

For Sale or Lease

- 42,300 square feet available
 - 2,300 square feet upper level office
 - 2,000 square feet lower level shop office
 - 38,000 square feet warehouse
- \$2,200,000 sales price
- Lease Rates \$4.25/\$7.25
- Rail Access— Union Pacific
- 4 Dock Doors, 1 Drive-in door 10' wide X 14' high
- 24' Clear Height
- 2+ acres outside storage
- 1,200 amps of power



For More Information Please Contact:

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501 Richmond Street
South Saint Paul, MN



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Focused Values •••• Focused Solutions



CORE

COMMERCIAL
REAL ESTATE



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Fo-

**501 Richmond Street
South Saint Paul, MN**

Available Space: 42,300 square feet available
2,300 square feet upper level office
2,000 square feet lower level shop office
38,000 square feet warehouse

Sales Price: \$2,200,000

Lease Rates: \$4.25/\$7.25

Tax & Cam: \$1.60

Dock Doors: 4 dock doors, 1 drive-in door

Clearance: 24' clear height

Features & Benefits:

- 2+ acres outside storage
- Rail access— Union Pacific
- 1,200 amps of power
- Great access to I-494 and Hwy 52

J.H. Callahan
AND ASSOCIATES