

PRICE REDUCED

FOR SALE OR LEASE
58,836 SF

HARDMAN DISTRIBUTION CENTER

205 HARDMAN AVE S
SOUTH ST. PAUL, MN

PROPERTY INFORMATION

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KRIS SMELTZER
Executive Director
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- HIGH CLEAR WAREHOUSING OPPORTUNITY
- EASY ACCESS TO I-494, HWY 52, AND HWY 10
- POTENTIAL OUTDOOR STORAGE

Address 205 Hardman Ave S
South St. Paul, MN

Sale Price ~~\$5,450,000~~
\$4,950,000

Lease Rate Negotiable

Building Size 33,843 SF Warehouse
17,720 SF Mezzanine
7,273 SF Office
58,836 SF Total

Clear Height 14'6" - 36'

Year Built 2004

Roof Original

Loading 8 docks
2 drive-ins

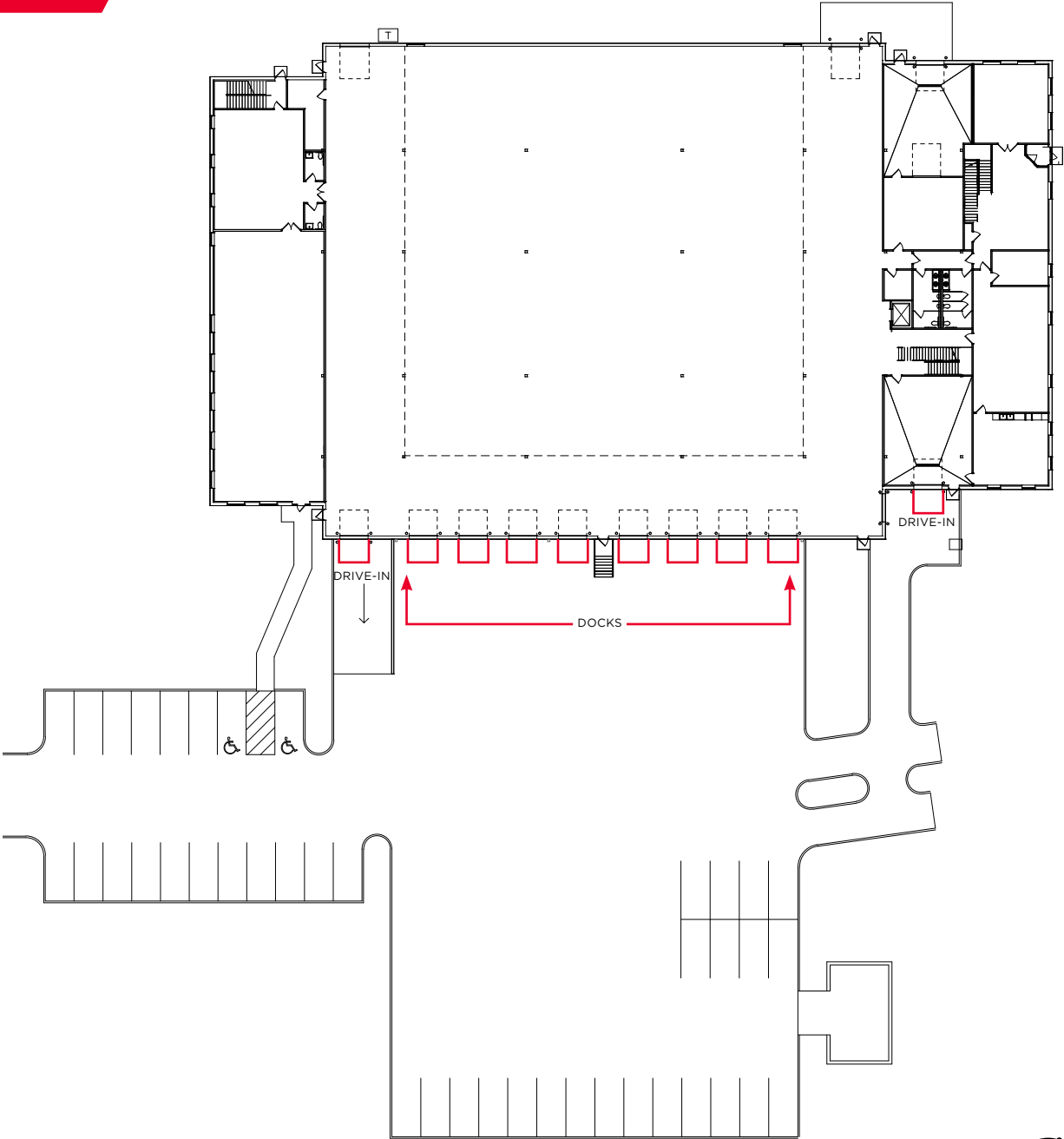
Sprinkler 100%

Zoning I-1, Light Industrial District

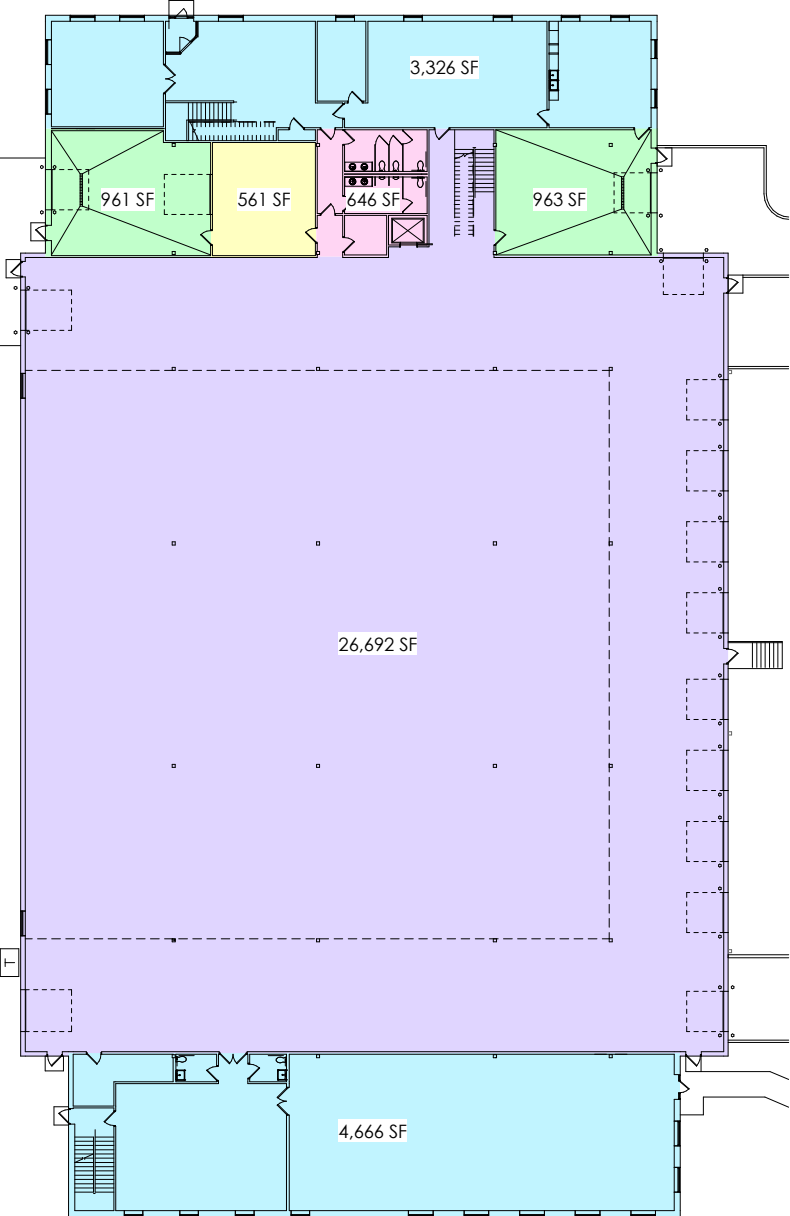
2025 Property Taxes \$152,950 (\$2.60 PSF)



SITE PLAN

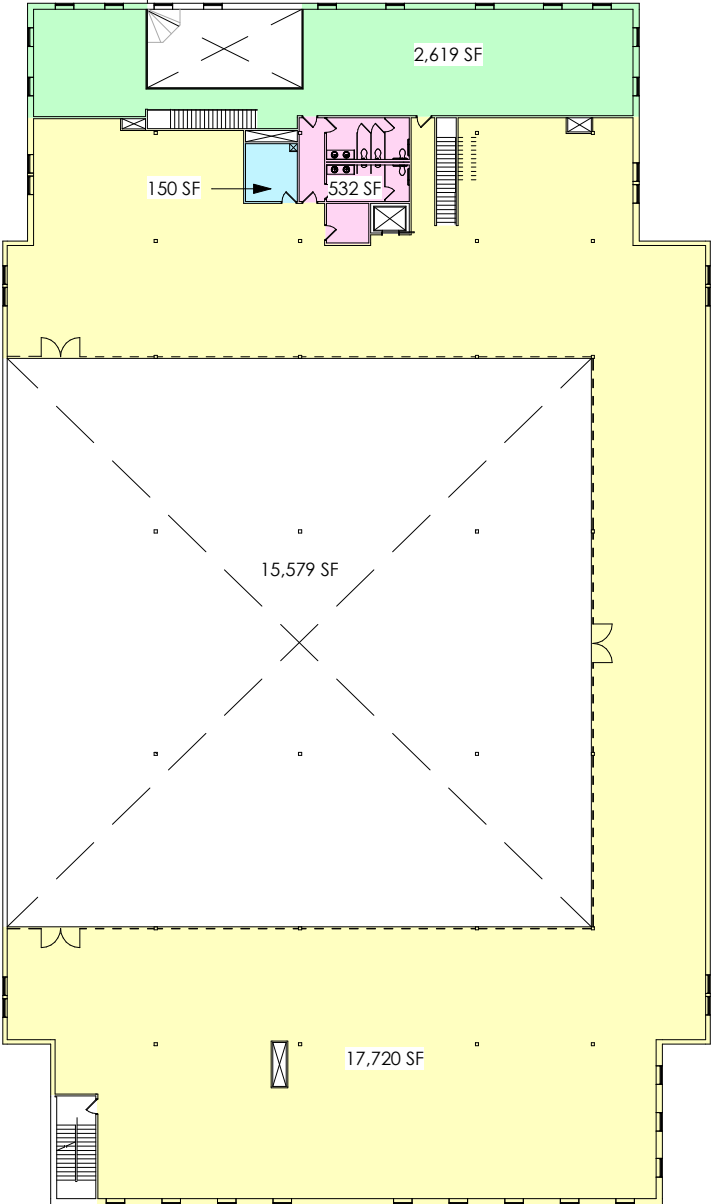


1 | SITE PLAN
SCALE: 1" = 40'-0"



1 | AREA PLAN - GROUND LVL

SCALE: 1" = 30'-0"

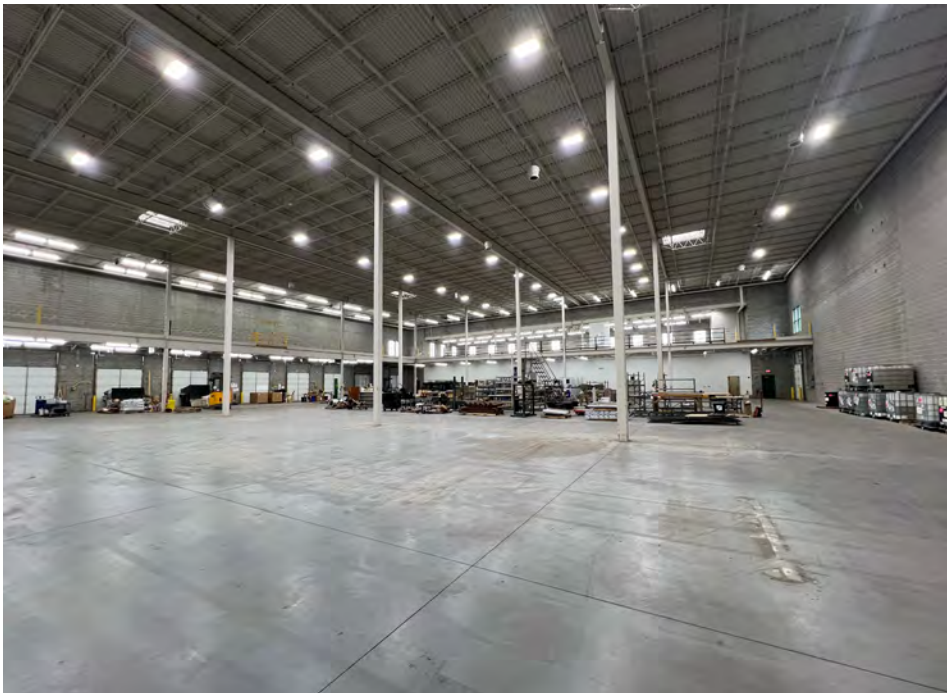
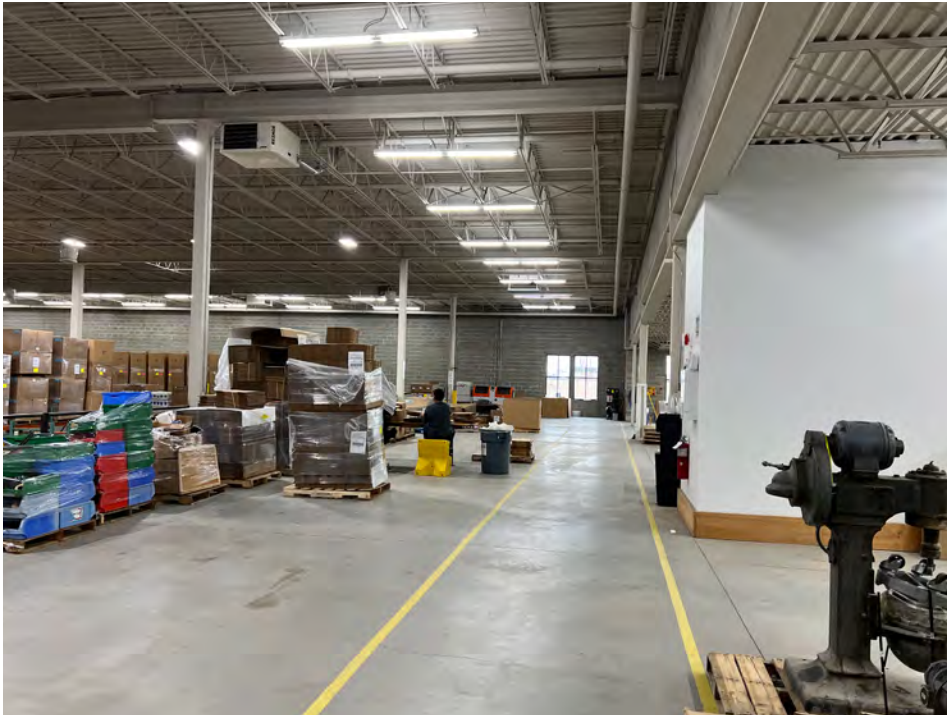


2 | AREA PLAN - MEZZ.

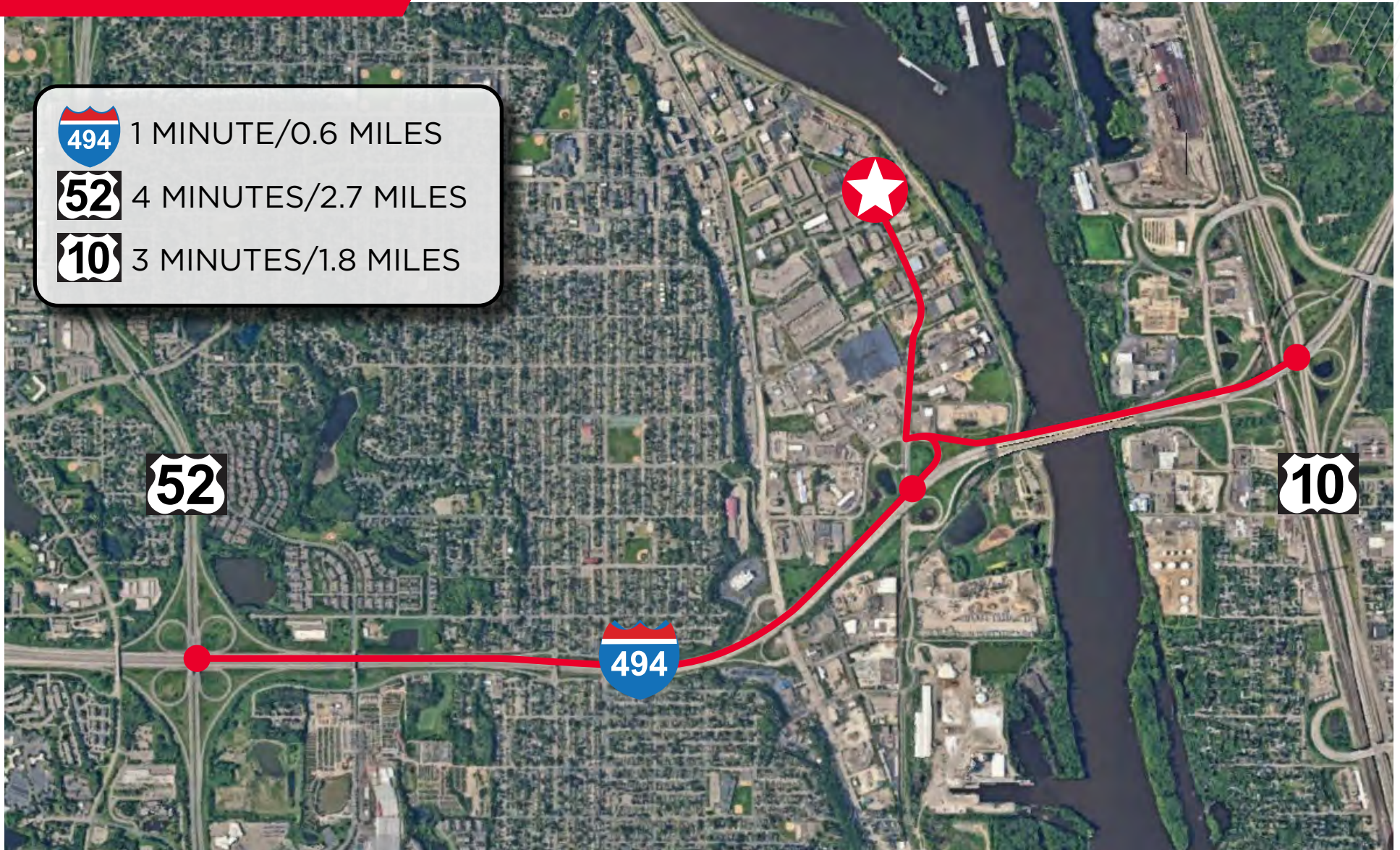
SCALE: 1" = 30'-0"

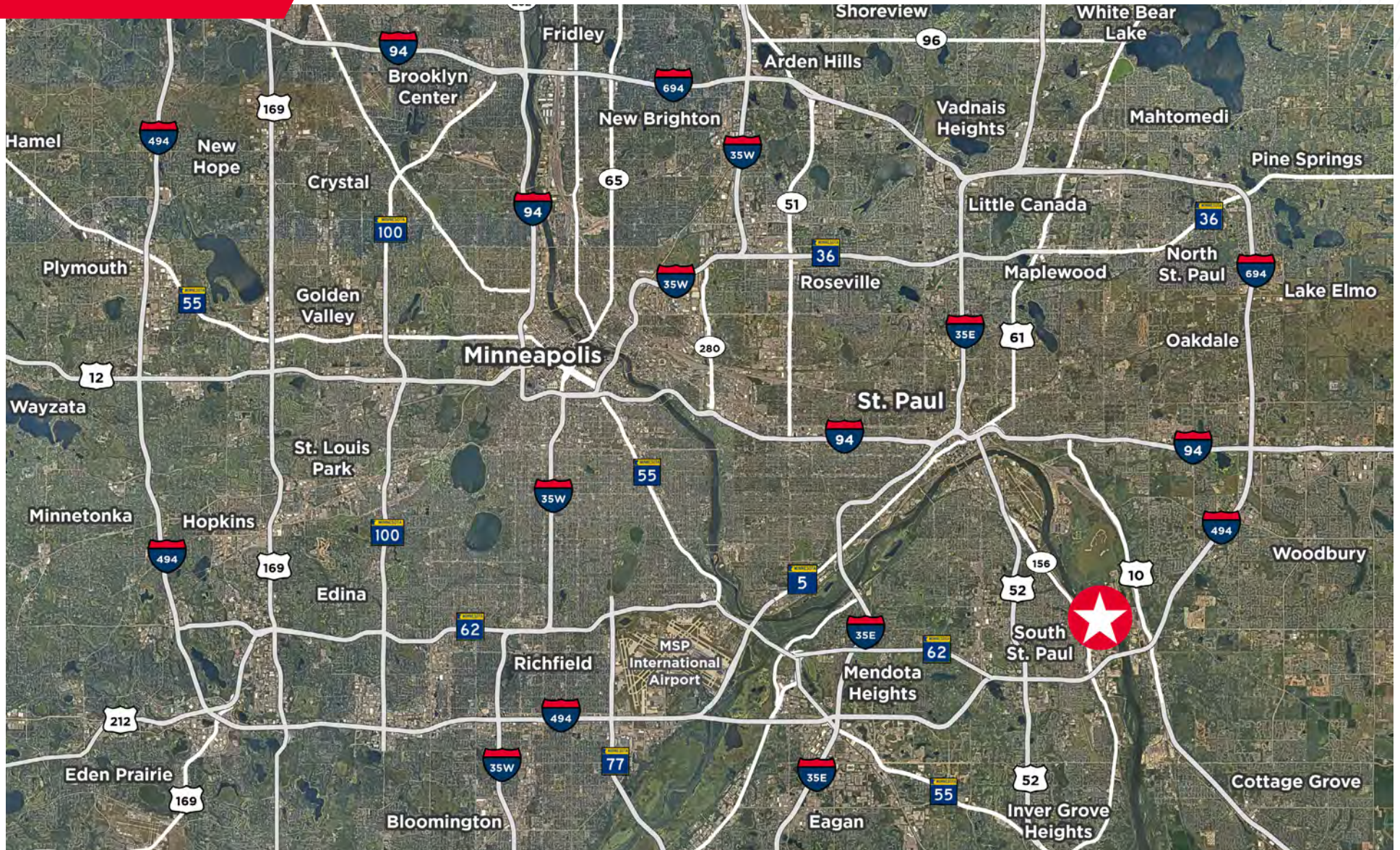


PROPERTY PHOTOS



ACCESS AERIAL







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