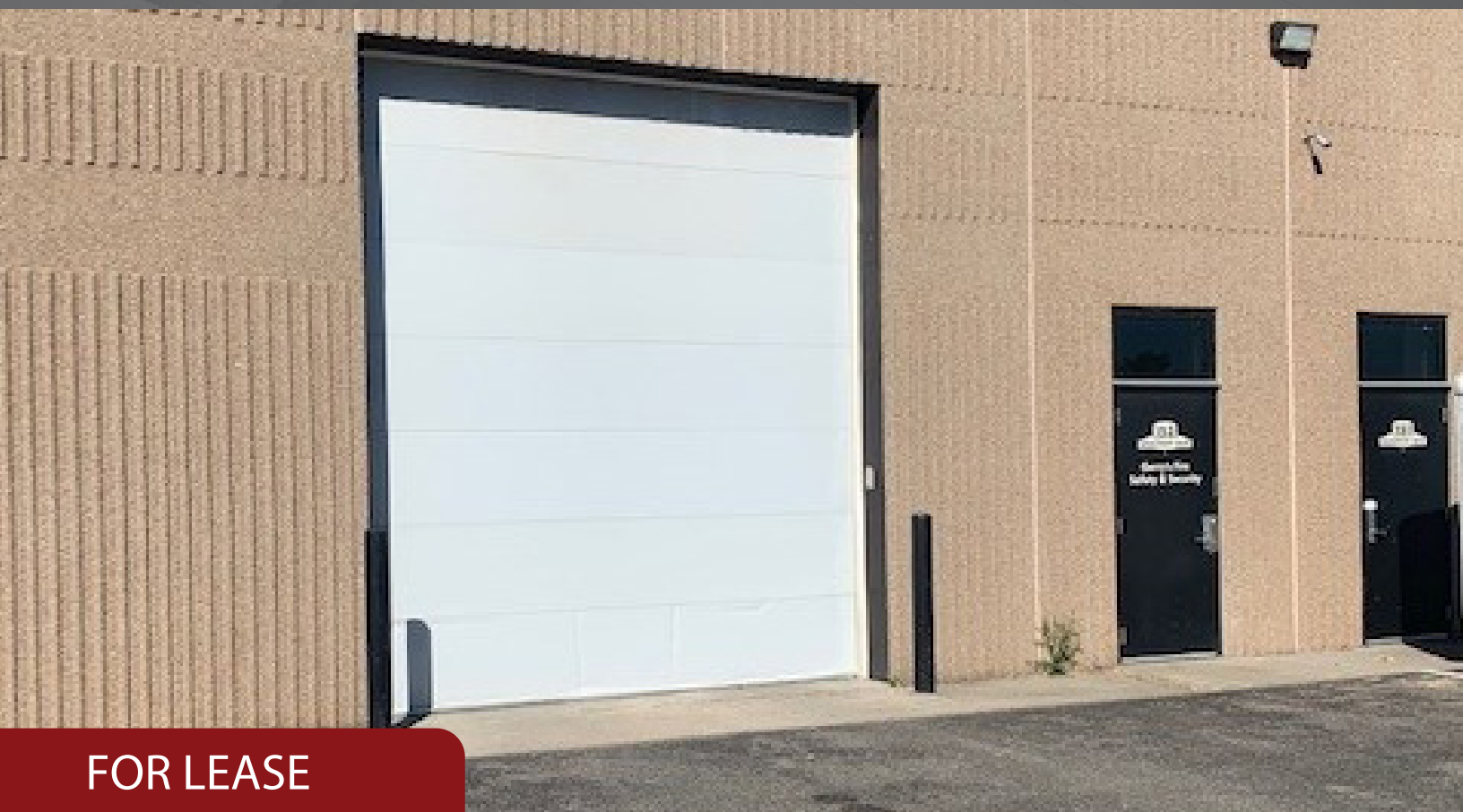




# 153 Bridgepoint Drive

153 Bridgepoint Drive • South Saint Paul, MN 55075



**FOR LEASE**

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# 153 Bridgepoint Dr

153 Bridgepoint Dr • South Saint Paul, MN 55075

## 3,100 SF Office/Warehouse

- 153 Bridgepoint: 3,100 SF
- 200 amp, 3-phase power
- 14' x 12' drive-in door w/ flammable waste trap and CO2 detection system
- Warehouse is 18' clear height
- Lease rate \$15.00 psf, as-is, full gross
- Landlord willing to demo some office space for additional warehouse
- Conveniently located with easy access to 494



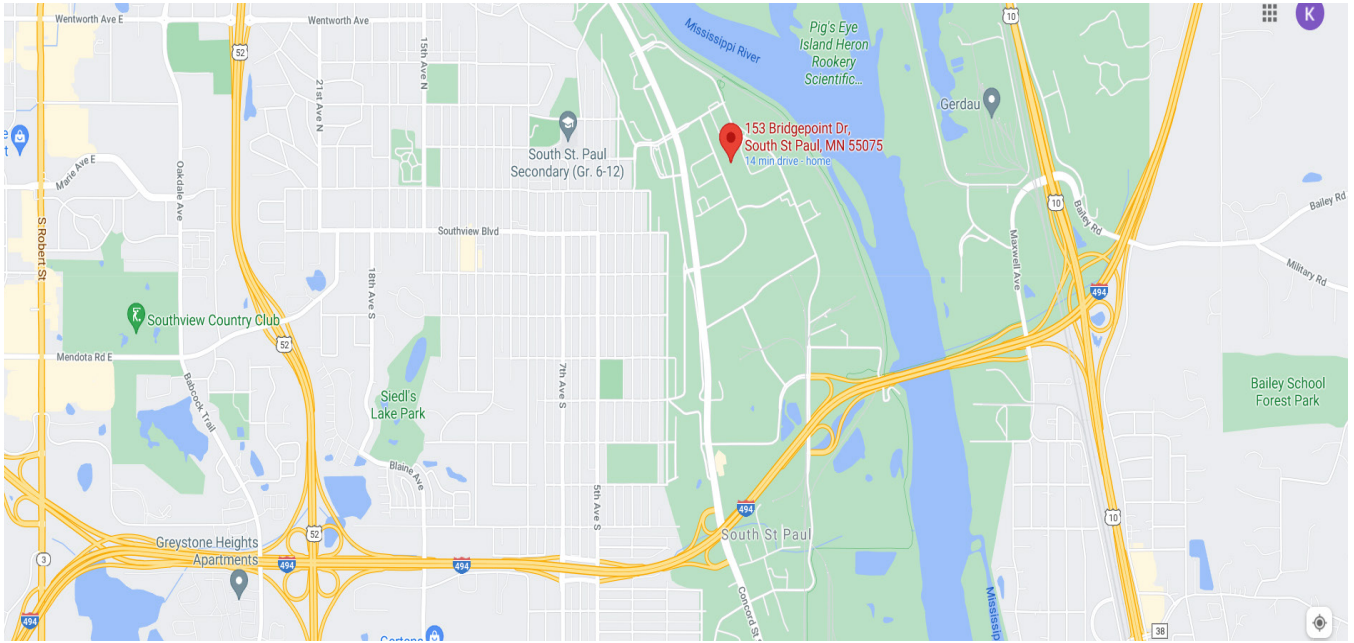
# FOR LEASE

## Floor Plan



• 6,100 total RSF

# Property Aerial



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