



Industrial Space For Lease

MSP Midway Industrial Park #9
807 Hampden Ave

MSP INDUSTRIAL PARK #9
807 HAMPDEN AVENUE
ST. PAUL, MN 55114

BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com

ERIC BATIZA
952 837 3007
eric.batiza@colliers.com

SAM SVENDAHL
952 837 3025
sam.svendahl@colliers.com



COLLIERS INTERNATIONAL
900 2nd Avenue S, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp

AMENITIES

- > Space from 33,744 to 101,795SF
- > Many potential space combinations
- > Includes 12,000 SF garage interior loading space
- > 1600 Amps of power
- > Large fenced-in loading and parking area
- > 3 blocks to Metro Green Line, Fairview Avenue light rail station
- > 1 mile from BNSF St Paul Intermodal Rail Yard
- > Low building operating expenses
- > On-site management and maintenance
- > Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- > Flexible lease terms available, long and short term

Owned by:

 **CLARION PARTNERS**

FOR LEASE > Industrial Space

Address:	807 Hampden Avenue St. Paul, MN
Building Size:	285,375 total SF
Site:	12.25 acres

- > **33,744 total SF***
 - 1,200 SF office
 - 32,544 SF warehouse
 - 8 dock doors
 - (1) 12'x16' drive-in door

*can be combined with 68,051 SF suite for a total of 101,795 SF

- > **68,051 total SF***
 - 9,438 SF office
 - 58,613 SF warehouse
 - 4 dock doors
 - (1) 12'x16' drive-in door

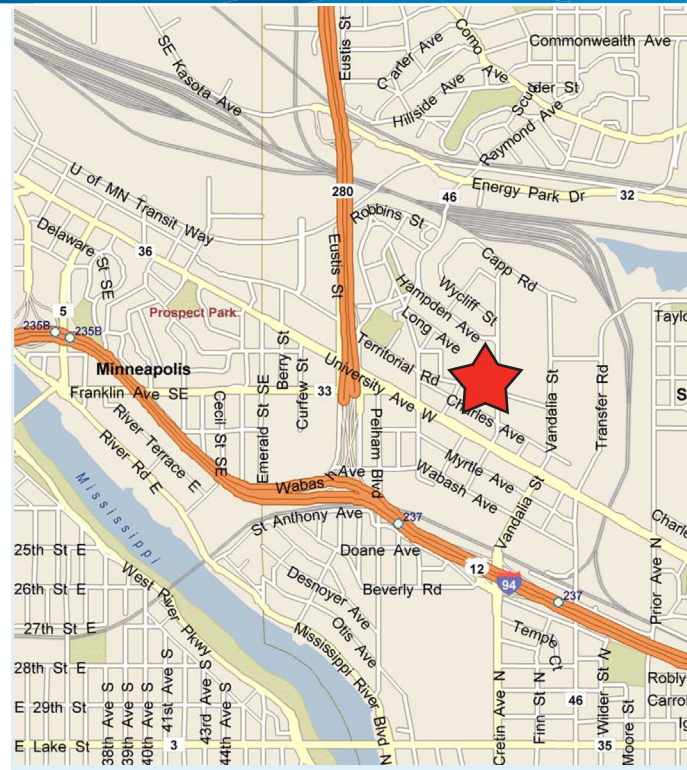
*can be combined with 33,744 SF suite for a total of 101,795 SF

Currently Available

- > **101,795 total SF***
 - 10,638 SF office
 - 91,157 SF warehouse
 - 12 dock doors
 - (2) 12'x16' drive-in doors

*Divisible to 68,051 SF and 33,744 SF

Clear Height	16'
Column Spacing	20' x 24'
Dock/Drive-in Doors	28 current dock doors (2) 12'x16' drive-in doors
Zoning:	I1
Year Built:	1955, addition in 1990
Roof:	New in 2007
Net Rental Rates:	\$8.00 per square foot office \$4.00 per square foot warehouse
2018 CAM & RET:	\$1.81 PSF



CONTACT US

BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com

ERIC BATIZA
952 837 3007
eric.batiza@colliers.com

SAM SVENDAHL
952 837 3025
sam.svendahl@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and for its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Owned by:

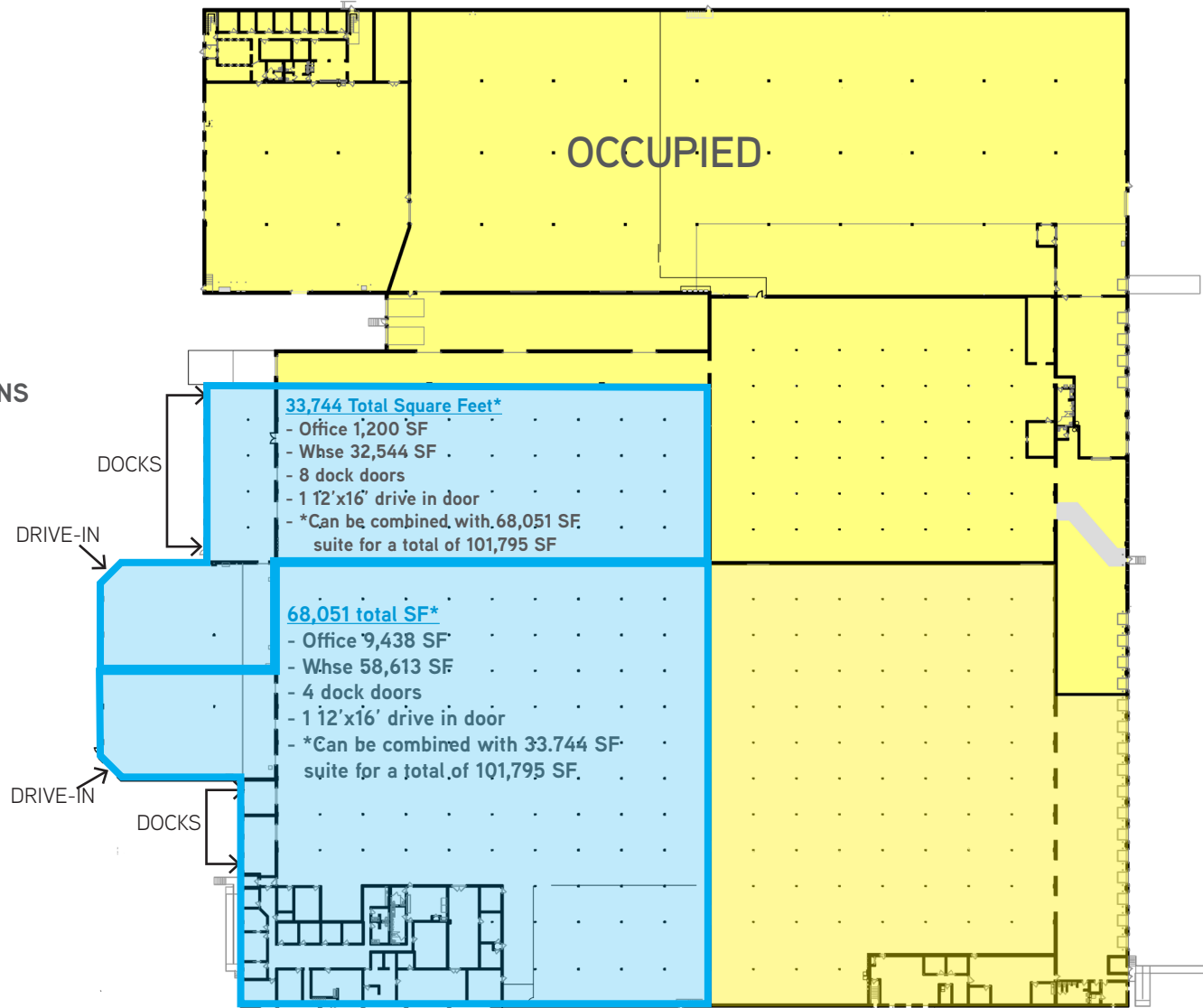
 CLARION PARTNERS



COLLIERS INTERNATIONAL
900 2nd Avenue S, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp

MSP Midway Industrial Park #9

ST. PAUL, MN 55114



POTENTIAL COMBINATIONS

> 101,795 total SF*

- 10,638 SF office
- 91,157 SF warehouse
- 11 dock doors
- 1 drive-in door
- (2) 12'x16' drive-in doors

*Divisible to 68,051 SF and 33,744 SF

33,744 Total Square Feet*

- Office 1,200 SF
- Whse 32,544 SF
- 8 dock doors
- 1 12'x16' drive in door
- *Can be combined with 68,051 SF suite for a total of 101,795 SF

68,051 total SF*

- Office 9,438 SF
- Whse 58,613 SF
- 4 dock doors
- 1 12'x16' drive in door
- *Can be combined with 33,744 SF suite for a total of 101,795 SF.

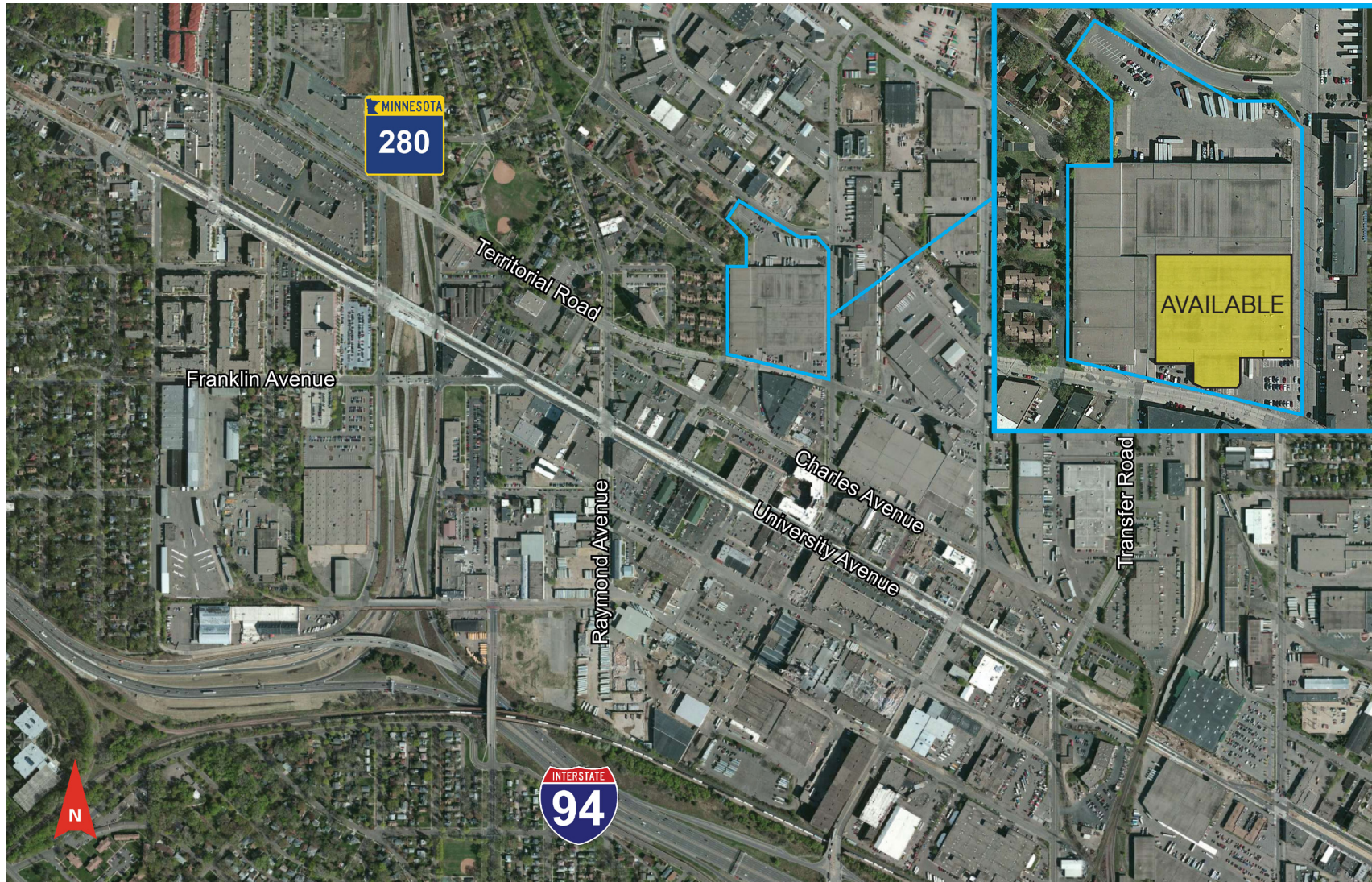
ERIC BATIZA
952 837 3007
eric.batiza@colliers.com

BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com

SAM SVENDAHL
952 837 3025
sam.svendahl@colliers.com

MSP Midway Industrial Park #9

ST. PAUL, MN 55114



BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com

ERIC BATIZA
952 837 3007
eric.batiza@colliers.com

SAM SVENDAHL
952 837 3025
sam.svendahl@colliers.com