

843 Hardman Ave. S,
South Saint Paul, MN



WAKOTA BUSINESS PARK



POTENTIAL FOR UP
TO 400,000 SF



PREMIUM HIGHWAY
PROXIMITY AND ACCESS



PREMIER IN-FILL
BUSINESS PARK

CBRE

THE PROJECT

PROPERTY HIGHLIGHTS



27-acre site with capacity for over 366,000 SF of high-bay distribution or industrial manufacturing



Opportunity for a large corporate headquarters or large distribution center, with outstanding access to the Twin Cities metro and five state region



Visibility directly off of I-494
120-140,000 vehicles per day



Immediate access off of I-494 via Concord Blvd & Hardman Ave



Business friendly community of South Saint Paul



Building one to be delivered Q3 2026

PROPERTY SPECIFICATIONS

**28' – 32'
CLEAR HEIGHTS**



**FUNCTIONAL TRUCK
COURT DEPTHS**



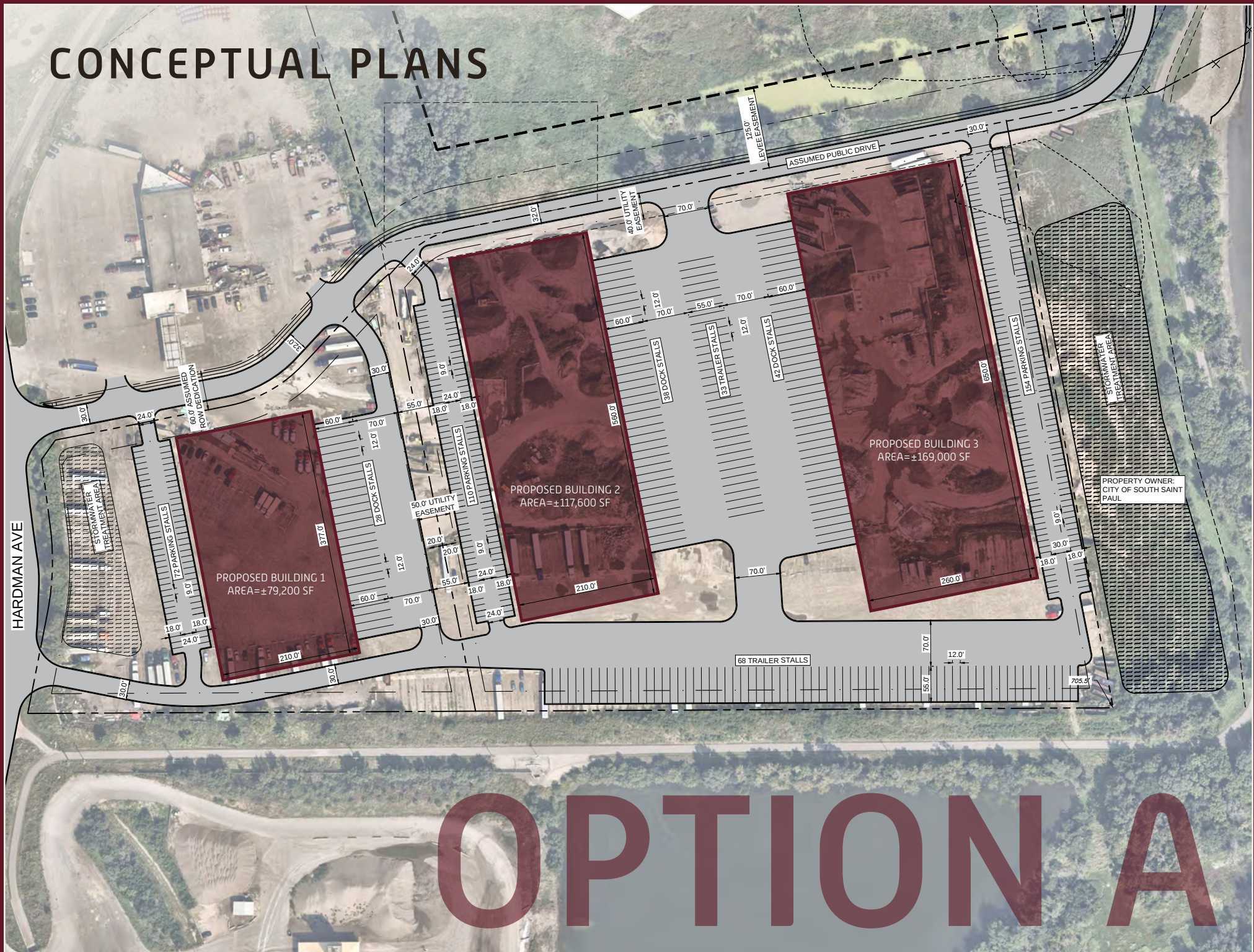
**TRAILER PARKING AND
OUTDOOR STORAGE
AVAILABLE**



**ELECTRIC:
XCEL ENERGY**
**GAS:
XCEL ENERGY**
**WATER:
CITY OF SOUTH SAINT PAUL**

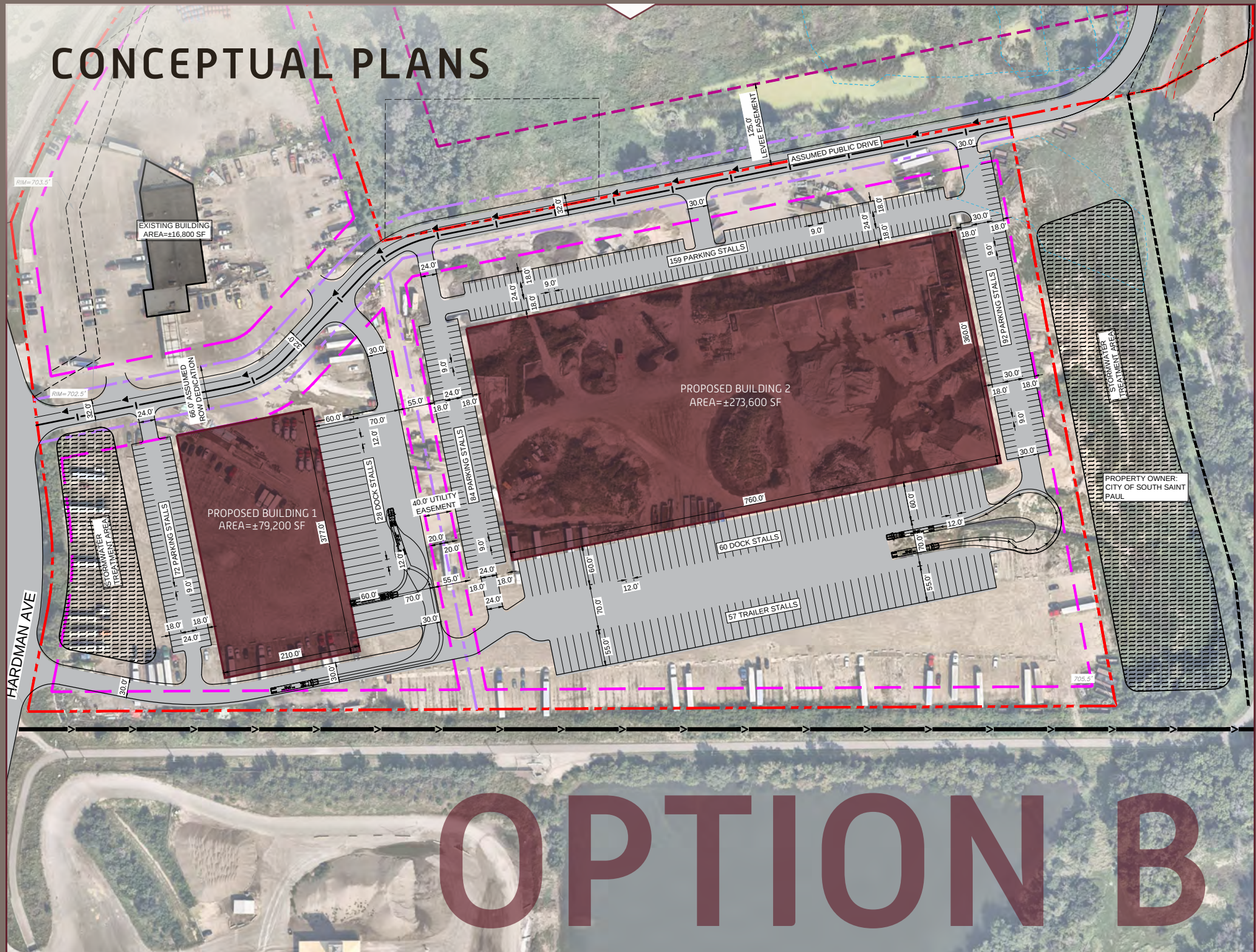


CONCEPTUAL PLANS



OPTION A

CONCEPTUAL PLANS



FLOOR PLAN

BUILDING #1



EST. 79,200 SF
AVAILABLE



28'
CLEAR HEIGHTS



FUNCTIONAL
TRUCK COURT
DEPTHS EST.
136 FT



TRAILER
PARKING AND
OUTDOOR
STORAGE
AVAILABLE



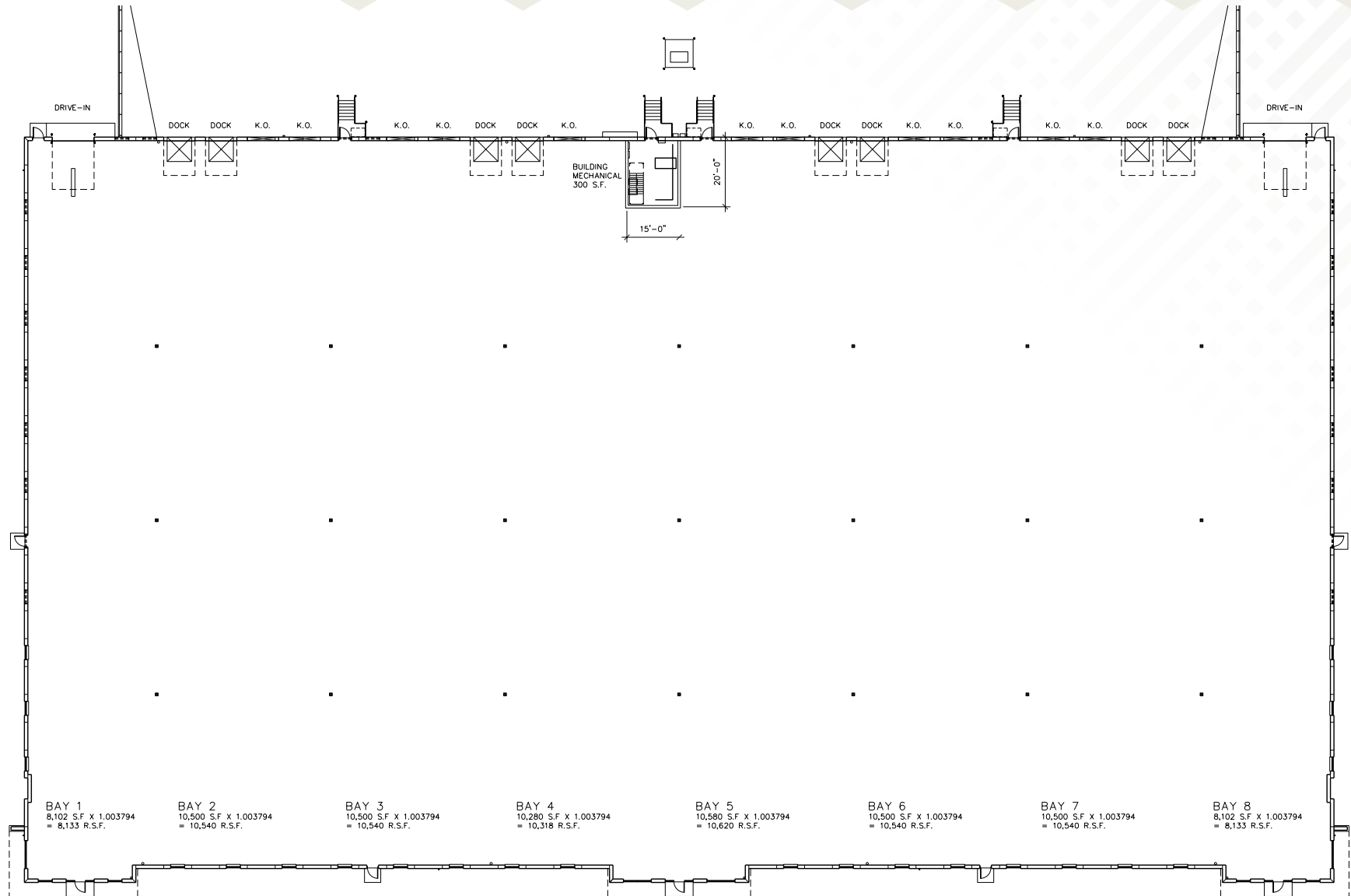
72 CAR PARKING
STALLS



8 DOCK DOORS
(28 DOCK
STALLS)
2 DRIVE IN
DOORS



50 FT X 50 FT
COLUMN
SPACING



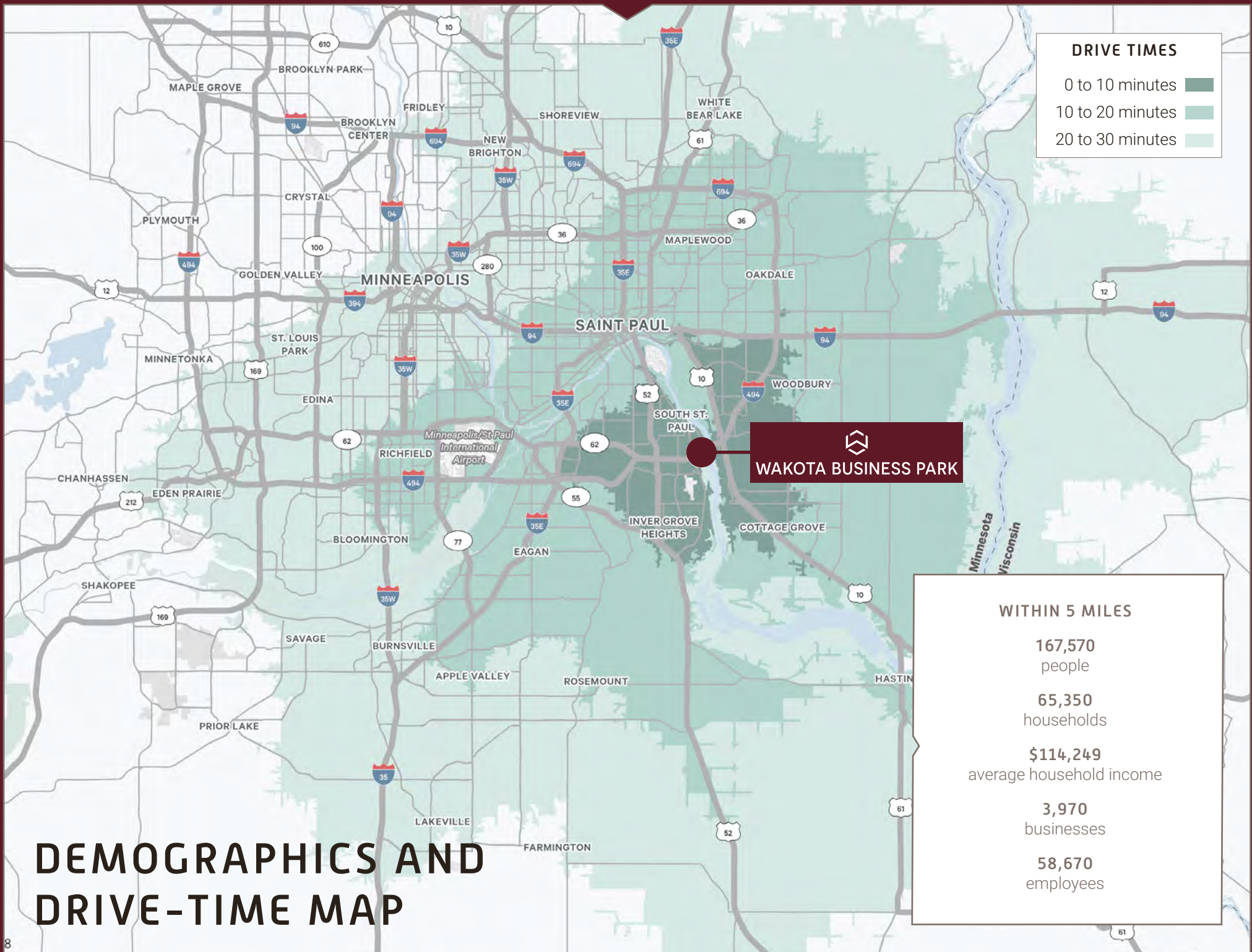
CONSTRUCTION PROGRESS

DECEMBER 2026 OCCUPANCY



SUPERIOR ACCESSIBILITY









WAKOTA BUSINESS PARK

LEASING CONTACTS

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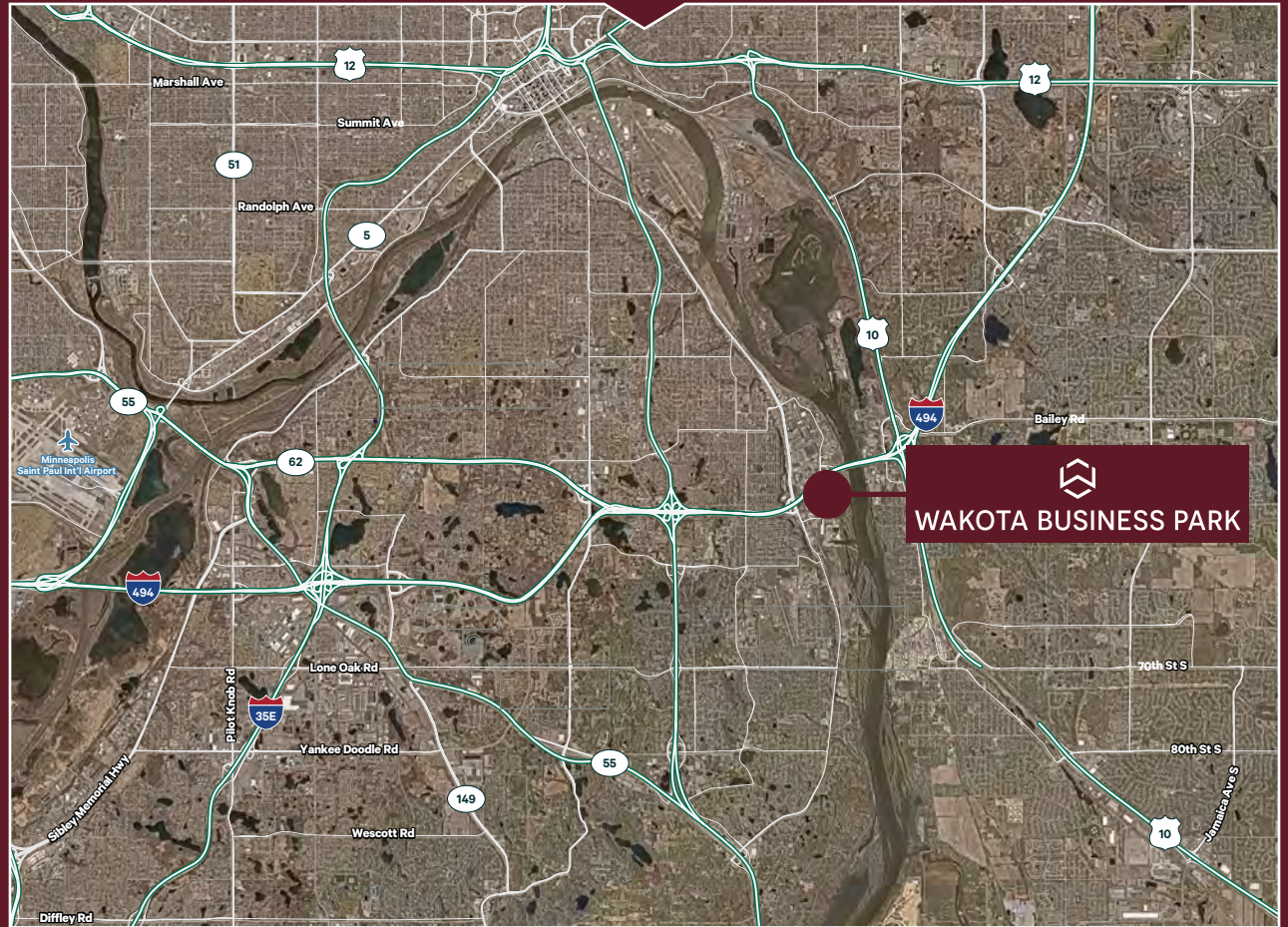
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