

INDUSTRIAL SPACE AVAILABLE FOR LEASE >

# 644 OLIVE STREET

St. Paul, MN 55130

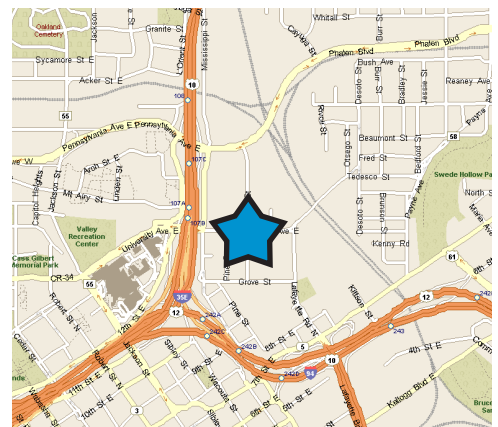


Accelerating success.



## BUILDING AMENITIES

- > Former bakery space
- > Open floor plan
- > Food preparation ready warehouse area
- > Floor drains, commercial sinks, and FRP wall coverings already installed in warehouse
- > Sealed floors in warehouse area
- > 20' clear height warehouse with two (2) dock doors.
- > 1,300 square feet of office with three (3) bathrooms including shower
- > Easy access to 35E and I-94
- > On site management and maintenance.
- > Located 5 minutes from downtown St. Paul



## CONTACT US >

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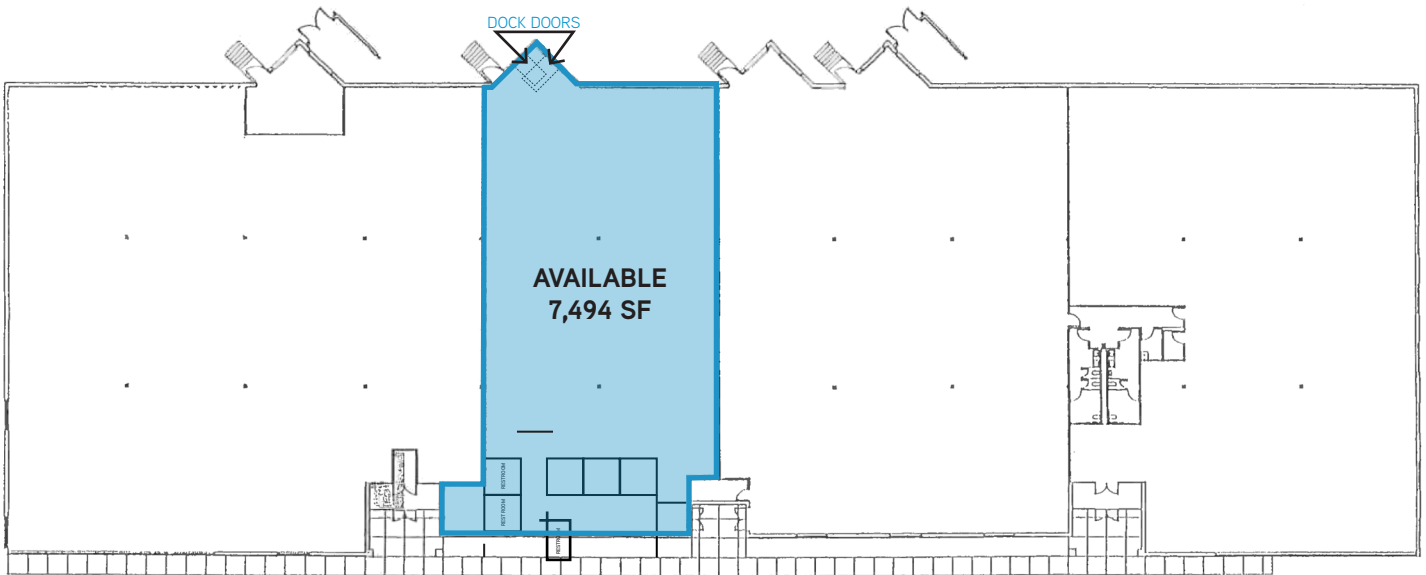
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## 644 OLIVE STREET > FLOOR PLAN



### AVAILABLE SPACE

**Building Size** 45,077 SF

**Currently Available**

- 7,494 SF Total
- 1,300 SF Office (Approx.)
- 6,194 SF Warehouse (Approx.)
- Two (2) Dock Doors
- Available Immediately

**Column Spacing** 40' x 30'

**Clear Height** 20'

**Buildout**

- Approx. 10 floor drains, FRP grade wall coverings, and 3 commercial sinks throughout warehouse space.
- Heavy power installed
- Sealed floors in warehouse area

**Convenient Location** Easy Access to I-35E and I-94, and St. Paul CBD

**Net Rental Rates**  
\$5.75 PSF Warehouse  
\$9.00 PSF Office

**2018 CAM & RET** \$4.48 PSF

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