



12,084 SF AVAILABLE

4300 PARK GLEN RD

SAINT LOUIS PARK, MN



CUSHMAN &  
WAKEFIELD

| SH



4300 PARK GLEN RD  
SAINT LOUIS PARK, MN



## PROPERTY HIGHLIGHTS

- Great access to Hwy 7 and Hwy 100
- Flexible loading options
- Heavy power
- Local ownership

### PROPERTY FEATURES

<b>Building Size:</b>	23,869 SF TOTAL	<b>Year Built:</b>	1987
<b>Space Available:</b>	9,609 SF Warehouse 2,475 SF Office 12,084 SF Total	<b>Sprinkler:</b>	Full-Sprinklered
<b>Site Area:</b>	1.27 Acres	<b>Lease Rate:</b>	Negotiable
<b>Clear Height:</b>	18'	<b>Tax &amp; CAM:</b>	\$5.86 PSF
<b>Loading:</b>	1 Dock 2 Drive Ins		

# 4300 PARK GLEN RD

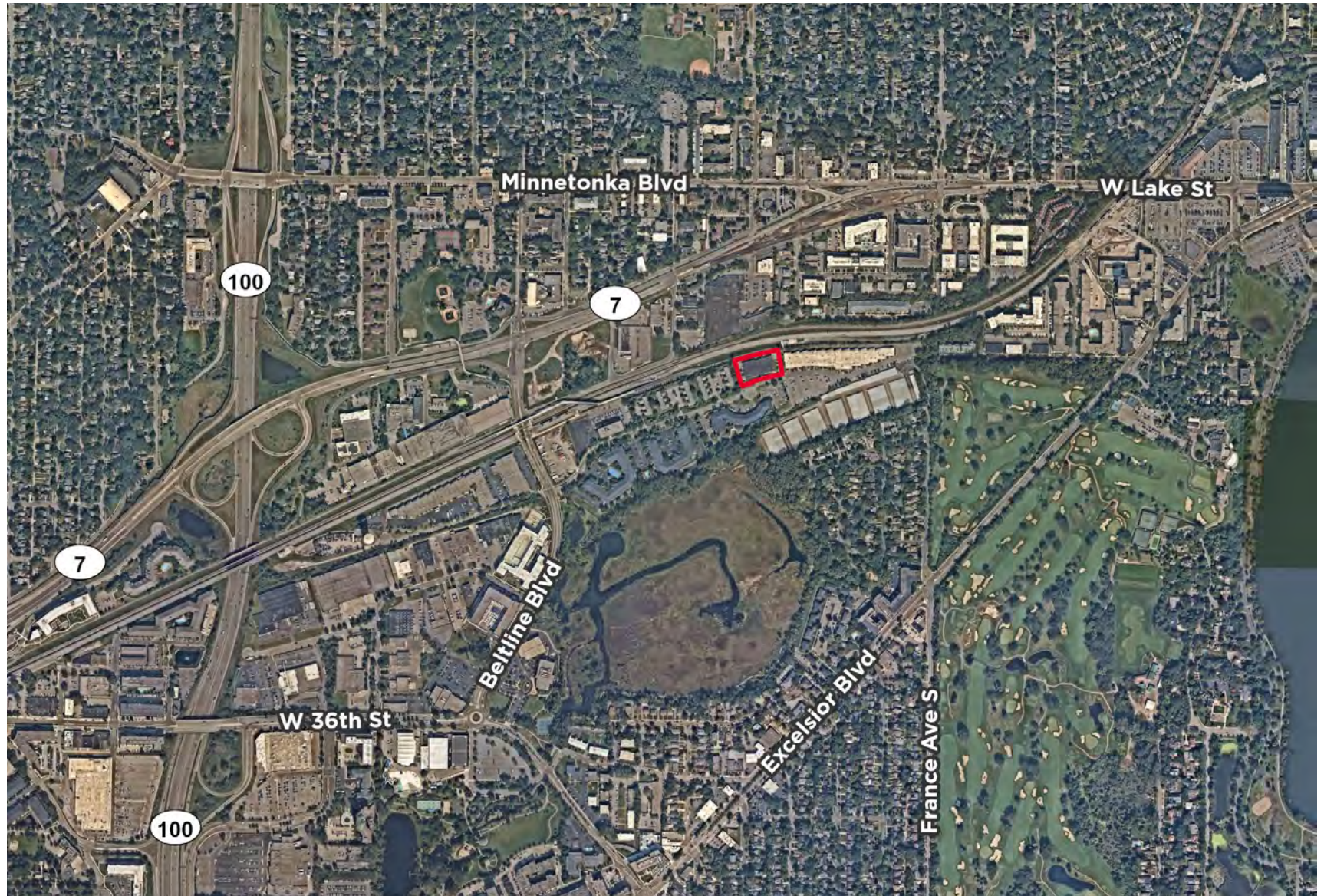
## FLOOR PLAN

2,475 SF Office  
9,609 SF Warehouse  
**12,084 SF Total**





# AERIAL VIEW







**FOR MORE INFORMATION, CONTACT:**

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