

MINNESOTA

36

11,209 SF
AVAILABLE FOR LEASE



1261 MN-36
MAPLEWOOD, MN 55109

CBRE

MAPLEWOOD
BUSINESS CENTER

PROPERTY SUMMARY

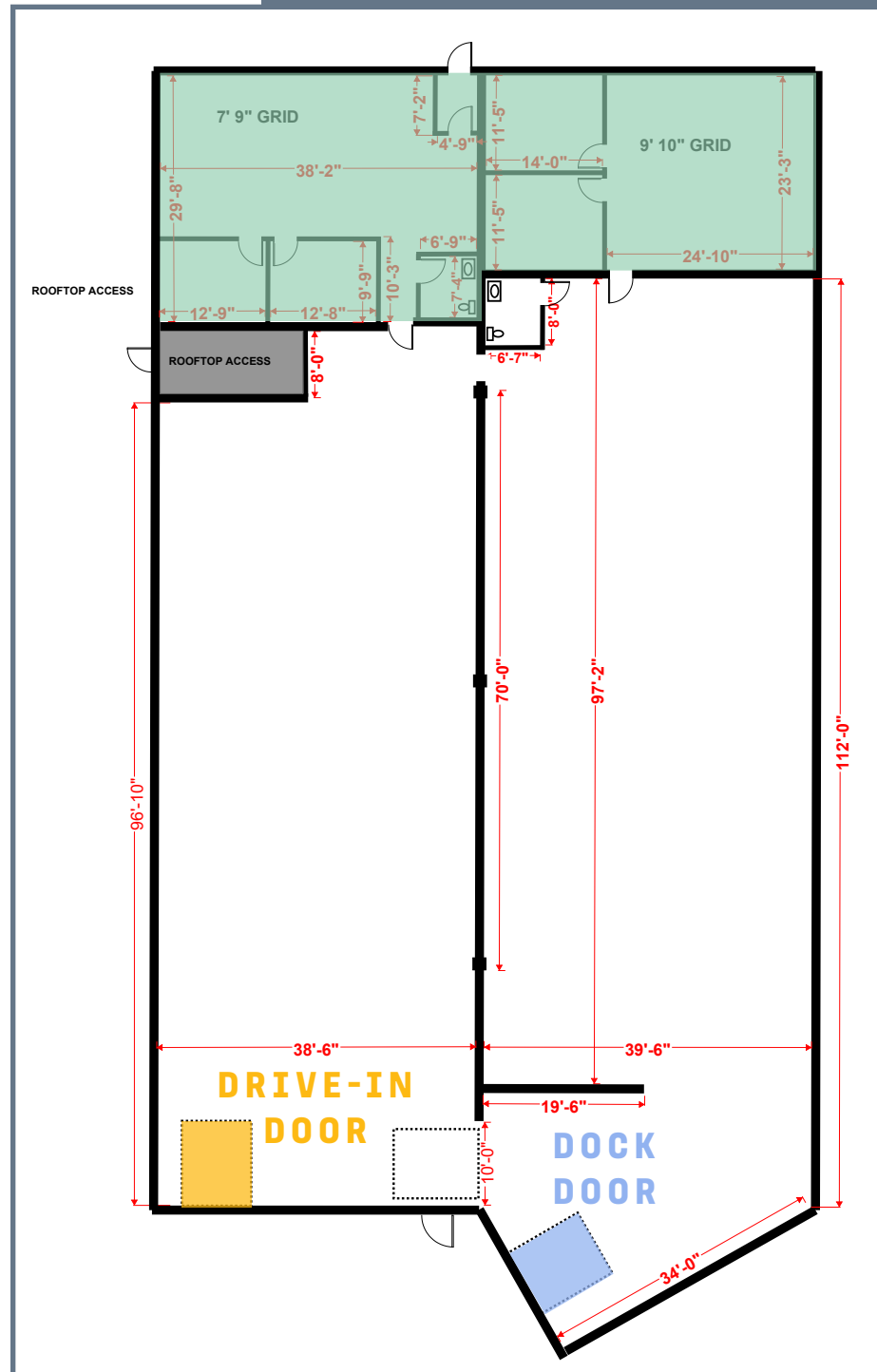
Property Description

1261 E Highway 36 is a well-maintained 55,000 SF industrial office-warehouse facility located in Maplewood, Minnesota, with approximately 11,000 SF of available space. The property features a functional combination of office and warehouse areas equipped with both dock-height and drive-in loading, providing maximum flexibility for receiving, shipping, and staging operations. Situated with immediate frontage and access to Highway 36—one of the Twin Cities' primary east-west arterials—the property offers efficient connectivity to downtown St. Paul, downtown Minneapolis, and the broader metro area via nearby Interstate 35E and Interstate 694.

Building Size	55,000 SF
Available Space	11,209 SF (2,000 SF Office)
Lease Rates	Negotiable
2026 Est. CAM/Tax	\$4.15 PSF Total (\$3.27 PSF Tax / \$0.53 CAM / \$0.35 PSF Ins)
Lot Area	3.35 Acres
Year Built	1999
Clear Height	19'
Loading	1 dock (10'x9'), 1 drive-in
Sprinklered	Yes
Zoning	Light Manufacturing
Parking	Ample



FLOOR PLAN



OFFICE SPACE ■

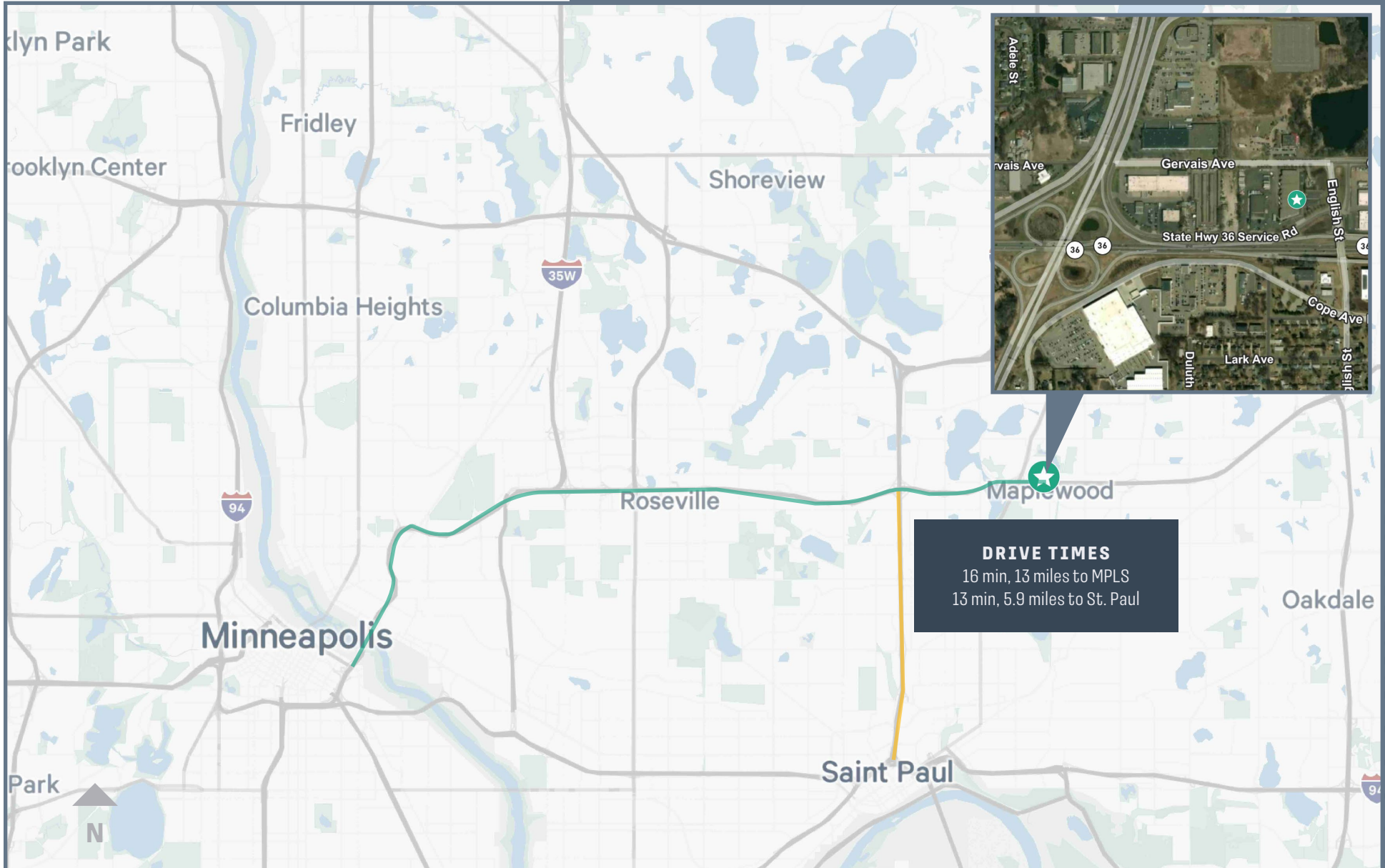
TOTAL
11,209 SF

OFFICE
2,000 SF

WAREHOUSE
9,209 SF

CLEAR HEIGHT
19'

AREA MAP



AMENITY MAP

RESTAURANTS

Arby's
 Baker's Square
 Blaze Pizza
 Bonchon
 Bruegger's Bagels
 Buffalo Wild Wings
 Burger King
 Chick-fil-A
 Chipotle Mexican Grill
 Crisp & Green
 Denny's
 Domino's Pizza
 Ebert & Gerbert's
 Famous Dave's
 Insomnia Cookies
 Jimmy John's
 KFC US
 McDonald's US
 Nautical Bowls
 Noodles & Company
 Papa John's
 Potbelly Sandwich Works
 Qdoba Mexican Grill
 Raising Cane's
 Roti Mediterranean Grill
 Sonic
 Subway
 sweetgreen
 Taco Bell
 Wendy's

COFFEE

Caribou Coffee
 Chatime
 Dunkin' Donuts
 Kung Fu Tea
 Starbucks US

SHOPPING

Costco Wholesale
 CVS
 Fresh Thyme
 National Co-Op
 Grocers
 Restaurant Depot
 Target
 Walgreens

GYMS

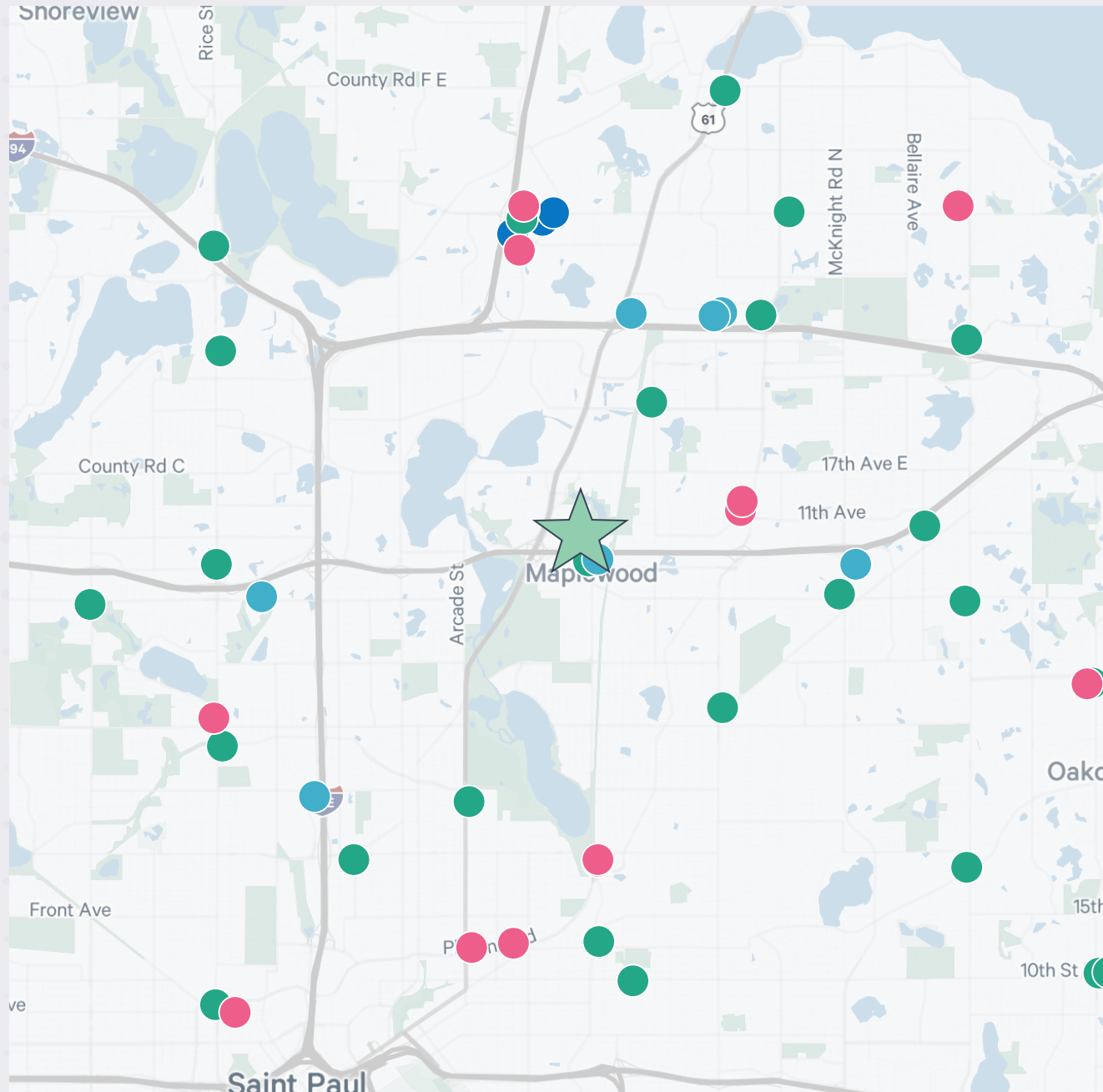
Anytime Fitness
 Athletic Republic
 CrossFit
 HOTWORX
 Jazzercise
 Orangetheory Fitness
 Planet Fitness
 YMCA

CONVENIENCE

7-Eleven US
 BP
 Circle K Stores
 Mobil

HOTELS

Days Inn
 Delta Hotels and Resorts
 Graduate by Hilton
 Hampton Inn
 Hilton Garden Inn
 Home2 Suites
 Quality Inn



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