



Sublease Opportunity

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429-475 Prior Ave N St. Paul, MN 55114

Midway Mile Industrial Campus #10

- 77,063 SF of warehouse/office space available
- Short or long-term leases available
- 1/2 mile to BNSF St. Paul intermodal yard
- Three blocks to Metro Green Line, Fairview Avenue light rail station
- Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- Located in the heart of the Twin Cities metro, just a 6 minute drive from downtown Minneapolis and St. Paul
- Heavy power, many manufacturing updates
- On-site management and maintenance
- Low building operating expenses

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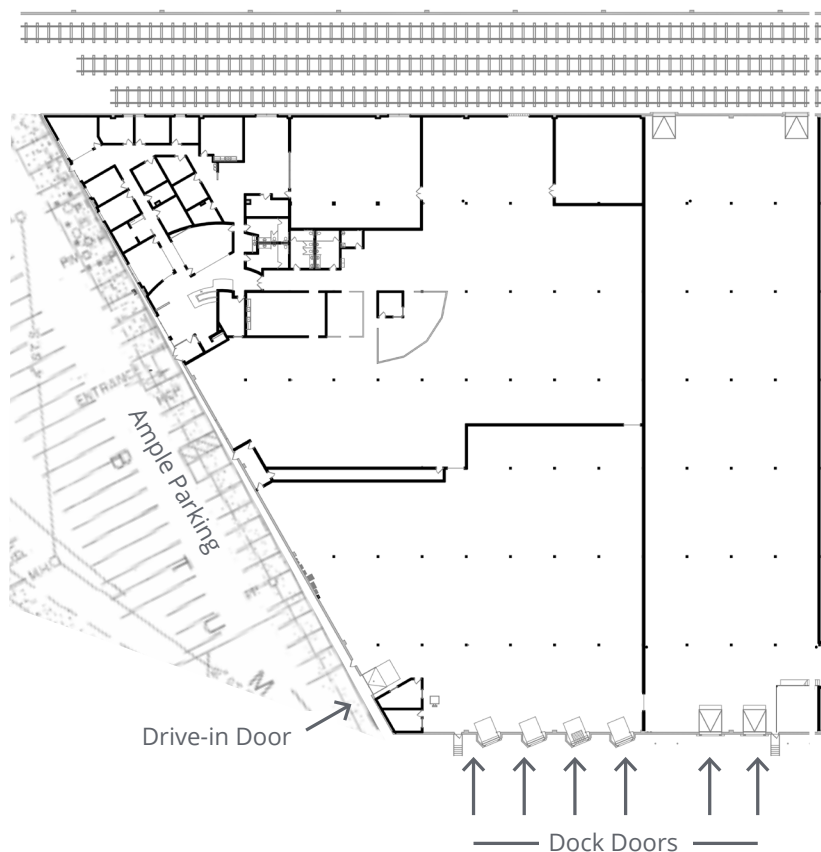
For Sublease

Property Information

Address:	429-479 Prior Ave N St. Paul, MN 55114
Building Size:	467,206 total square feet
Available:	Suite 101: 9,951 SF office 67,112 SF warehouse 77,063 SF total <i>*Demisable to 21,185 SF</i>
Sublease Term:	Negotiable - Thru 5/31/25
Column Spacing:	40' x 20'
Clear Height:	20'
Net Rental Rates:	\$9.50 PSF office \$4.95 PSF warehouse
2021 CAM & TAX:	\$2.67 PSF
Loading:	Six (6) dock doors One (1) drive-in door
Parking:	Ample
Power:	800 Amps 480V/3 Phase



Floor Plan



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