



29,872 SF WAREHOUSE
FREEZER/COOLER OPPORTUNITY
AVAILABLE FOR LEASE

1140

GERVAIS AVE.

MAPLEWOOD, MN



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
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Available:	
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Warehouse:	17,992 SF
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Freezer:	7,180 SF
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Cooler:	4,700 SF
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Total:	29,872 SF
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Clear Height:	22'
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Loading:	4 Dock Doors 1 Drive-in
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Sprinkler:	Yes
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Electrical	480 volt, 3-phase
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Lighting	T-8 Fluorescent
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2026 Tax:	\$3.25 PSF
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2026 OPEX:	\$3.32 PSF
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Total 2026 Tax & OPEX:	\$6.57 PSF
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Lease Rate:	Negotiable
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Available:	60-day notice. Lease in place through 5/31/2027
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GERVAIS AVENUE

VACANCY HIGHLIGHTS

29,872
TOTAL SF AVAILABLE

4
DOCK DOORS

22'
CLEAR HEIGHT

12,000 SF
FREEZER/COOLER
AVAILABLE



29,872 SF
AVAILABLE

1140

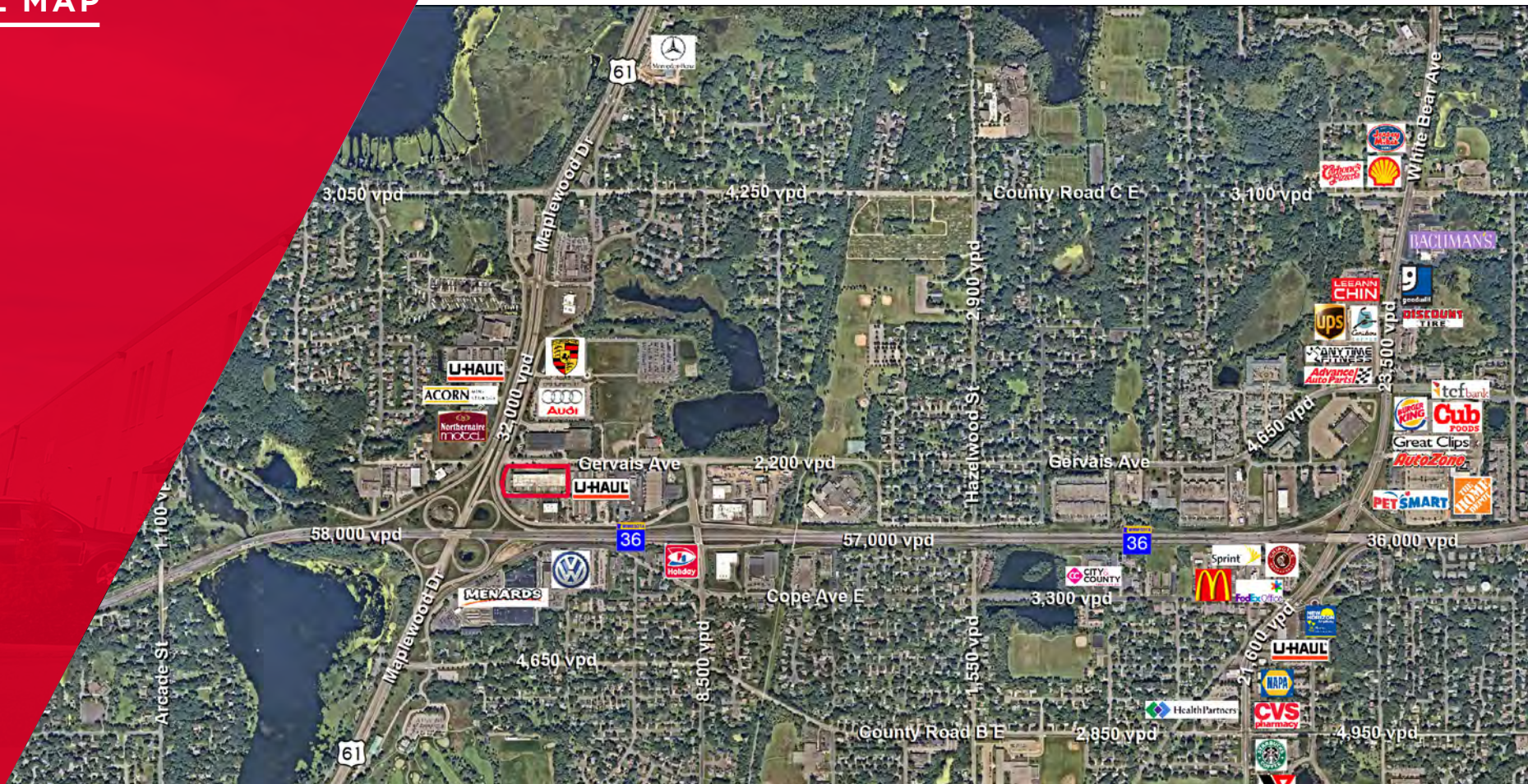
GERVAIS AVENUE

LOCATION PROXIMITY



AERIAL MAP

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

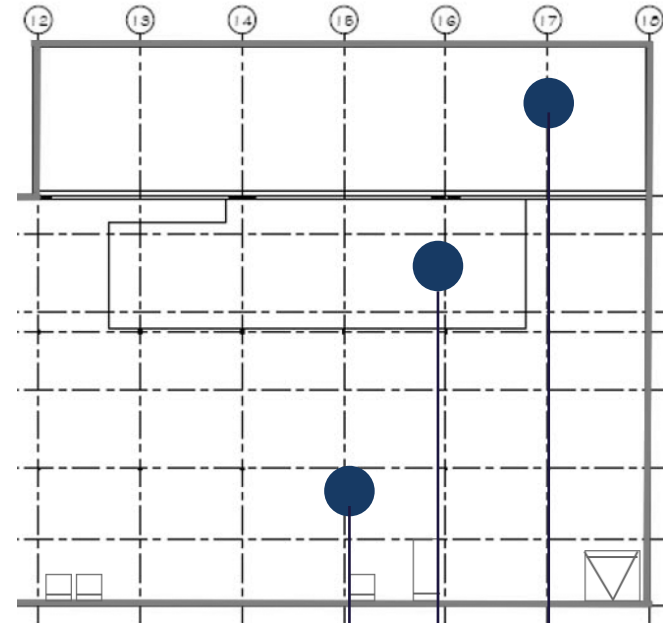


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GERVAIS AVENUE

FLOOR PLAN

29,872 SF
AVAILABLE



17,992 SF WAREHOUSE

4,700 SF COOLER

7,180 SF FREEZER

29,872 SF TOTAL



1140

GERVAIS AVENUE

PROPERTY PHOTOS



1140

GERVAIS AVENUE

CONTACTS

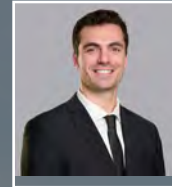
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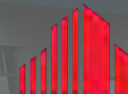
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