

Midway Service Center

Industrial For Lease in Saint Paul



Property ID: 181851

194 at 280. St. Paul I-1. Exceptional visibility. Free-span warehouse spaces - generous fenced-in off-street parking. Flexible suite sizes. Dock loading.

| Location | Listing Summary | | | |
|---------------------------|-----------------|-----------|----------------|------------|
| 2550 Wabash Ave | Available SF | 10,816 SF | Rate | \$4.00 NNN |
| Saint Paul, MN 55114-1051 | Min Div | 4,051 SF | Taxes/SF | \$1.05 |
| Park/Complex | Max Contig | 10,816 SF | Operating | \$1.31 |
| Market: St Paul | Sublease | No | Dock Doors | 3 |
| Submarket: non-CBD | | | Drive-In Doors | 0 |
| Cross Streets: | | | Clear Height | 16 FT |

| Property Description | | | | | | | |
|----------------------|--------------------------|----------------|--------------|----------------|-----------|-------|-----|
| Building Size | 49,260 SF | Owner Occupied | Lot Size | 3.00 Ac. | Sprinkler | Yes | |
| Specific Use | Warehouse - Distribution | Tenancy | Multi-Tenant | Yard | Fenced | HVAC | Yes |
| Office SF | 4,254 SF | Clear Height | 16.00 ft | Rail | No | Amps | 800 |
| Status | Existing | Dock Doors | 15 | Column Spacing | 142 x 78 | Volts | 220 |
| Year Built | 1958 | Grade/Drive-In | 0 | Crane | | Phase | 3 |
| Parking Ratio | 1.50 /1000 SF | | | | | | |



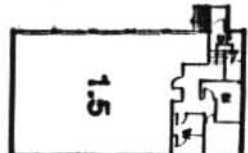
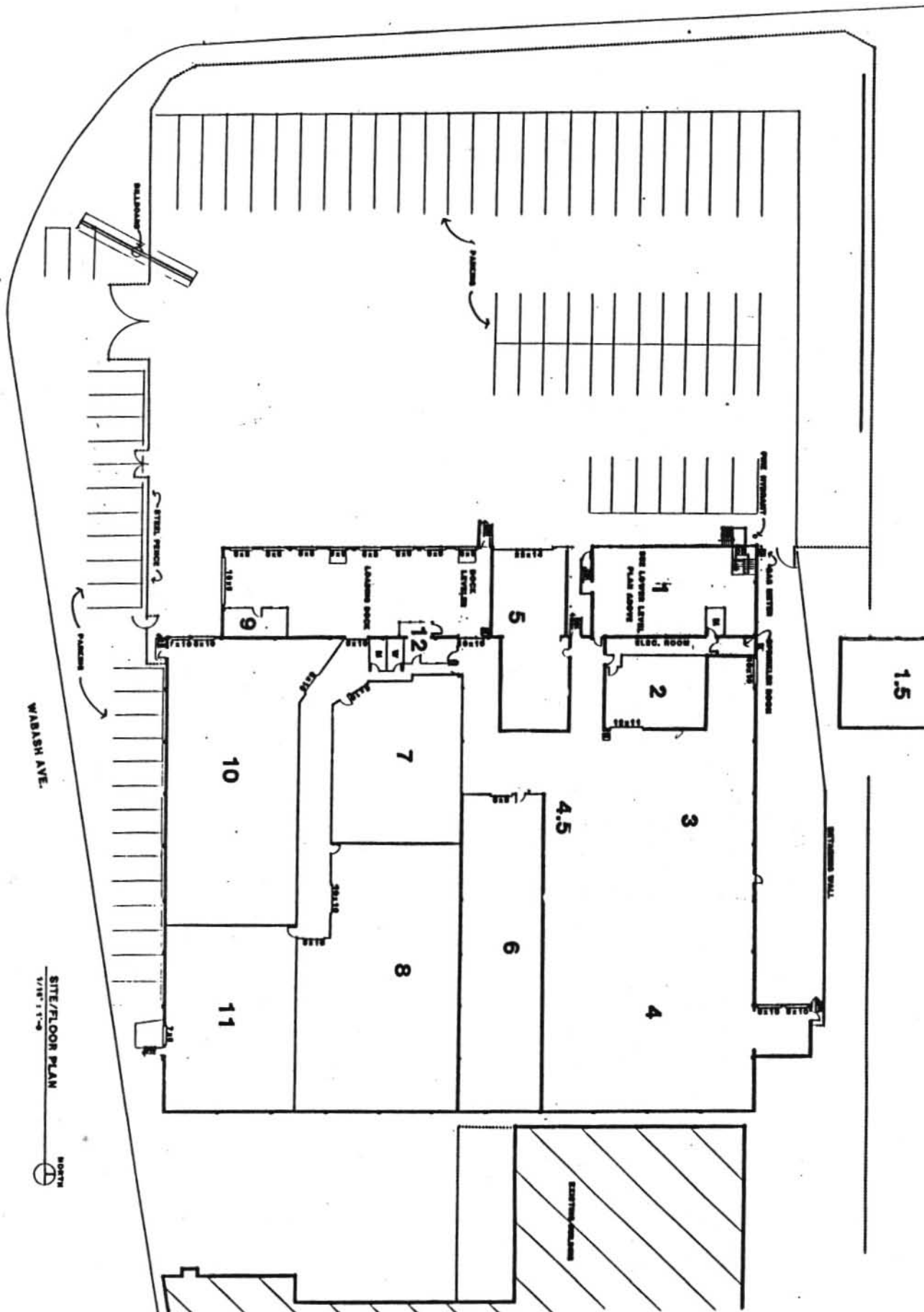
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Available Suites

| Unit | SF Avail | Min Div | Max Contig | Rate | Available | Office SF | Docks | Drive-Ins | Clr Ht | Suite ID |
|--|----------|---------|------------|------------|-----------|-----------|-------|-----------|--------|----------|
| 8 | 6,765 | 6,765 | 10,805 | \$4.00 NNN | 5/1/2010 | BTS | 1 | | 16.00 | 837607 |
| Comments: No columns. Good lighting and 16' clear. Access to common dock and restroom areas. | | | | | | | | | | |
| 8/11 | 10,816 | 4,051 | 10,816 | \$4.00 NNN | 5/1/2010 | | 3 | | 16.00 | -246472 |
| 11 | 4,051 | 4,051 | 10,816 | \$4.00 NNN | 5/1/2010 | | 2 | | 16.00 | 837608 |
| Comments: No columns. Good lighting and 16' clear. Access to one private step-van dock plus one common dock and common restroom areas. | | | | | | | | | | |





LOWER LEVEL PLAN
1/8" = 1'-0"

WABASH AVE.

SITE/FLOOR PLAN
1/8" = 1'-0"



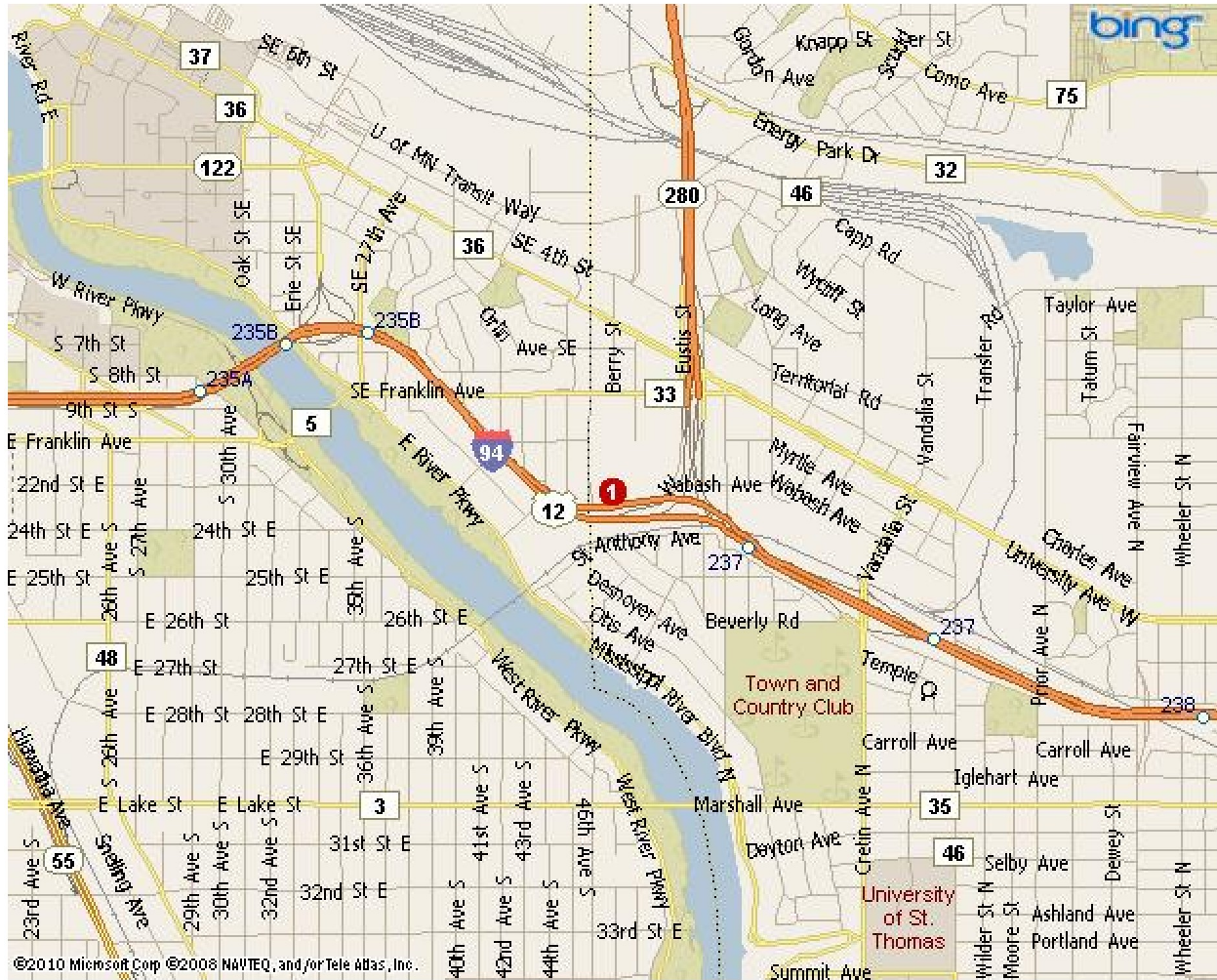
1 OF 1

AS BUILT DRAWING OF:
2550 WABASH AVE.:
 ST. PAUL, MN

LEASING AGENT:
JUDD REALTY COMPANY
 817 VANALLA STREET
 ST. PAUL, MN

Houwmart Design
 2001 111 10th Avenue North
 ST. PAUL, MN 55104-4700

Property Map



Map Legend

- 1) 2550 Wabash Ave, Saint Paul, MN 55114-1051
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