

## PROPERTY INFORMATION

<b>Address</b>	425-475 Prior Ave N St. Paul, MN 55114
<b>Building Size</b>	468,267 SF
<b>Available SF</b>	<b>140,711 SF total</b> Divisible to 40,000 SF
<b>Date Available</b>	8/1/2023
<b>Zoning</b>	I-1
<b>Site</b>	Approximately 18 Acres
<b>Year Built</b>	1955
<b>Parking</b>	359 stalls
<b>Column Spacing</b>	40' x 20'
<b>Clear Height</b>	18' - 20'
<b>Power</b>	2000 Amps 480V, 3-Phase
<b>Sprinkler</b>	Yes
<b>Rail</b>	Yes
<b>Roof</b>	Built-up; new in 2011
<b>Net Rental Rates</b>	Negotiable
<b>2023 Cam &amp; RE Tax</b>	\$3.38 PSF

### AMENITIES

- Rail access via MN Commercial
- Local management and on-site maintenance
- Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- Three blocks from new Central Corridor, Fairview Ave. Light Rail Station
- One mile from BNSF Railways and St. Paul Intermodal Yard
- This site is a six minute drive time to both downtown Minneapolis and St. Paul

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**FLOOR PLAN**

**Building B**

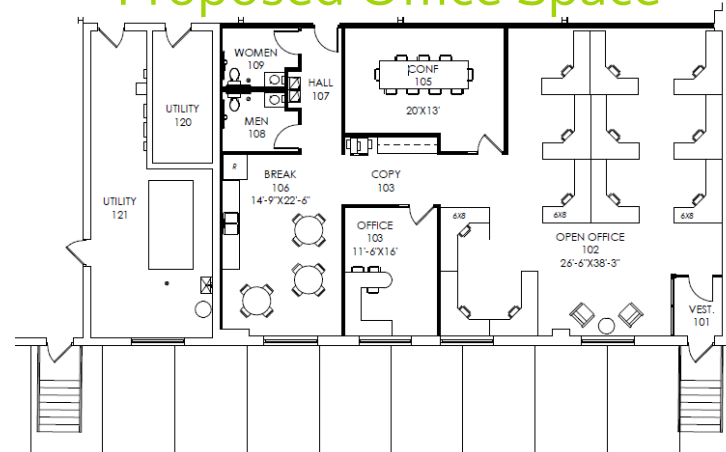


**Building B**

- 140,711 SF Total\***
- 137,089 SF Warehouse
- 2,566 SF Office (proposed)
- 9 Dock Doors**
- 2 Rail Doors**
- 1 Recessed Dock Door**

\*Divisible to 40,000 SF

**Proposed Office Space**



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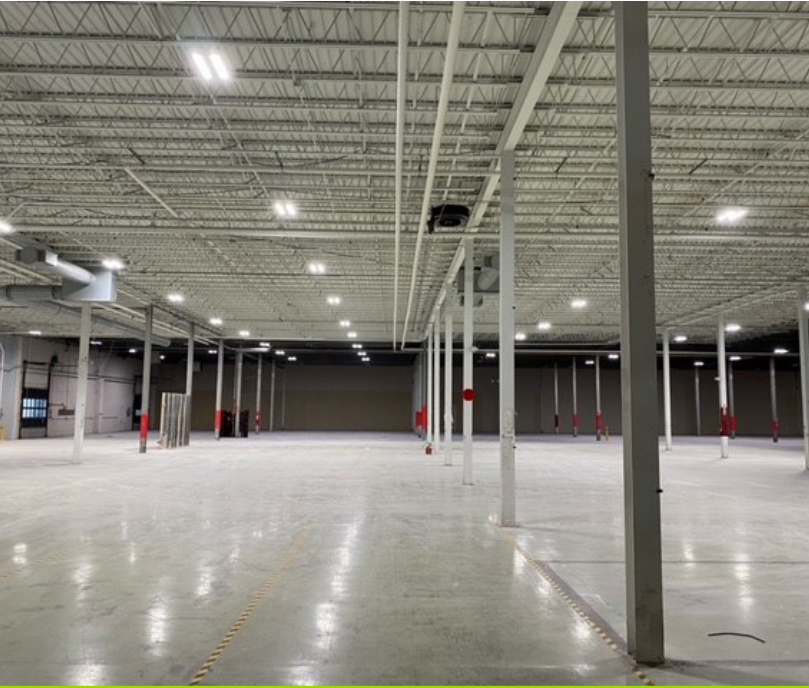
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# MIDWAY MILE INDUSTRIAL CAMPUS



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