

28,650 SF BUILDING FOR SALE

NEW PRICE REDUCTION!



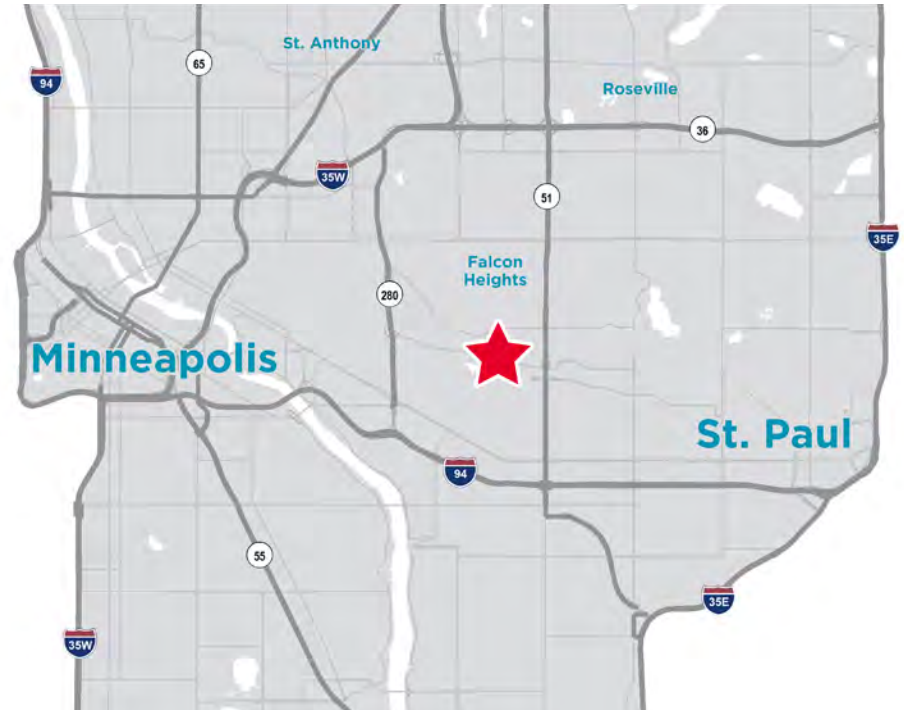
1835 ENERGY PARK DR

ST PAUL, MINNESOTA

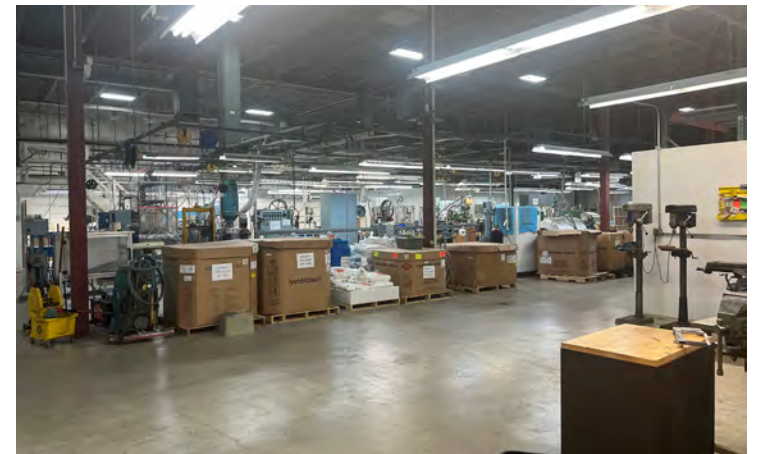
1835 ENERGY PARK DR ST PAUL, MN

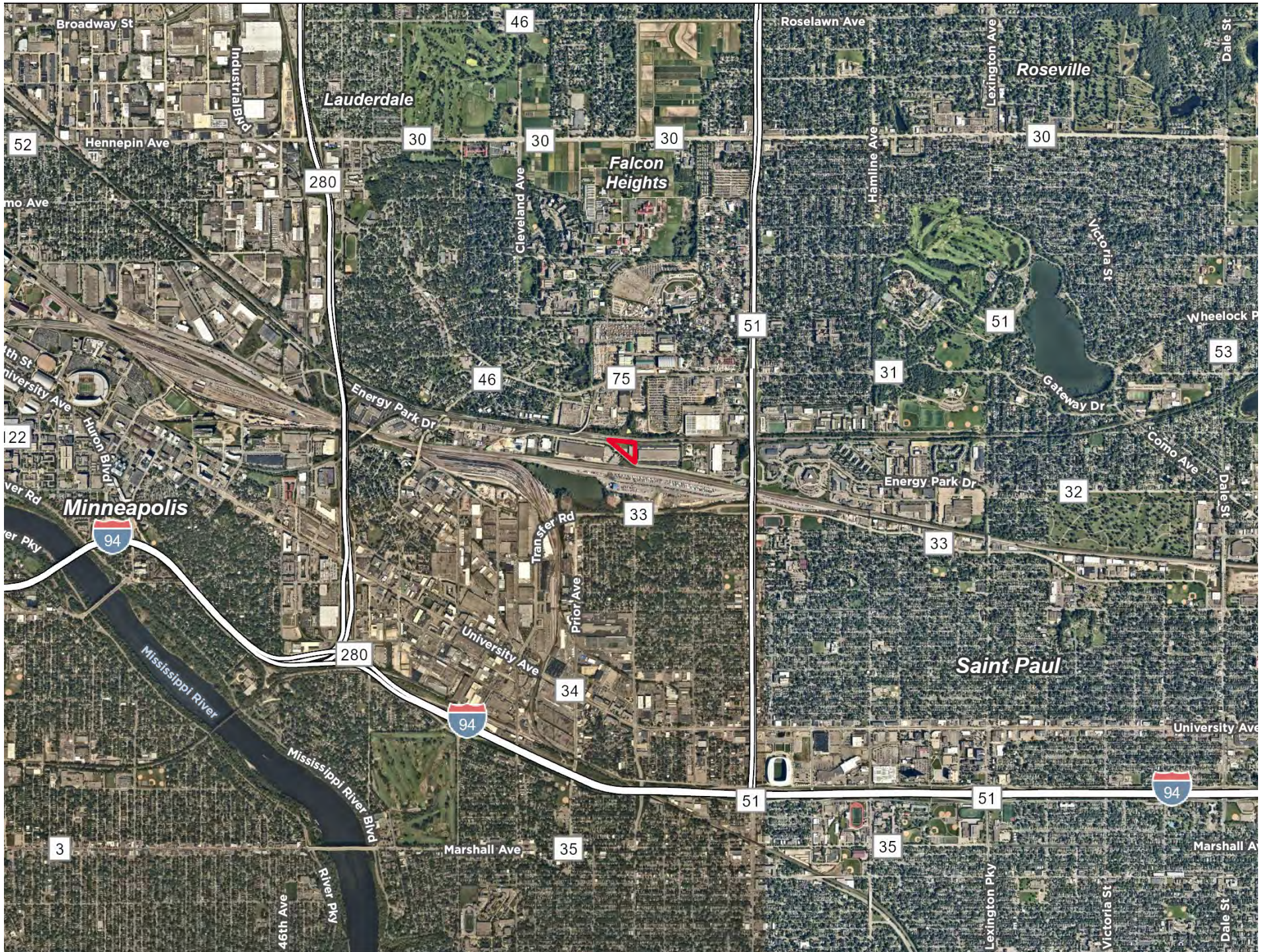
PROPERTY HIGHLIGHTS

Sale Price:	\$3,400,000 (\$118.76 PSF) \$3,100,000 (\$108.20 PSF)
Building Size:	8,493 SF First Floor Office 4,250 SF Second Floor Office <u>15,907 SF Warehouse</u> 28,650 SF Total
Clear Height:	22'
Loading:	1 Dock 1 Drive-in
Year Built:	1987
Roof:	2007
Power:	120/208V with an additional 480V step-up 800 Amps
Sprinkler:	Fully Sprinkled
Acres:	2.98 Acres
Parking:	30 Stalls
Zoning:	I-1, Light industrial
2024 Taxes:	\$100,670



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CONTACT INFORMATION

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