

998 EAST BERWOOD AVE

St. Paul, MN 55110



Industrial Sublease | Available Now

27,569 SF

Entire Building Available for Sublease

HUGHESMARINO

BUILDING INFORMATION



ADDRESS

998 East Berwood Ave
St. Paul, MN 55110

AVAILABLE

Immediate

ASKING RATE

\$7.50 SF NNN

AVAILABLE THROUGH

December 31st, 2027

ADDITIONAL FEATURES

- Single Tenant Building
- 1st Floor Premises (Office/ Warehouse/ Storage/ Shop & Assembly Areas)
- 2nd Floor Premises (Office/ Breakroom/ Training Room/ Server Room & Storage Areas)
- Clear Height 25 ft
- (1) Grade Level Drive-In Door with Interior Truck Pit & 1 Exterior Loading Dock
- Abundant Surface Parking
- Building Signage Available
- Total Land Area (1.3 Acres)

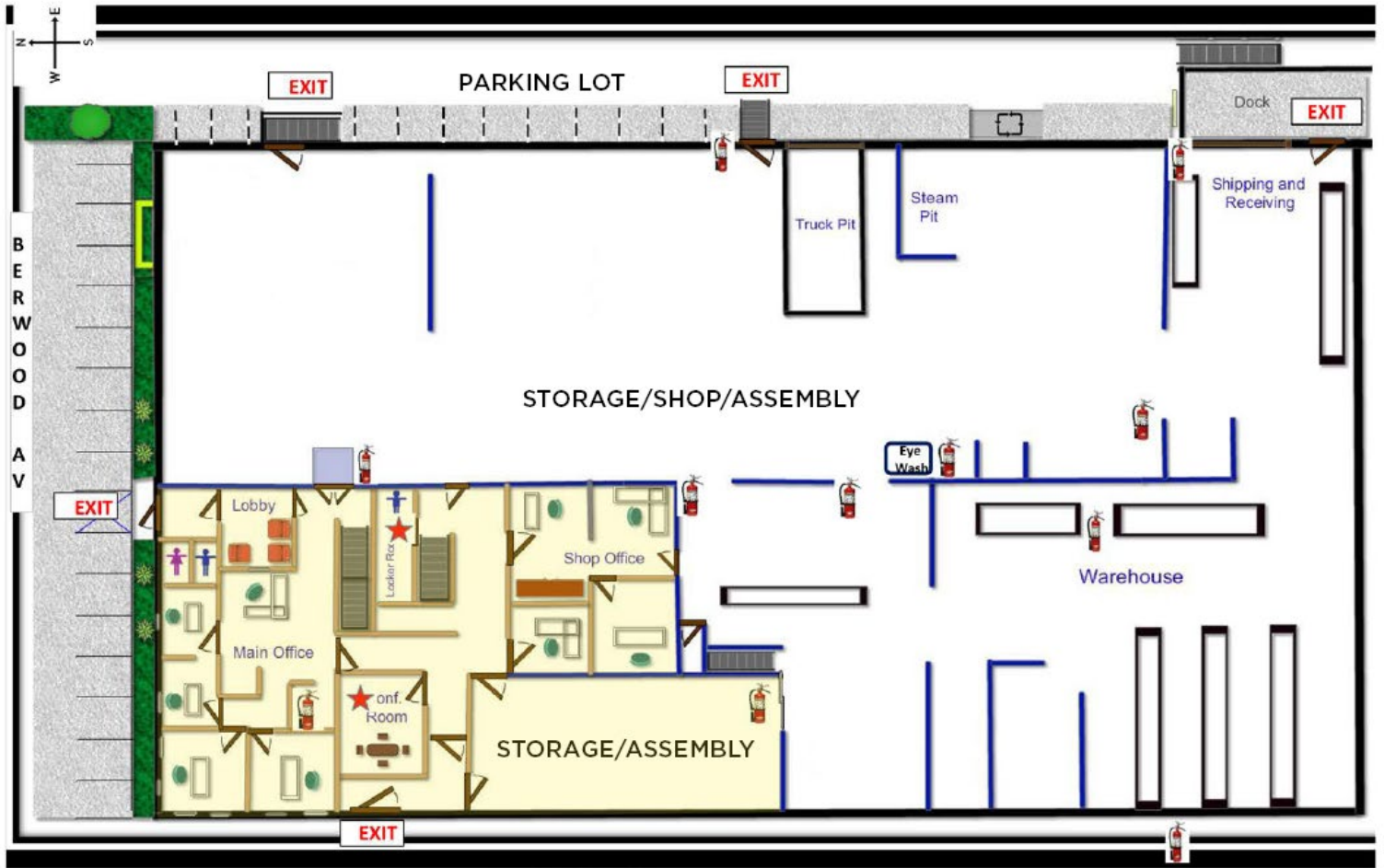
LOCATION HIGHLIGHTS



KEY HIGHLIGHTS

- Easy access to I-694, I-35E, & Hwy 61
- North Central Submarket
- 14 Min Drive (9.2 Miles) from St. Paul-Minneapolis (Empire Builder - Amtrak)
- 29 Min Drive (18.6 miles) from Minneapolis-St. Paul International/Wold Chamberlain

FLOOR PLAN



*2nd floor above highlighted area includes training room, breakroom, engineering office, storage area & server room

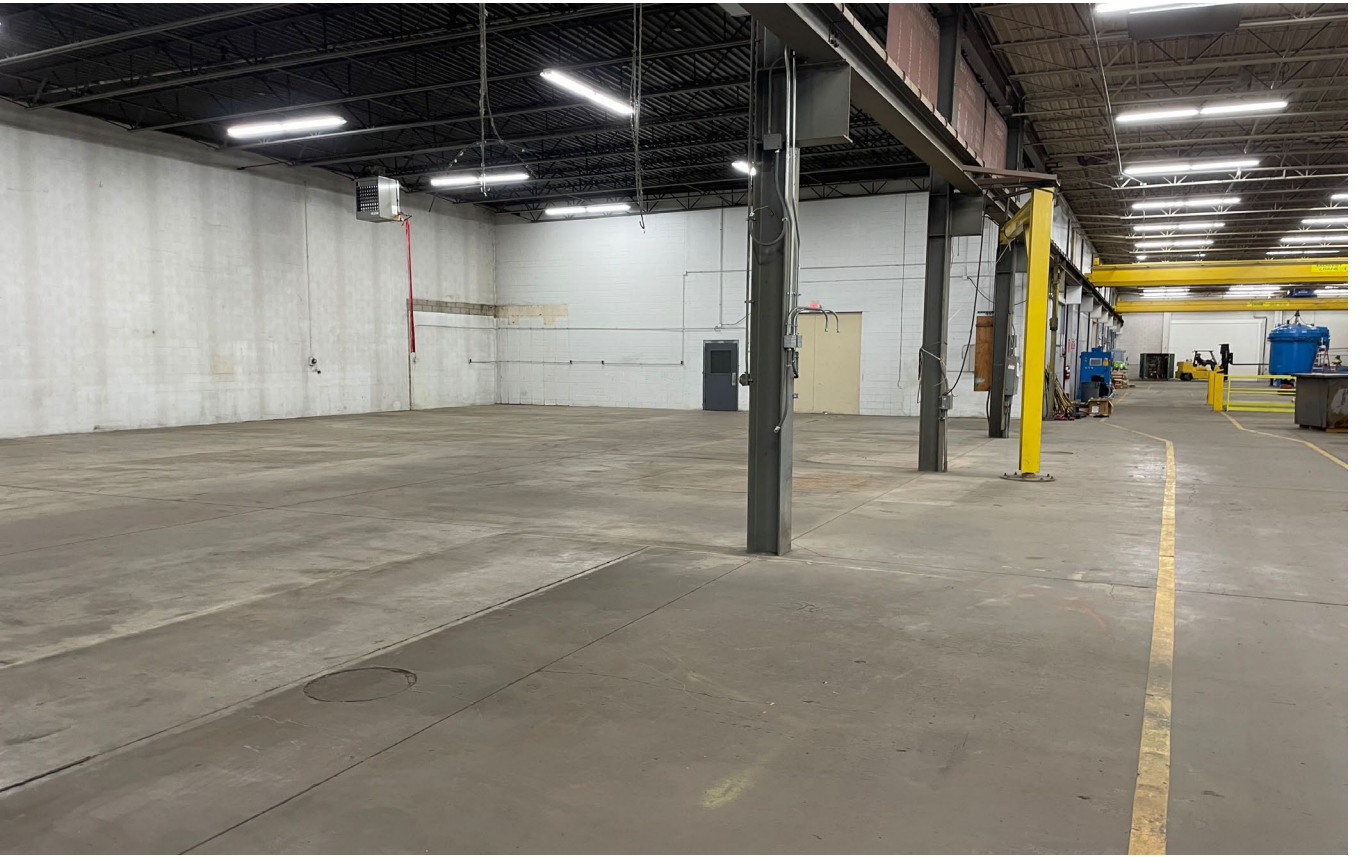
GRASS LOT

★ = STORM SHELTER

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CONTACT INFORMATION



ALEX FOLEY
alex.foley@hughesmarino.com
469.907.3868
Lic. #700145



BEN GOLDTHORPE, SIOR
ben@hughesmarino.com
940.595.6506
Lic. #628569



EDWIN YARBROUGH
edwin@hughesmarino.com
984.240.4178
Broker Lic. #226582