

FOR SUBLEASE
29,872 SF



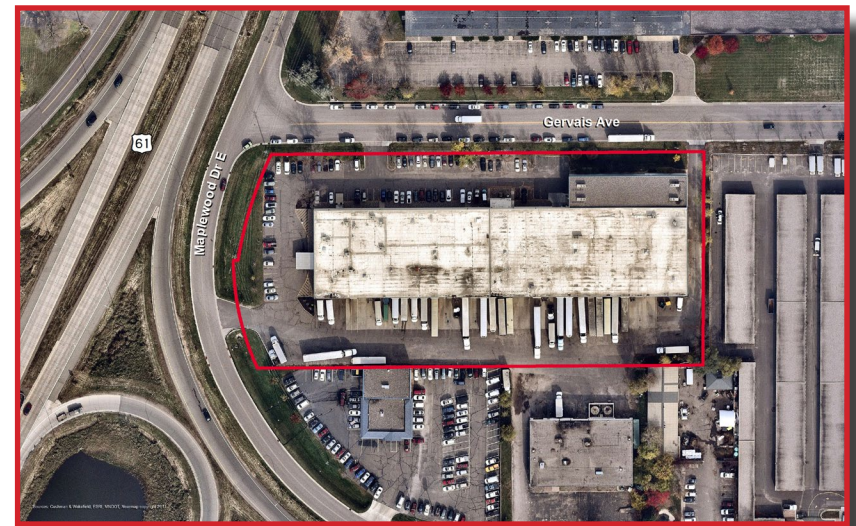
1140 Gervais Ave, Maplewood, MN
Rare Freezer/Cooler Opportunity



PROPERTY FEATURES



Building Size:	76,714 SF
Available Space:	17,992 SF Warehouse
	7,180 SF Freezer Space
	4,700 SF Cooler Space
	29,872 SF Total
Loading:	4 Dock Doors 1 Drive-In
Clear Height:	22'
Year Built:	1977
HVAC:	100% AC
Fire Protection:	Fully Sprinklered
Electrical:	480 Volt, 3 Phase
Sublease Rates:	Negotiable



PROPERTY HIGHLIGHTS



**RARE FREEZER &
COOLER OPPORTUNITY**



**VISIBILITY TO HWY 61 &
HWY 36**



EASY HWY ACCESS



**FLEXIBLE SUBLEASE
TERM & RATE**



**PROXIMITY TO RETAIL
AMENITIES**



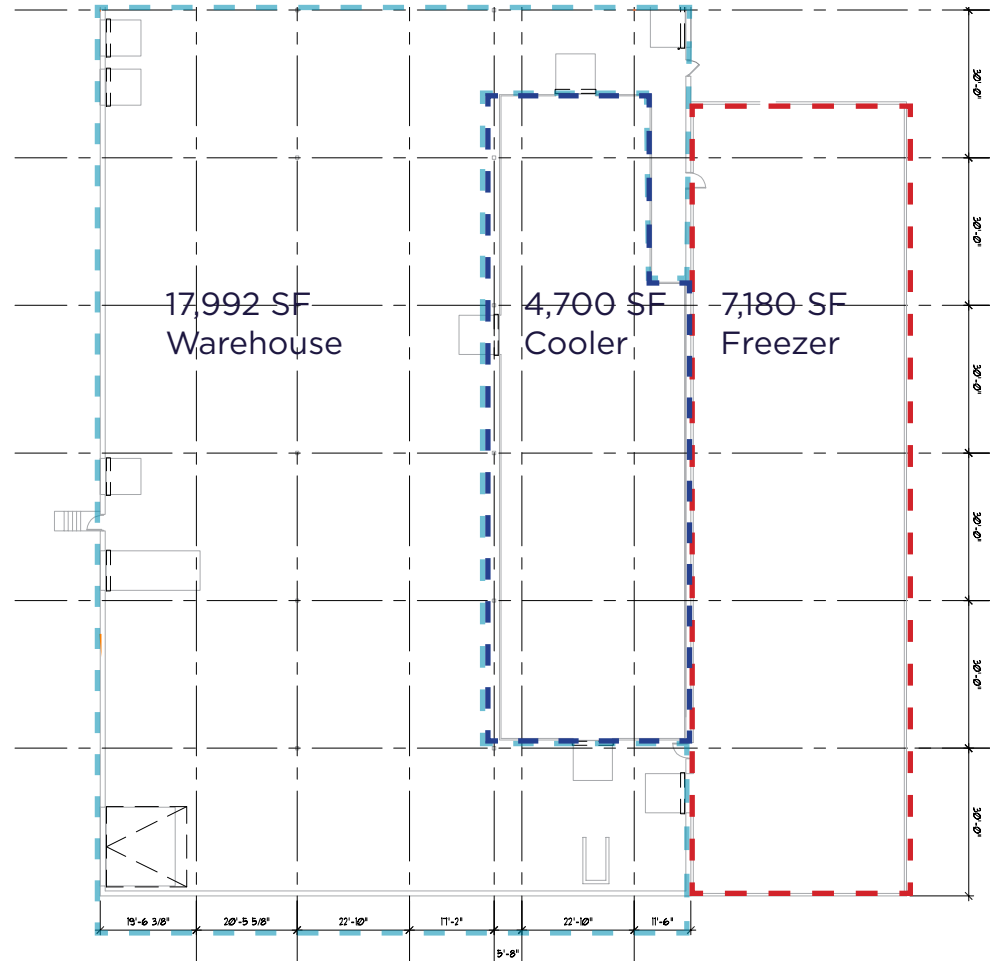
**DOCK & DRIVE-IN
LOADING**

SUITE FLOOR PLAN

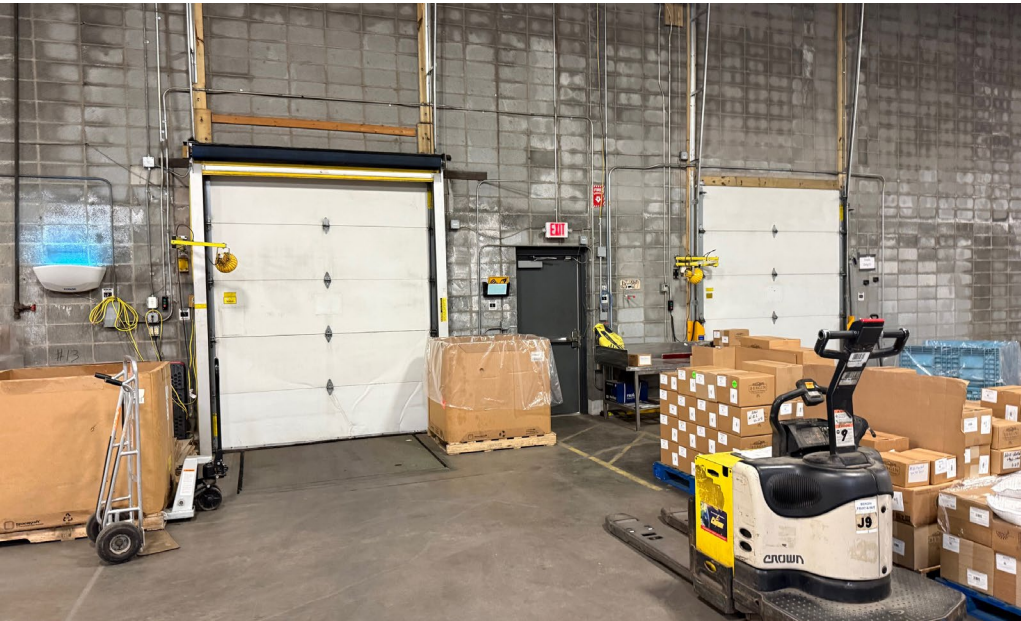
Suite 3

17,992 SF Warehouse
4,700 SF Cooler
7,180 SF Freezer
29,827 SF Total

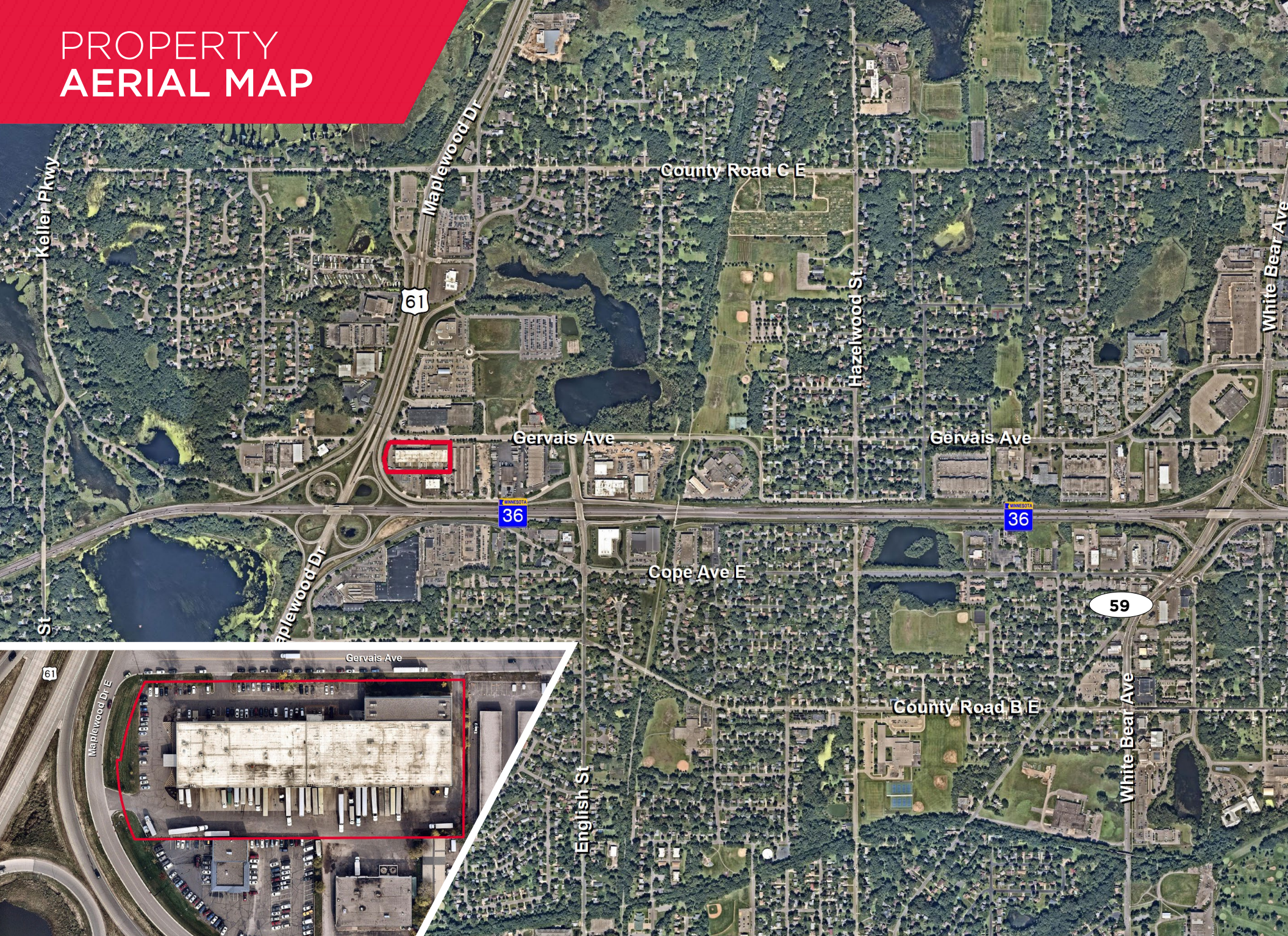
4 Docks
1 Drive-In



BUILDING PHOTOS



PROPERTY AERIAL MAP





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