

# MIDWAY MILE

INDUSTRIAL CAMPUS

## PROPERTY INFORMATION

### ADDRESS:

740-756 Vandalia Street  
St. Paul, MN 55114

### BUILDING SIZE:

224,500 total square feet

### CURRENTLY AVAILABLE:

› Suite 2117: 60,020 total SF

› \$3.00 PSF Net

3,850 SF office

56,170 SF warehouse\*

\*On two floors. In addition there is free lower level bonus space (30,010 SF)

### AMENITIES:

- Low building operating expenses
- On-site management and maintenance
- T-8 energy efficient lighting
- Two blocks from BNSF Railway St. Paul intermodel yard
- Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- Located in the heart of the Twin Cities metro, just a 6 minute drive from downtown Minneapolis and St. Paul

› Suite 742: 24,101 total SF

4,138 SF office

19,963 SF warehouse

› Suite 2117/742: 84,121 total SF

› Suite 756: 44,870 total SF

### NET RENTAL RATES:

\$9.50 PSF office

\$4.95 PSF warehouse

### 2020 CAM & RE TAX:

\$2.43 PSF

### CLEAR HEIGHT:

23' and 10'3" (Suite 2117)

### COLUMN SPACING:

40' x 40'

20' x 20'

### LOADING:

Forty (40) current dock doors

Three (3) drive-in doors

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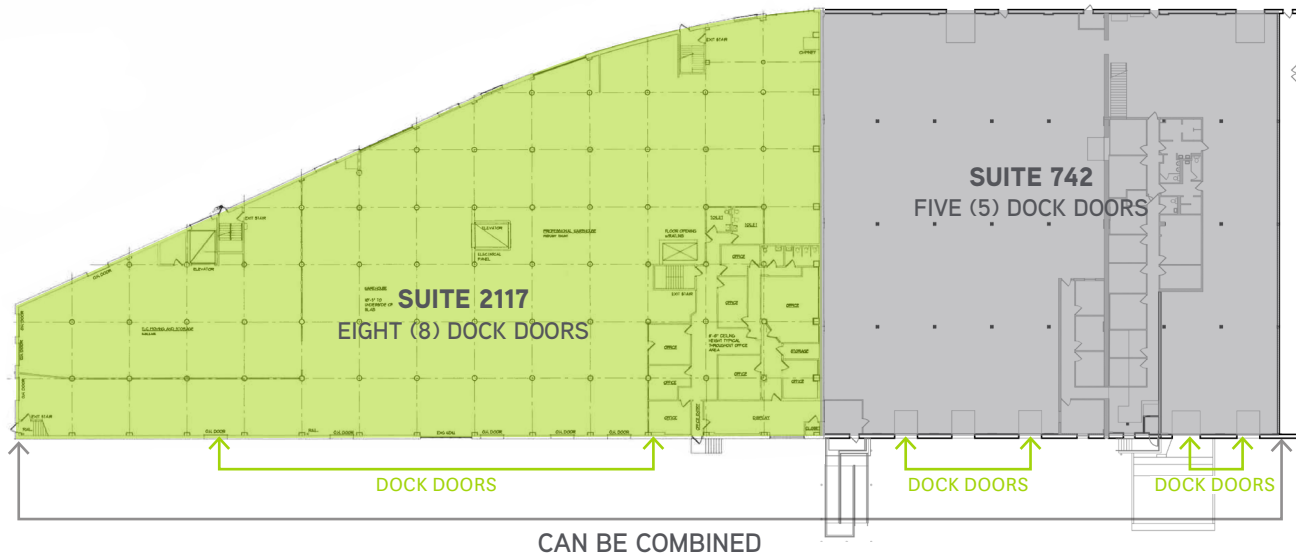
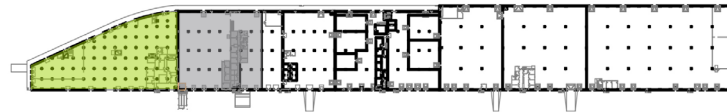
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Minneapolis, MN 55402

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## FLOOR PLAN

BUILDING KEY



### SUITE 2117:

Office:	3,850 SF
Warehouse:	56,170 SF
<b>Total:</b>	<b>60,020 SF</b>

### SUITE 742:

Office:	4,138 SF
Warehouse:	19,963 SF
<b>Total:</b>	<b>24,101 SF</b>

### SUITE 2117 & 742:

Office:	7,988 SF
Warehouse:	76,133 SF
<b>Total:</b>	<b>84,121 SF</b>



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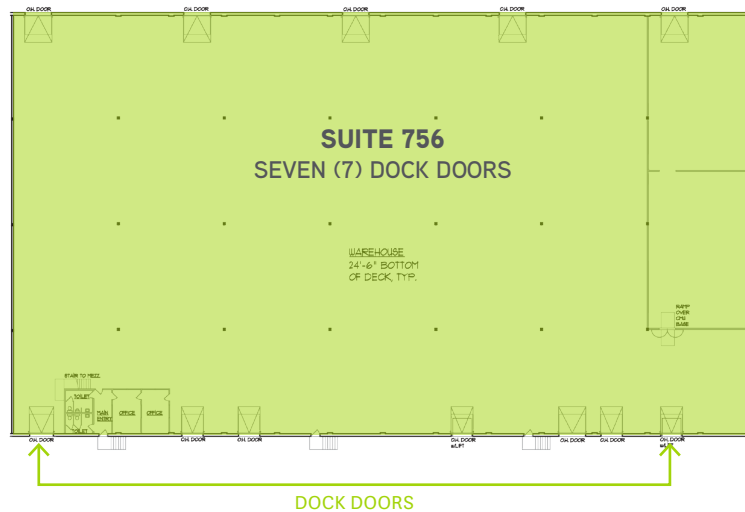
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BUILDING KEY



**SUITE 756:**  
Warehouse: 44,870 SF



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