



Industrial Space For Lease

MSP Midway Industrial Park #9 807 Hampden Ave

MSP INDUSTRIAL PARK #9
807 HAMPDEN AVENUE
ST. PAUL, MN 55114

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COLLIERS INTERNATIONAL
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AMENITIES

- › Space from 33,744 to 101,795 SF
- › Many potential space combinations
- › Includes 12,000 SF garage interior loading space
- › 1600 Amps of power
- › Large fenced-in loading and parking area
- › 3 blocks to Metro Green Line, Fairview Avenue light rail station
- › 1 mile from BNSF St Paul Intermodal Rail Yard
- › Low building operating expenses
- › On-site management and maintenance
- › Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- › Flexible lease terms available, long and short term

Owned by:

 **CLARION PARTNERS**

FOR LEASE > Industrial Space

Address:	807 Hampden Avenue St. Paul, MN
Building Size:	285,375 total SF
Site:	12.25 acres

> 33,744 total SF*

- 1,200 SF office
- 32,544 SF warehouse
- 8 dock doors
- (1) 12'x16' drive-in door
- *can be combined with 68,051 SF suite for a total of 101,795 SF

> 68,051 total SF*

- 9,438 SF office
- 58,613 SF warehouse
- 4 dock doors
- (1) 12'x16' drive-in door
- *can be combined with 33,744 SF suite for a total of 101,795 SF

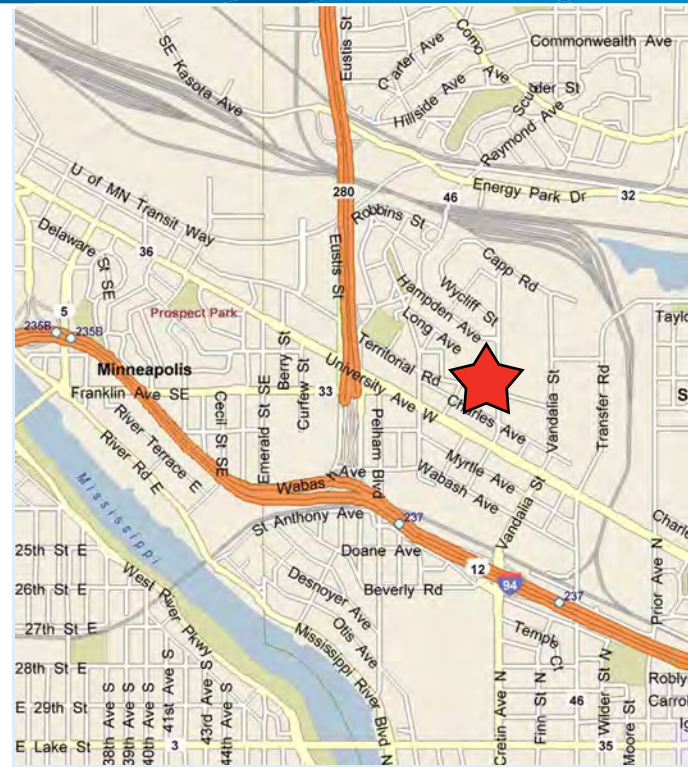
> 101,795 total SF*

- 10,638 SF office
- 91,157 SF warehouse
- 12 dock doors
- (2) 12'x16' drive-in doors
- *Divisible to 68,051 SF and 33,744 SF

Currently Available

Clear Height	16'
Column Spacing	20' x 24'
Dock/Drive-in Doors	28 current dock doors (2) 12'x16' drive-in doors
Zoning:	I1
Year Built:	1955, addition in 1990
Roof:	New in 2007
Net Rental Rates:	\$8.50 per square foot office \$4.50 per square foot warehouse
2018 CAM & RET:	\$1.81 PSF

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CONTACT US

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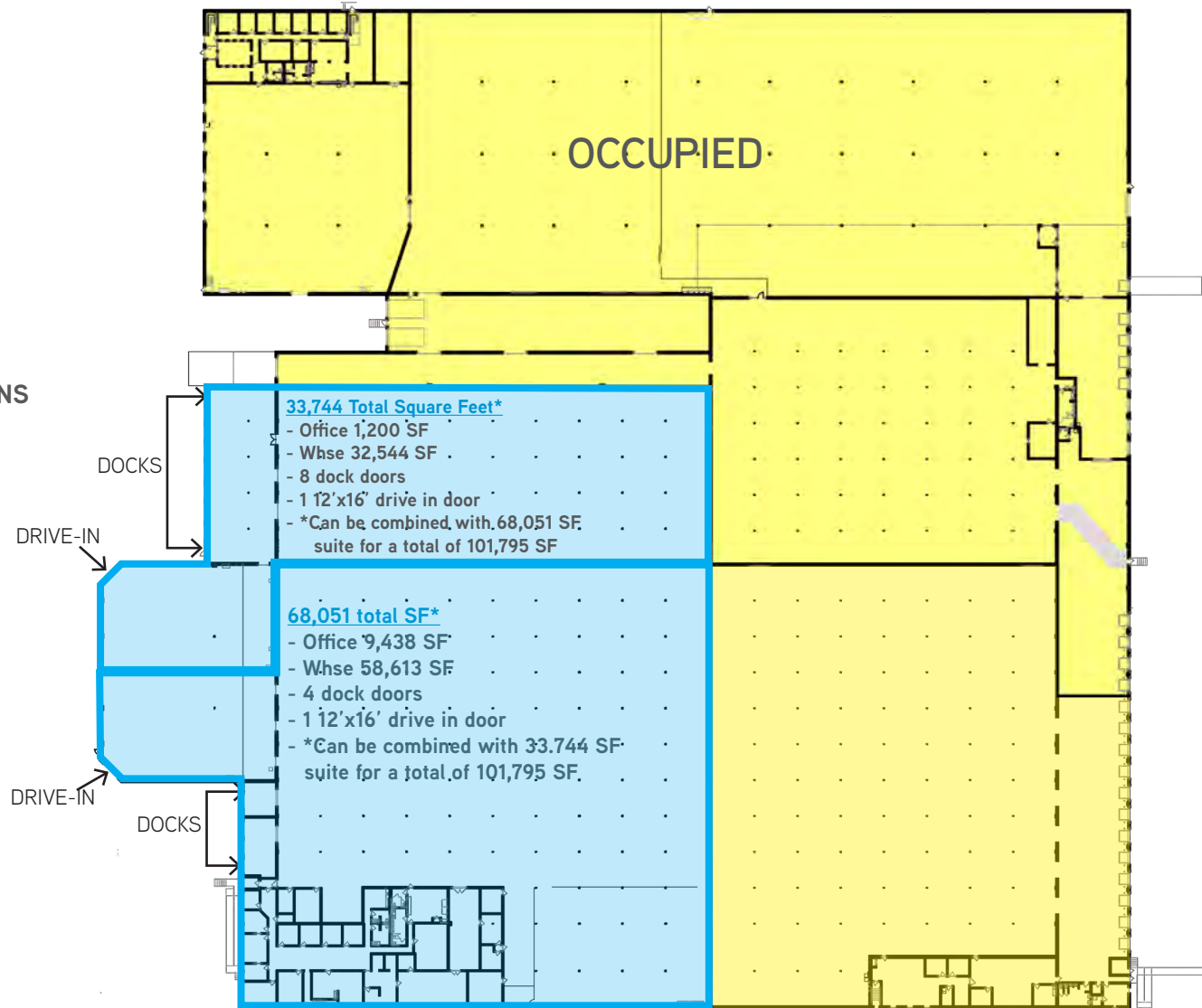
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POTENTIAL COMBINATIONS

> 101,795 total SF*

- 10,638 SF office
- 91,157 SF warehouse
- 11 dock doors
- 1 drive-in door
- (2) 12'x16' drive-in doors

*Divisible to 68,051 SF
and 33,744 SF



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