



A LEASEHOLD INTEREST
FOR SALE

2520 COMO AVENUE
Saint Paul, Minnesota

For more information, contact:

David Stokes, SIOR
612.347.9366
dstokes@ctmt.com

Bradley Brown
612.347.9367
bbrown@ctmt.com

NOTICE

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PROPERTY OVERVIEW

Location:	2520 Como Avenue St Paul, MN 55108
Owner of Leasehold Interest:	Conveo Corporation, f/k/a Mail-Well I Corporation
Building Size:	154,000 square feet Warehouse 120,000 square feet Office 34,000 square feet
Minimum Space:	Divisible to 40,000 square feet
Building Structure:	Buildings include offices, conference rooms, cafeteria, locker rooms warehouse and shipping/receiving
Column Spacing:	25' x 25'
Sprinklered:	Yes
Lighting:	Sodium vapor and fluorescent
Restrooms:	At four locations in the building
Land:	6.23 acres
PID:	202923230005
Year Built:	1957
Zoning:	I-1
Clear Height:	17.5'
Central HVAC System	<ul style="list-style-type: none"> • A central steam boiler supplies steam to horizontal unit heaters and perimeter finned tube radiation throughout the facility. • A single steam boiler, (Powermaster, 1956, 400BHP, 1,339,000 Btu/H, 208/3/60), is stand alone, with no secondary unit or means of redundancy for heat in the building. • The front office areas use rooftop, gas/dx ducted units for central heating and cooling.
Electrical Service	2,000 amp, 3 phase, 120-208
Fire Protection and Life Safety Systems	Wet pipe sprinkler systems are used throughout the site. A central fire pump station provides delivered system water pressure of 115psi.
Amenities:	<ul style="list-style-type: none"> • Signage and visibility on Highway 280 • Great highway access to Interstate 94, Highway 36 and Interstate 35W
Rail:	Served by Minnesota Commercial Railway

PROPERTY OVERVIEW

Dock Access:

Six (6) interior dock high doors with levelers
Four (4) exterior dock high doors with levelers, bumpers and seals
Three (3) rail siding doors

Leasehold Interest

For sale is the leasehold interest in 2520 Como Avenue, St. Paul, Minnesota. The tenant, Mail-Well I Corporation, n/k/a Cenveo Corporation, has a lease term available until the year 2056.

Sale Price:

\$2,000,000 (which includes funding for a new roof)

Expenses (for 2009):

Property Taxes	\$1.16
Operating Expenses	<u>\$1.06</u>
Total	\$2.22

PROPERTY OVERVIEW

Warehouse, Shipping/ Receiving Area

- Block Construction, Steel Frame, High Bay Construction
- Single Pane Windows
- Large Overhead Doors on South End
- Coal tar pitch with embedded gravel roof system
- Concrete floor suitable for fork truck traffic
- High Bay High Pressure Sodium Lighting System
- Wet pipe sprinkler system
- Electrical 480V/ 3ph/ 60Hz
- Horizontal steam unit heaters (11 Total)

Warehouse Area, Cafeteria, Locker Room, Boiler Room

- Block Construction, Steel Frame, High Bay Construction
- Single Pane Windows
- Coal tar pitch with embedded gravel roof system
- Concrete floor suitable for fork truck traffic
- High Bay High Pressure Sodium Lighting System
- Wet pipe sprinkler system
- Electrical 480V/ 3ph/ 60Hz
- Horizontal steam unit heaters (6 Total)
- Perimeter heat in Cafeteria and Locker Room areas

Warehouse/ Mezzanine Storage Area

- Block Construction, Steel Frame, High Bay Construction
- Mezzanine, Wood Construction
- Small offices added into warehouse area
- Coal tar pitch with embedded gravel roof system
- Concrete floor suitable for fork truck traffic
- Fluorescent and incandescent lighting
- Main Fire Pump Room
- Wet pipe sprinkler system
- Electrical 480V/ 3ph/ 60Hz
- Floor Mounted Ducted Central A/C Units serve office areas
- Horizontal steam unit heaters and perimeter radiant system

Main Plant Office Areas

- Single Story Concrete Block and steel frame construction
- Front offices, conference areas
- Coal tar pitch with embedded gravel roof system
- Central ducted ventilation units throughout
- Perimeter steam heating system
- 4-2 inch concrete floor
- Fluorescent Lighting
- Electrical 120V/ 3ph/ 60Hz
- Wet Pipe Sprinkler Systems

PROPERTY PHOTOS

2520 Como Avenue

Saint Paul, MN

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PROPERTY PHOTOS

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2520 Como Avenue

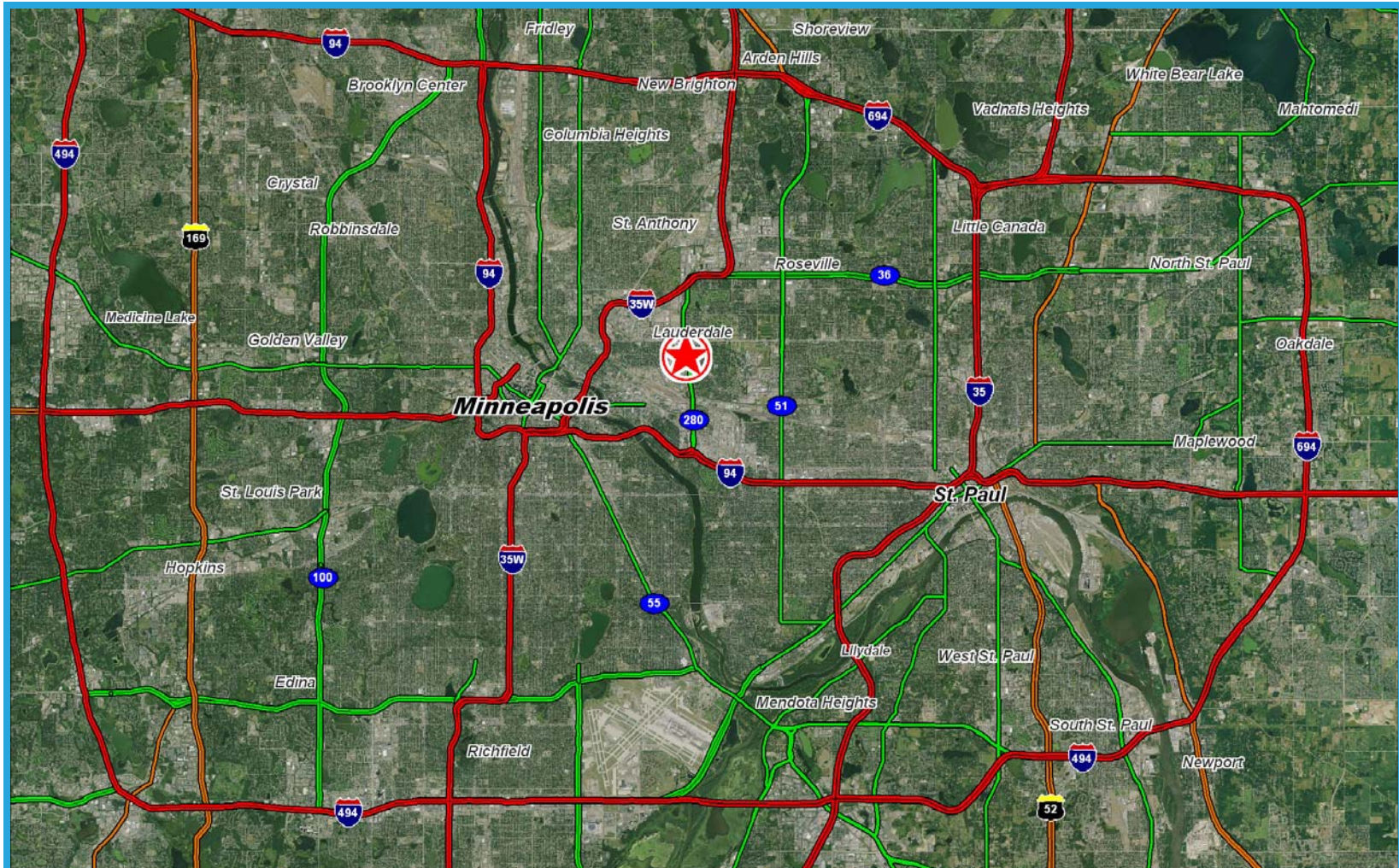
Saint Paul, MN

LOCATION MAP

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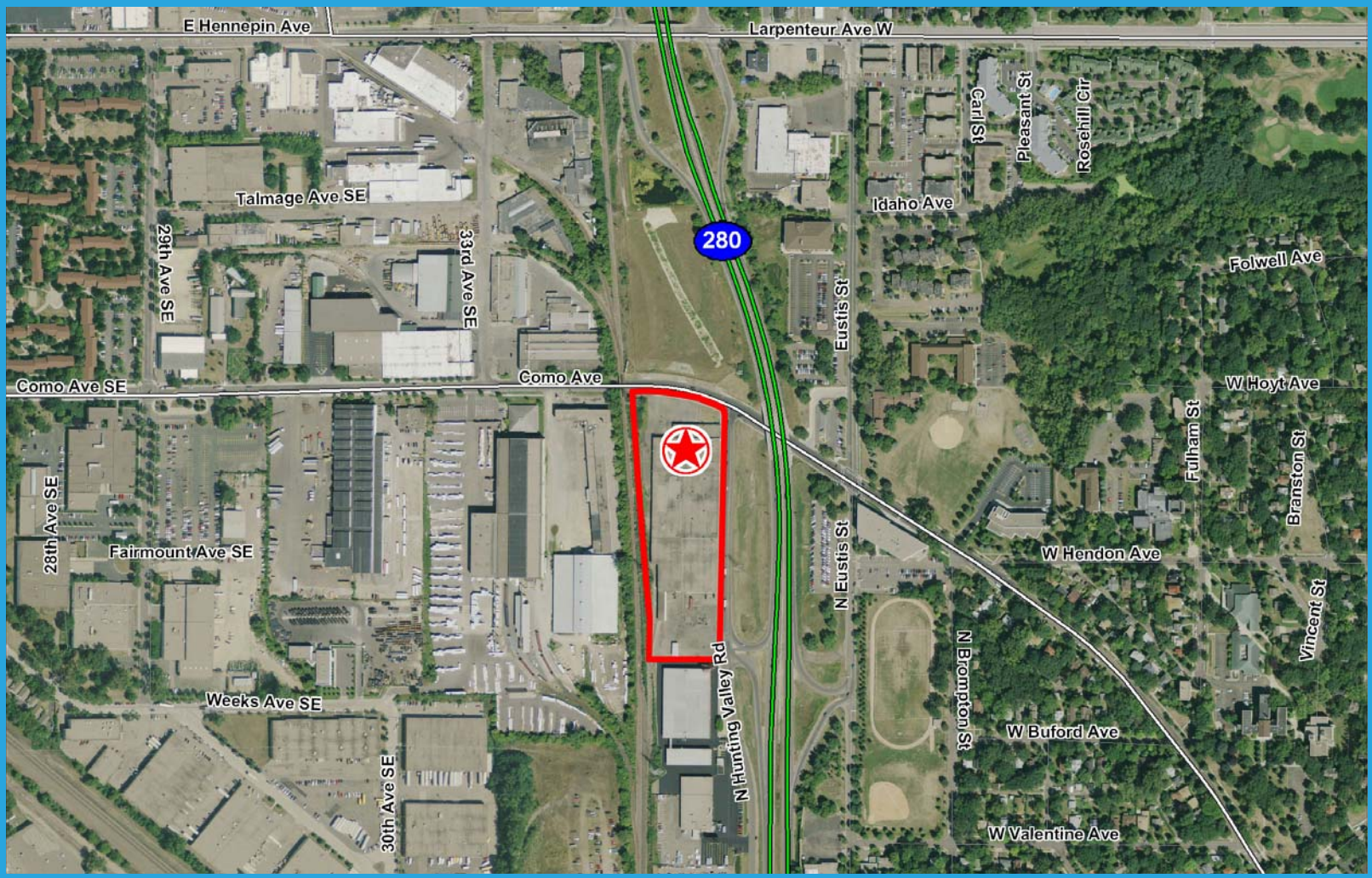
AERIAL MAPS



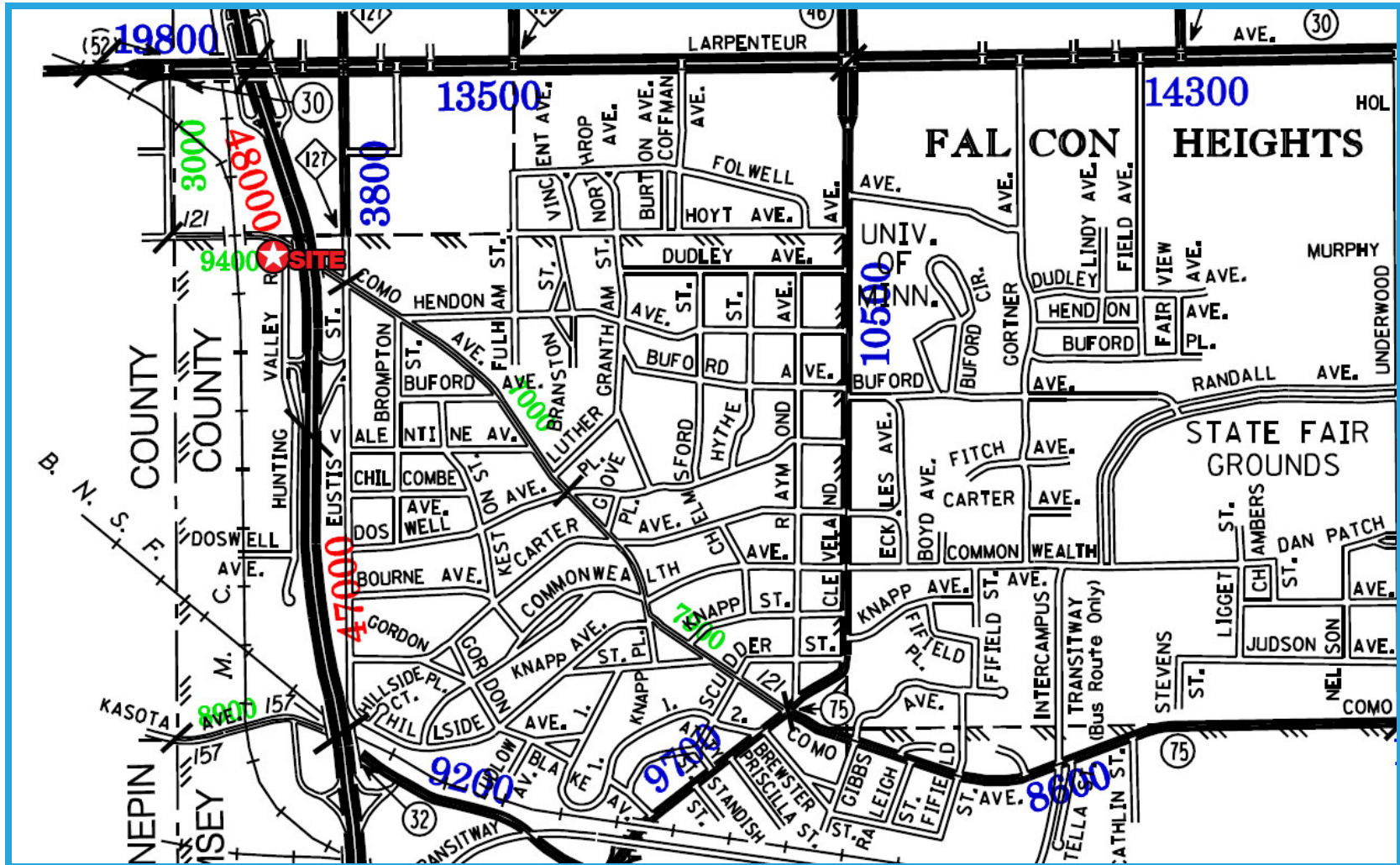
2520 Como Avenue
Saint Paul, MN

AERIAL MAPS

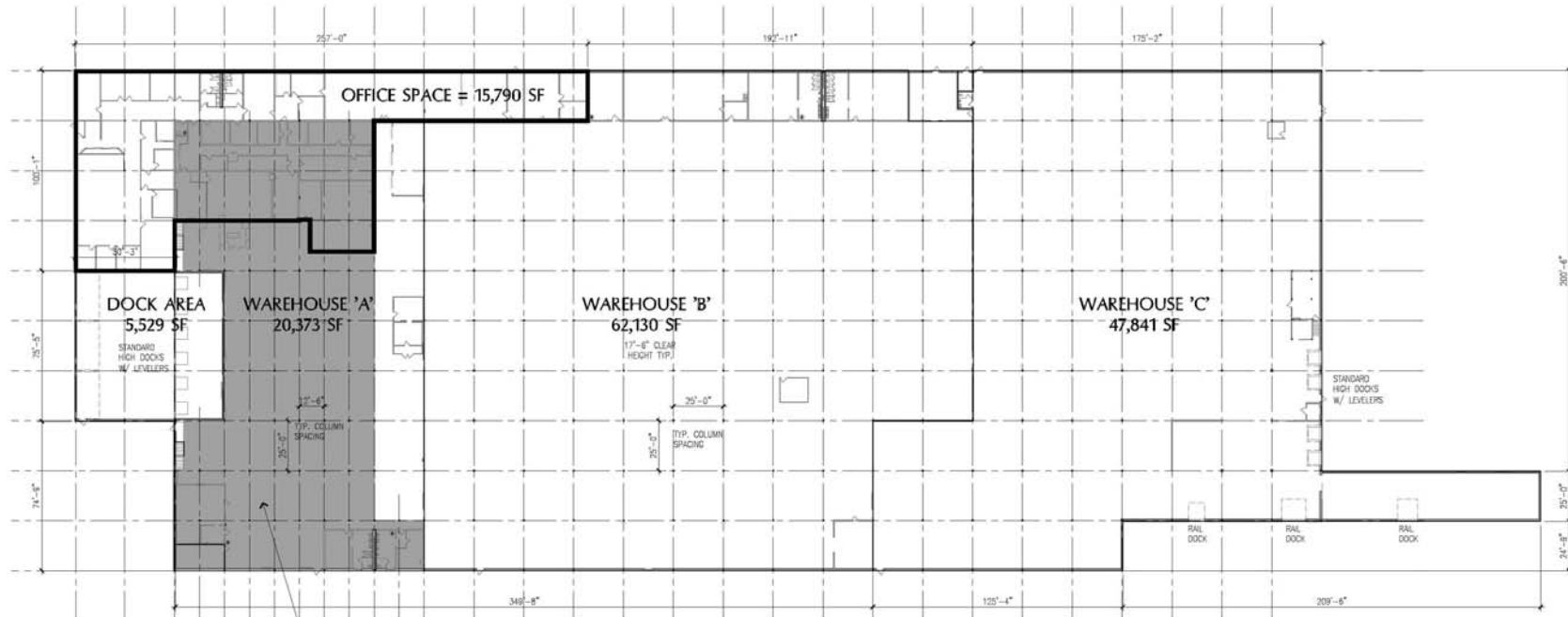
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TRAFFIC COUNT MAP



FLOOR PLAN




SQUARE FOOTAGE LEGEND	
OFFICE:	15,790 SQ. FT.
DOCK AREA:	5,529 SQ. FT.
WAREHOUSE A:	20,373 SQ. FT.
WAREHOUSE B:	62,130 SQ. FT.
WAREHOUSE C:	47,841 SQ. FT.
MECH./SHAFTS:	1,300 SQ. FT.
MEZZANINE:	21,018 SQ. FT.
TOTAL:	173,981 SQ. FT.

2520 COMO AVENUE WITH MEZZANINE

TAX INFORMATION

PID Report

TAX

PID # 202923230005  **2520 Como Ave, St. Paul, MN 55108-1217** **Ramsey County**

Owner:
Kin Properties

Taxpayer:
Kin Properties
Susan Jeffrey Sandelman Trust

Tax Billing Address:
185 NW Spanish Riv Bldg
Boca Raton FL 33431-4230
Postal City: Saint Paul

Land Taxable Market Value: \$2,442,400
Building Taxable Market Value: \$3,048,100
Total Taxable Market Value: \$5,490,500

Total Estimated Market Value: \$5,490,500

Base Tax: \$178,581
Payable Tax Year: 2009
Assessment Amount: \$6,977
Tax w/Assessment: \$185,558

Homestead: No
Homestead Status Desc: Non homestead
School District: St. Paul
Year Built: 1956
Torrens/Abstract:

Sec: 20
Twp: 029
Range: 23
QQ: 23

Acres: 6.23
Lot Front:
Lot Depth:
Lot Size:

Lot:
Block:
Subdivision: SECTION 20 TOWN 29 RANGE 23

Property Type: Industrial

Legal Description: SECTION 20 TOWN 29 RANGE 23 SUBJ TO POWER ESMT AND EX S 291 42/100 FT MOL PART OF SW 1/4 OF NW 1/4 ELY OF MINN TRANSFER RY CO R/W AND SLY OF COMO AVE AND WLY OF STH 280 IN SEC 20 TN 29 RN 23

CHARACTERISTICS

PID # 202923230005

Bldg Number: 1

Ground Floor Area: 174,375 sq ft

Second Floor Area:

Total Building Area: 146,250 sq ft

Finished Square Footage:

Foundation Size: 174,375 sq ft

Basement Area:

Basement Finished:

Garage Type:

Garage Area:

Garage Stalls:

Parking Spaces:

Building Style:

Building Use:

Stories: 1.00

Roof Type:

Roof Cover:

Construction Type:

Exterior Wall:

Interior Wall:

Flooring Type:

Air Conditioning:

Fuel Type:

Heating System:

Total Rooms:

Living Rooms:

Bedrooms:

Family Rooms:

Kitchens:

Bath - Full, 3/4, 1/2

Fireplaces:

Other Rooms:

Units:

Units 1 Bedroom:

Units 2 Bedroom:

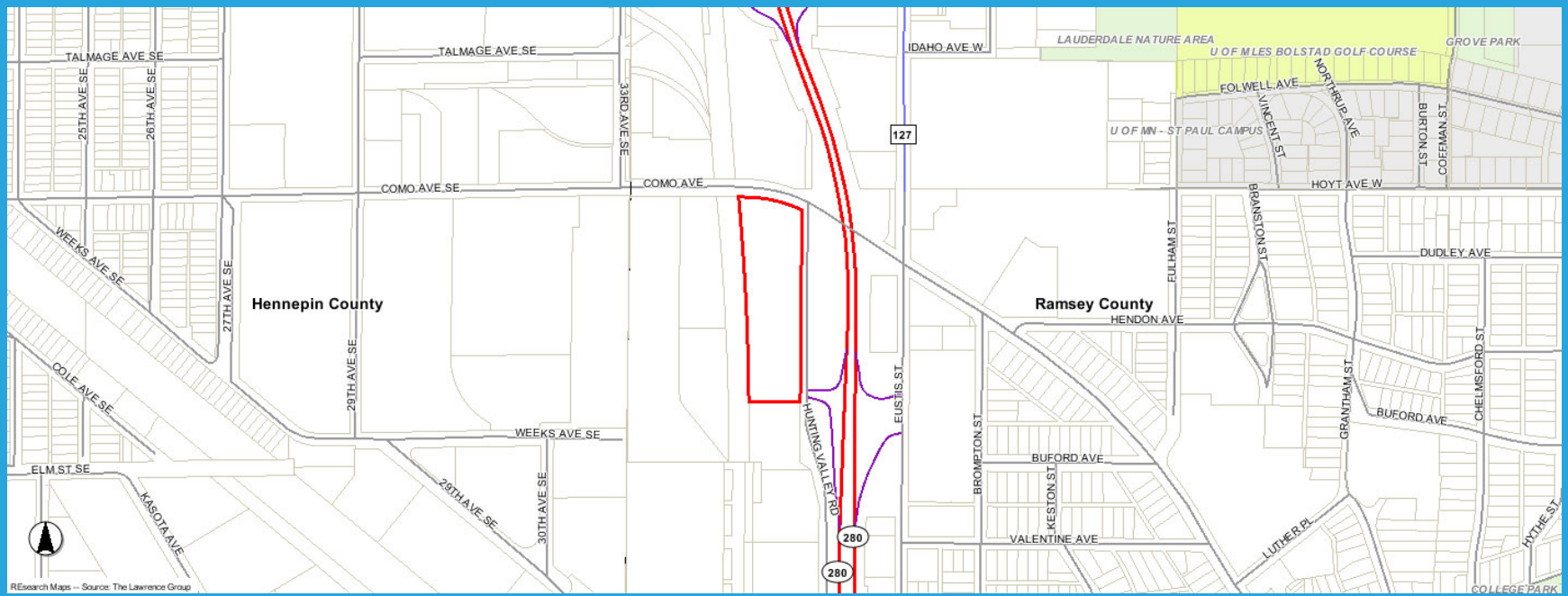
Units 3 Bedroom:

Units Efficiency:

This information has been supplied by third parties, and where possible, verified by Plat System Services to be accurate. We do not, however, **guarantee** accuracy for all the information supplied.

TAX INFORMATION

Tax Parcel Map



ZONING INFORMATION

Summary from Saint Paul Zoning Districts (2007)

I-1 Light Industrial

Overnight shelter

Television/radio transmitting towers*

Public utility microwave antenna*

Public utility heating or cooling plant

Gun shop*, shooting gallery*

Auto body shop

Commercial parking facility, bus garage

Airport, heliport

Railroad yard, shop, terminal freight facility

Taxi dispatching, maintenance and storage

Warehousing, wholesaling, rental storage facilities

Manufacturing from previously prepared materials

Brewery, micro and regional

Lumber and contractor's yards

Research, development and testing laboratory

Also including

B3 General Business

Hospital

Business sales/services, package delivery service

Currency exchange*, pawn shop*

Dry cleaning, commercial laundry

Greenhouse*, outdoor commercial use*

Mortuary, funeral home

Hotel, inn, motel

Adult use*

Small engine repair, automotive bench work

Auto repair*, car wash*

Outdoor auto sales*, indoor auto sales

Bus/railroad passenger station, helistop*

Finishing shop, limited production and processing

Wholesaling (no outside storage, <15,000 sq. ft.)

* Conditional uses - May require a Conditional Use Permit (CUP) granted by the Planning Commission.

ZONING INFORMATION

