

DOWNTOWN
ST. PAUL

MISSISSIPPI RIVER

HARRIET
ISLAND

PLATO BLVD W

SUBJECT
PROPERTY

Office/Warehouse Space For Lease

120 W Plato Boulevard
St. Paul, MN 55107

PETE DUFOUR, CCIM
952 897 7717
pete.dufour@colliers.com

ERIC RAPP, SIOR
952 837 3060
eric.rapp@colliers.com



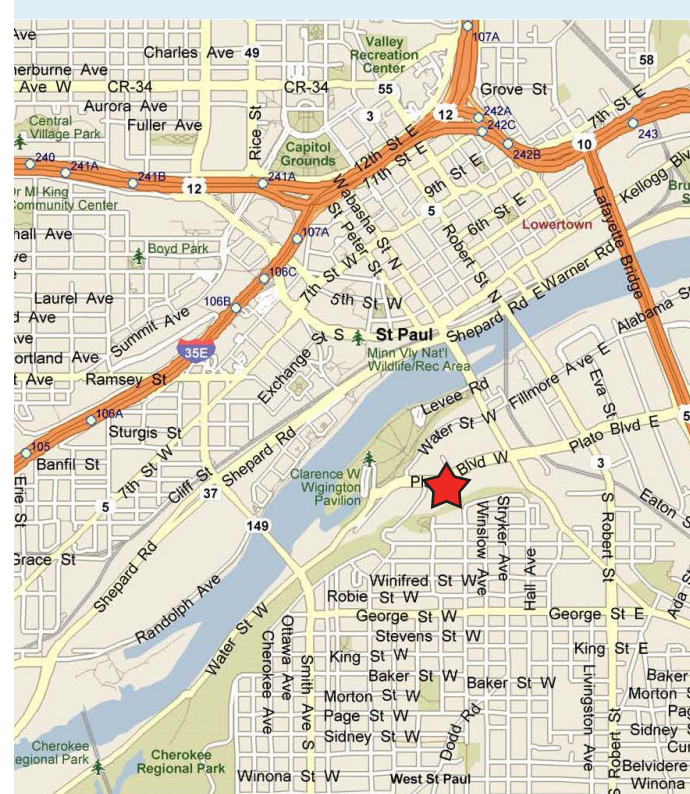
COLLIERS INTERNATIONAL
900 2nd Avenue S, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp

FOR LEASE > Office/Warehouse Space

Address:	120 W Plato Boulevard St. Paul, MN 55107
Building Size:	33,400 SF
Availability:	4,600 SF office space (divisible to 2,300 SF) 24,463 SF warehouse space 93,000 SF yard space
Clear Height	20'
Column Spacing	30' x 40'
Loading:	(9) Dock doors (1) Drive-in door
Electrical Service:	277-480V 600 Amps 3 Phase
Year Built:	1977
Parking	100 Surface Stalls are available Ratio of 3.51/1,000 SF
2018 Estimated Operating Cost/Tax:	\$1.19 Operating \$2.76 Tax \$3.75 PSF
Lease Rate:	\$9.00 PSF net office \$4.75 PSF net warehouse \$0.65 PSF outside yard

AMENITIES

- > (9) Dock doors/(6) with load levers
- > (1) Drive-in door
- > 2.15 acres of fenced yard
- > I-1 Zoning
- > Great access to freeways and downtown St. Paul
- > Ample surface parking
- > Local owner/management
- > Air-conditioned warehouse
- > Common area conference room
- > Walking distance to Harriet Island
- > Sprinklered



CONTACT US

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> PHOTOS



OFFICE/WAREHOUSE SPACE FOR LEASE

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> FLOOR PLAN AVAILABLE SPACE

