

17,864 SF AVAILABLE FOR LEASE

1140 GERVAIS AVENUE

MAPLEWOOD, MN



**CUSHMAN &
WAKEFIELD**

1140 GERVAIS AVENUE

1140 Gervais offers unparalleled access and visibility to Highway 36, while being strategically located inside the 494/694 Loop of the Twin Cities.

PROPERTY FEATURES

Building Size:	76,714 SF
Space Available:	17,864 SF
Warehouse Space:	16,457 SF
Clear Height:	22'
Loading:	6 dock doors
Year Built:	1977
Building Depth:	130'
Sprinkler:	Yes
Electrical	480 volt, 3-phase
Lighting	T-8 Florescent
2023 Tax:	\$2.69 PSF
2023 OPEX:	\$2.44 PSF
Total 2023 Tax & OPEX:	\$5.13 PSF
Lease Rate:	Negotiable
Available:	February 1, 2023



1140 GERVAIS AVENUE

VACANCY HIGHLIGHTS

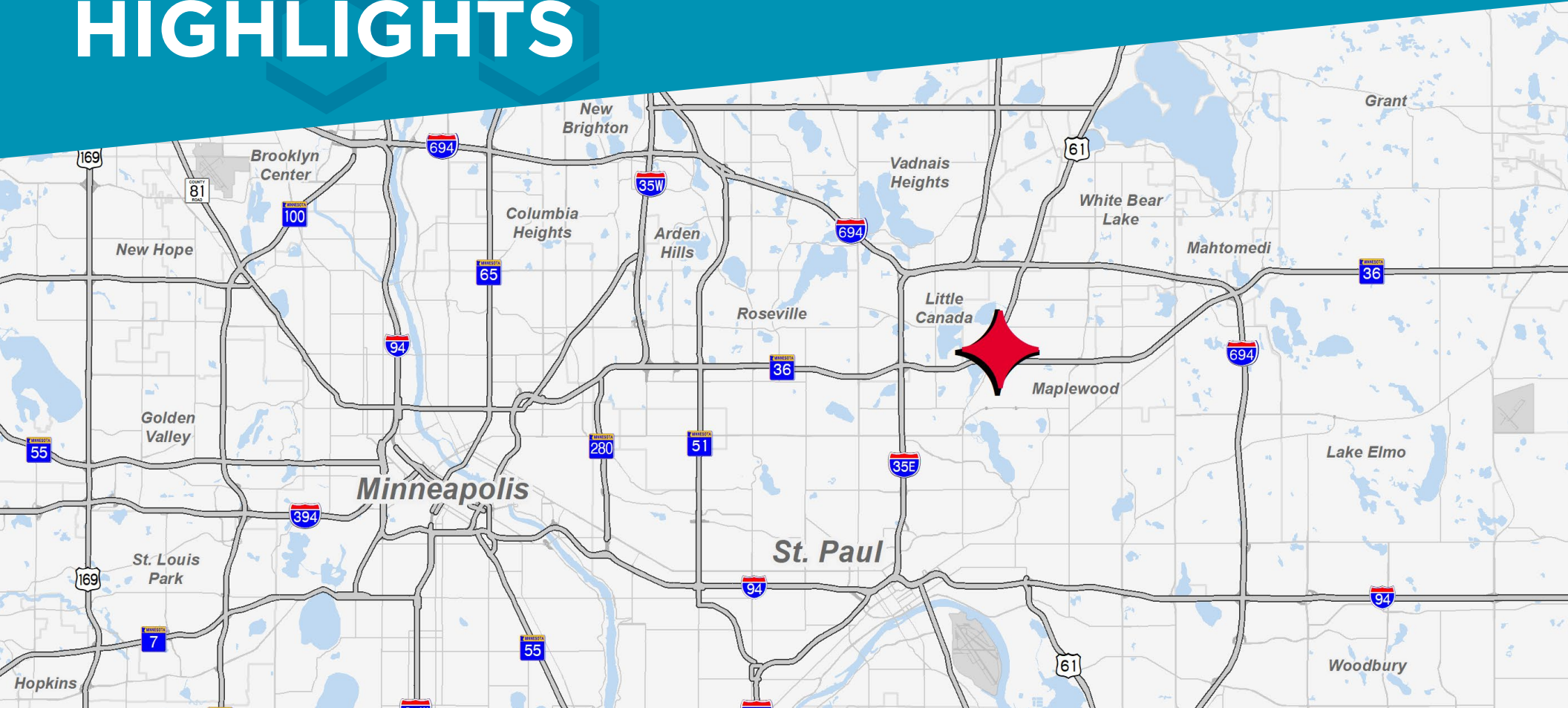
17,864
TOTAL SF AVAILABLE

6
DOCK DOORS

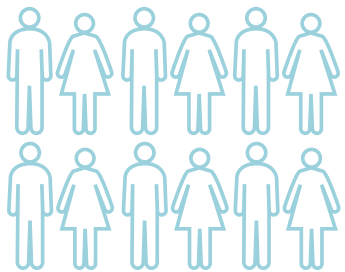
22'
CLEAR HEIGHT



LOCATION HIGHLIGHTS



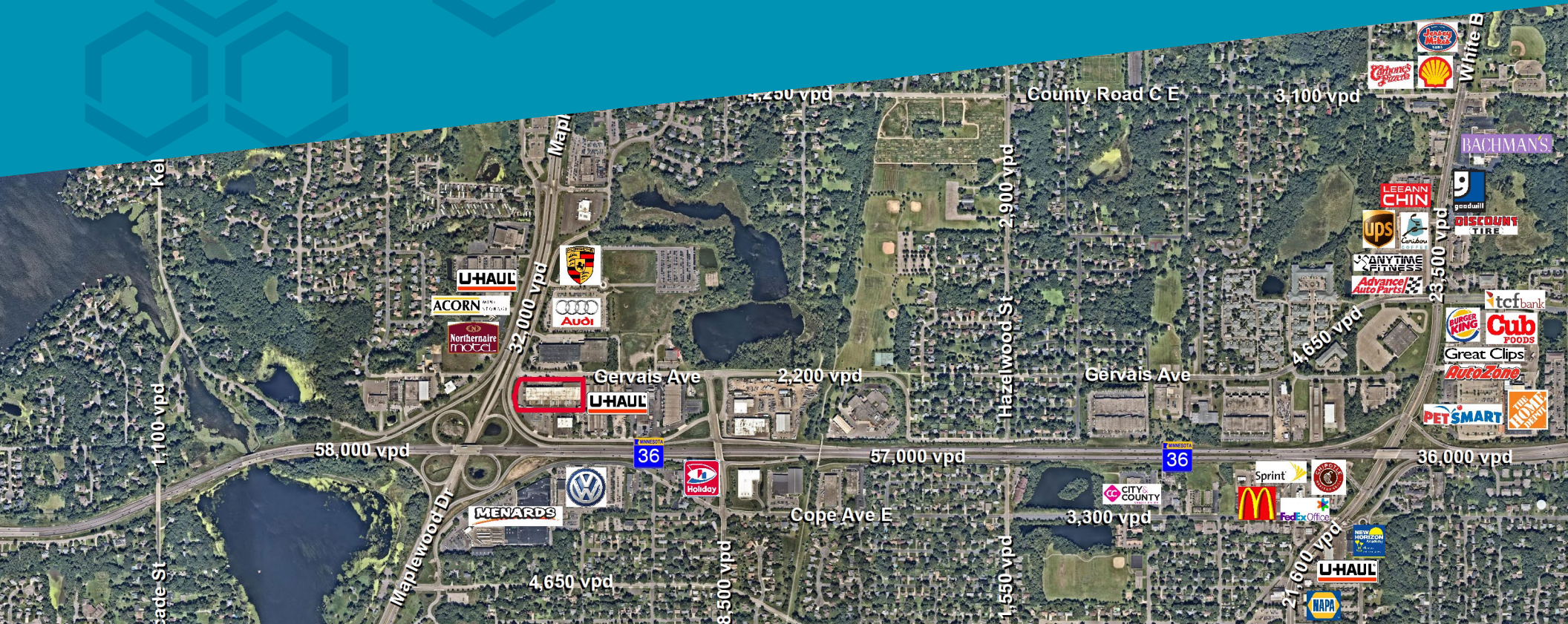
DEMOGRAPHICS - 5 MILE RADIUS



259,930
POPULATION



\$64,210
MEDIAN INCOME



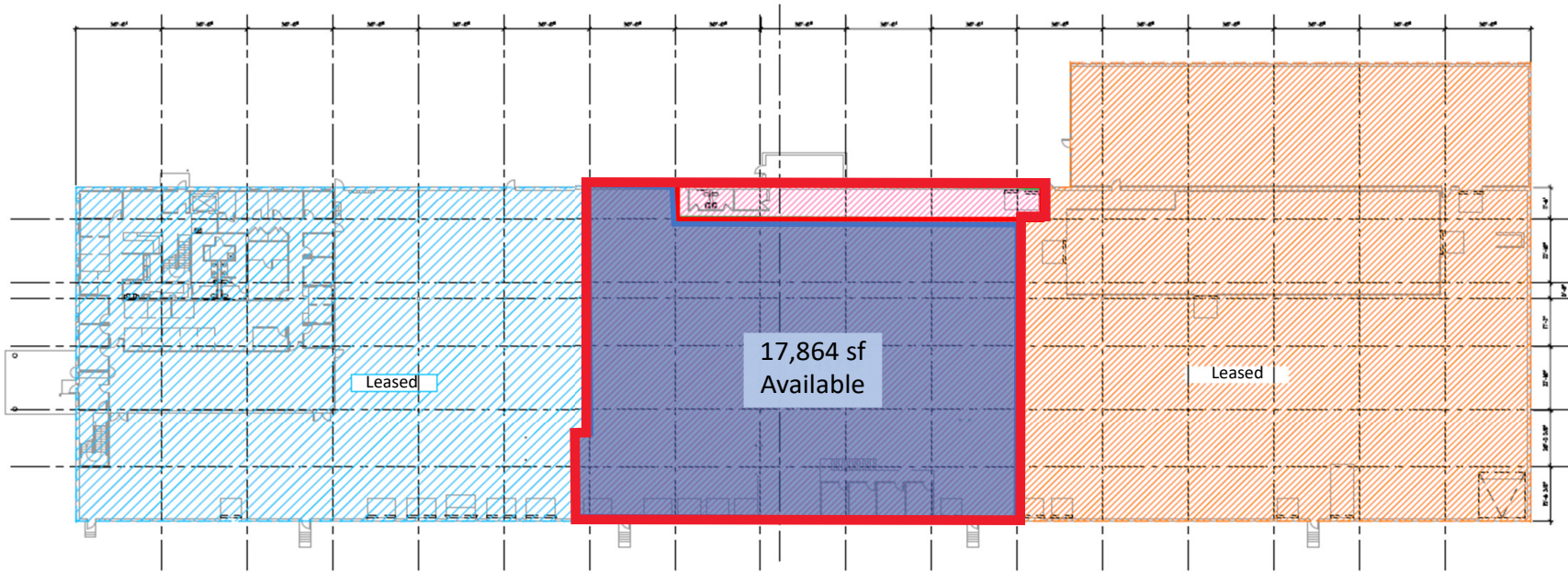
1140 GERVAIS AVENUE

HIGHLIGHTS

- Great freeway access and visibility
- Proximity to retail amenities
- Excellent functional warehouse opportunity
- Visibility to Hwy 61 and Hwy 36
- 6 Dock doors with levelers
- Roof replaced in 2021
- Parking lot upgraded in 2020



FLOOR PLAN



17,864 SF AVAILABLE

PROPERTY PHOTOS

1140 GERVAIS AVENUE





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