

2288 University Ave W

Industrial For Lease in Saint Paul



Main and 2nd Floor warehouse/manufacturing suites with 12' clear. Suite 210 is "Fire Proof". Spaces may be used for light manufacturing, retail or general warehouse uses.

Location		Listing Summary			
2288 University Ave W		Available SF	11,991 SF	Rate	\$6.00 - \$7.00 Gross
Saint Paul, MN 55114		Min Div	1,031 SF	Taxes/SF	\$2.00
Park/Complex		Max Contig	7,356 SF	Operating	\$2.00
Market: St Paul		Sublease	No	Dock Doors	5
Submarket: non-CBD				Drive-In Doors	0
Cross Streets: NE of and				Clear Height	12 FT

Property Description							
Building Size	50,000 SF	Owner Occupied		Lot Size	0.76 Ac.	Sprinkler	Yes
Specific Use	General	Tenancy	Multi-Tenant	Yard	No	HVAC	Yes
Office SF		Clear Height		Rail		Amps	
Status	Existing	Dock Doors		Column Spacing		Volts	
Year Built	1913	Grade/Drive-In		Crane		Phase	
Parking Ratio	1.38 /1000 SF						

Available Suites										
Unit	SF Avail	Min Div	Max Contig	Rate	Available	Office SF	Docks	Drive-Ins	Clr Ht	
MAS	7,356	5,000	7,356	\$7.00 Gross		500	3	0	12.00	

Judd Commercial Properties LLC

Brian Fulford

(651) 646-6845



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Available Suites

Unit	SF Avail	Min Div	Max Contig	Rate	Available	Office SF	Docks	Drive-Ins	Clr Ht
210	3,604	3,604	4,635	\$6.00 Gross	Now	BTS	1	0	12.00
Comments: 2nd Floor suite with freight elevator access from common dock. 12' ceilings, plenty of natural light, fluorescent lighting. Space measures 48' x 75' and may be combined with suite 209 which offers an additional 1,031 SF. Common restroom.									
209	1,031	1,031	4,635	\$6.00 Gross	Now	BTS	1	0	12.00
Comments: 2nd Floor space with common dock access via freight elevator. Common restroom.									
210/209	4,635	1,031	4,635	\$6.00 Gross	Now	BTS	2	0	12.00

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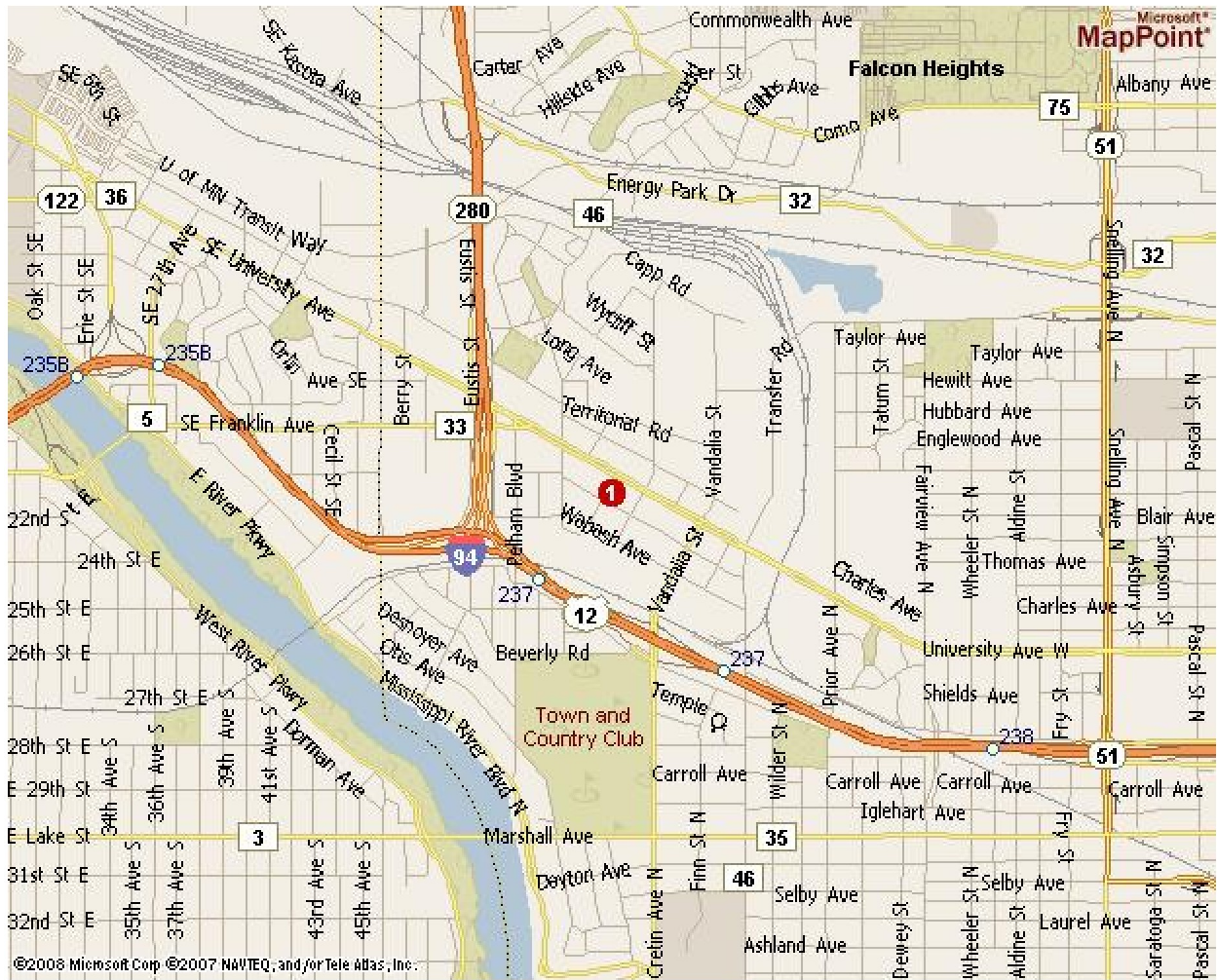
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JUDD COMMERCIAL PROPERTIES, LLC.

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Property Map



Map Legend

- 1) 2288 University Ave W, Saint Paul, MN 55114
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