample lot size



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