




# Midway Stadium Business Center

43,007 SF available 5/1/2025

1771 Energy Park Drive, St. Paul, MN | Suite #200

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A REAL ESTATE INVESTMENT MANAGEMENT FIRM

## Suite features

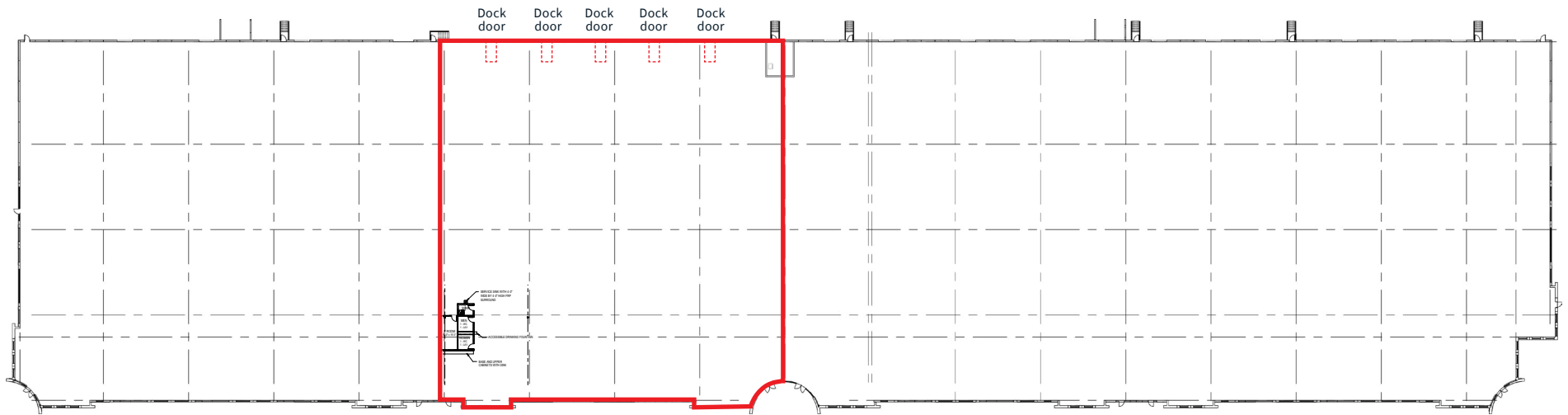
<b>Building Size</b>	189,000 SF
<b>Space Available</b>	43,007 SF Warehouse <u>Kitchenette, restrooms, server room</u> <b>43,007 SF Total</b>
<b>Parcel Size</b>	12.77 Acres
<b>Year Built</b>	2016
<b>Clear Height</b>	24'
<b>Truck Court</b>	120' depth, fenced lot perimeter
<b>Column Spacing</b>	50' x 50' x 60' speed bay
<b>Building Depth</b>	213'
<b>Fire Protection</b>	ESFR
<b>Power</b>	400 Amp 227/480 Volt, 3-phase
<b>Exterior Lighting</b>	LED, powered by roof solar panels
<b>Zoning</b>	I-1 Light Industrial
<b>Loading</b>	Five (5) dock doors (2 with levelers)
<b>Lease Rates</b>	Negotiable
<b>Total Tax/Op Exp</b>	\$6.22 PSF
<b>Available</b>	5/1/2025



## LEED Silver Certified

- Enjoy the cost savings of energy efficient systems
- Studies show that LEED buildings increase employee productivity by up to 18%
- Attract and retain employees by offering a LEED Certified work environment
- Garner the business/brand image benefits of housing your firm within a “green” building

# Floor plan



**43,007 SF**  
Available

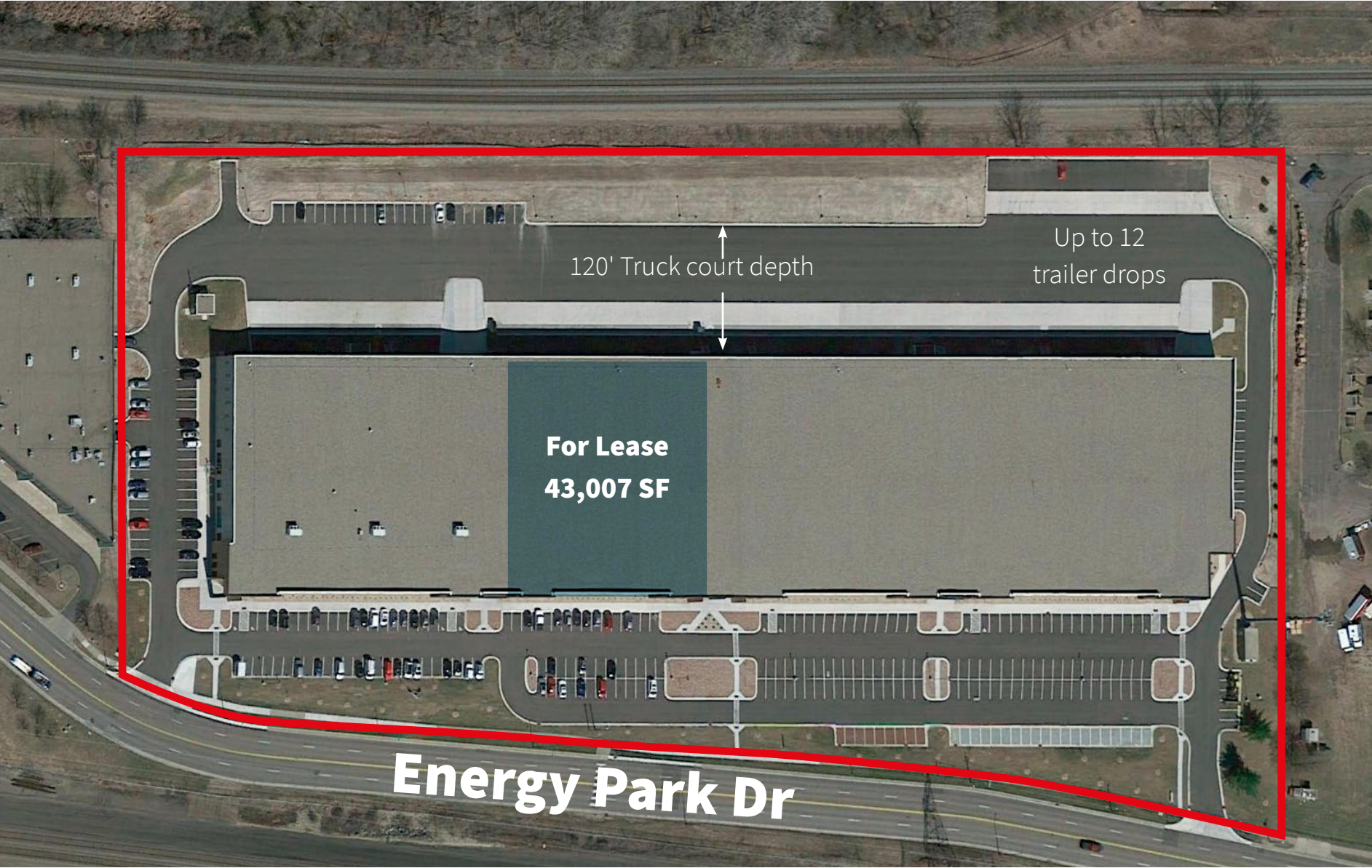


**Five**  
Dock doors



**LEED Silver**  
Certified

# Site Plan



# Location map





**For more info contact**

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