



Office/Warehouse Space For Lease

MSP Midway Industrial Park #10 429-475 Prior Avenue North

MSP INDUSTRIAL PARK #10
429 PRIOR AVENUE NORTH
ST. PAUL, MN 55114

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AMENITIES

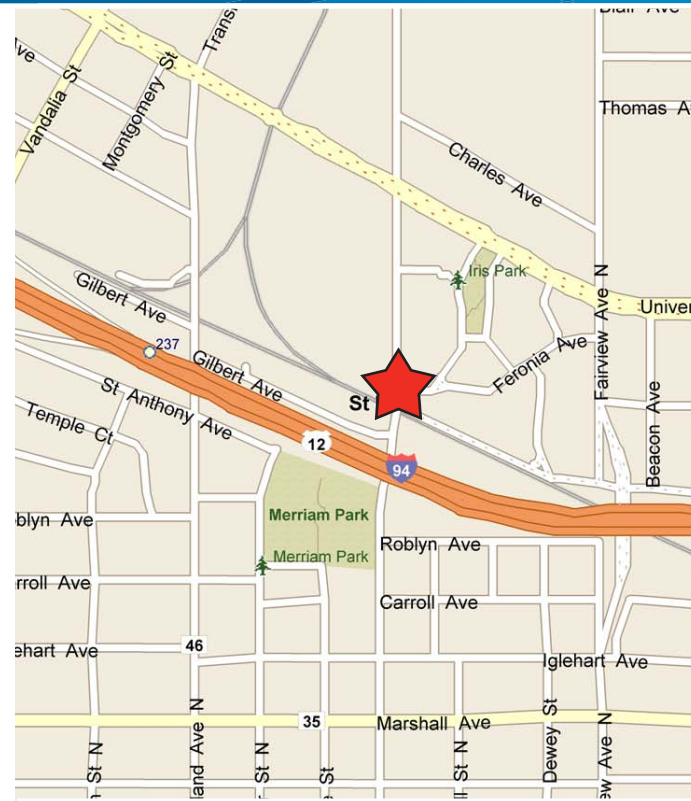
- > 467,206 total SF multi-tenant office/warehouse building
- > 77,063 total SF available
 - 67,112 SF manufacturing/warehouse space
 - 9,951 SF office space
- > Divisible to 22,842 SF
- > Rail access via MN Commercial
- > 20' clear height, majority of space air-conditioned
- > On-site management and 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 6 minute drive time to both downtown Minneapolis and St. Paul

Owned by:

 **CLARION PARTNERS**

FOR LEASE > Office/Warehouse Space

Address:	425-475 Prior Ave N St. Paul, MN 55114
Total Building Size:	467,206 SF
Currently Available:	<p><u>Combined Suites:</u> 77,063 Total Square Feet - 9,951 SF of Office Space - 67,112 SF of Warehouse Space</p> <p><u>Suite 100:</u> 54,221 Total Square Feet - 9,951 SF of Office Space - 44,270 SF of Warehouse Space - (4) dock doors, (1) drive-in door</p> <p><u>Suite 101:</u> 22,842 Square Feet Warehouse - (2) 10' x 10' dock doors</p>
Loading:	(6) Dock doors (1) Drive-in doors
Site:	14.03 acres
Clear Height:	20'
Column Spacing:	40' x 20'
Zoning:	I2 - Industrial
Year Built:	1955
Parking:	415 stalls
Power:	800 Amps 480V / 3phase
Sprinkler	Yes
Roof	Built-up; new in 2011
HVAC	Partially air-conditioned space (office and production areas)
Net Rental Rates:	\$8.50 per square foot office space \$4.25 per square foot storage space
2018 CAM & RET:	\$2.26 PSF



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MIDWAY INDUSTRIAL PARK #10



Floor Plan

MSP MIDWAY INDUSTRIAL PARK #10



SUITES 100-101

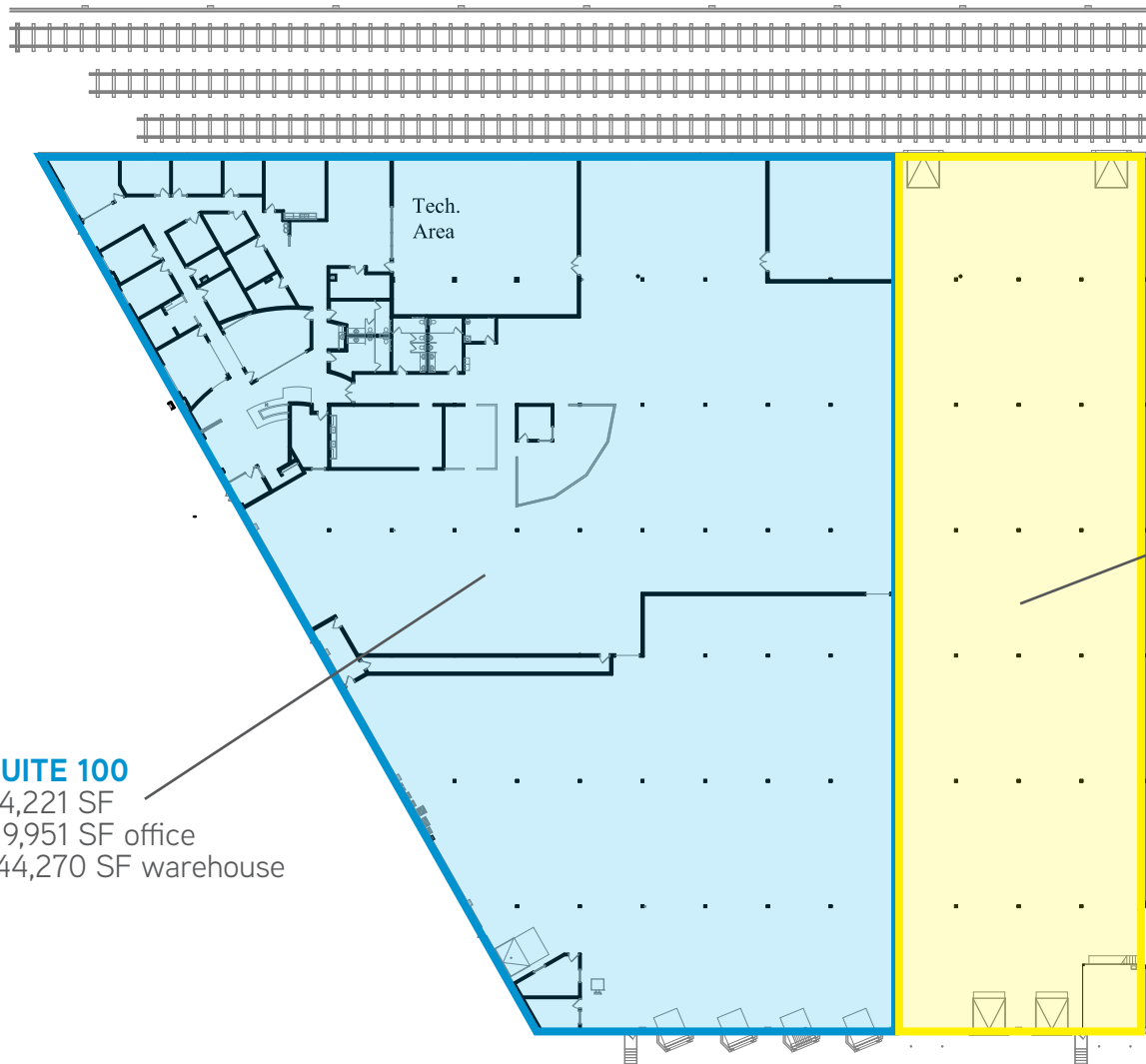
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- 9,951 SF office
- 67,112 SF warehouse

SUITE 100

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SUITE 101

22,842 SF warehouse



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