

FOR LEASE

1111 CONCORD ST S

SOUTH ST PAUL, MN 55075



CONTACT

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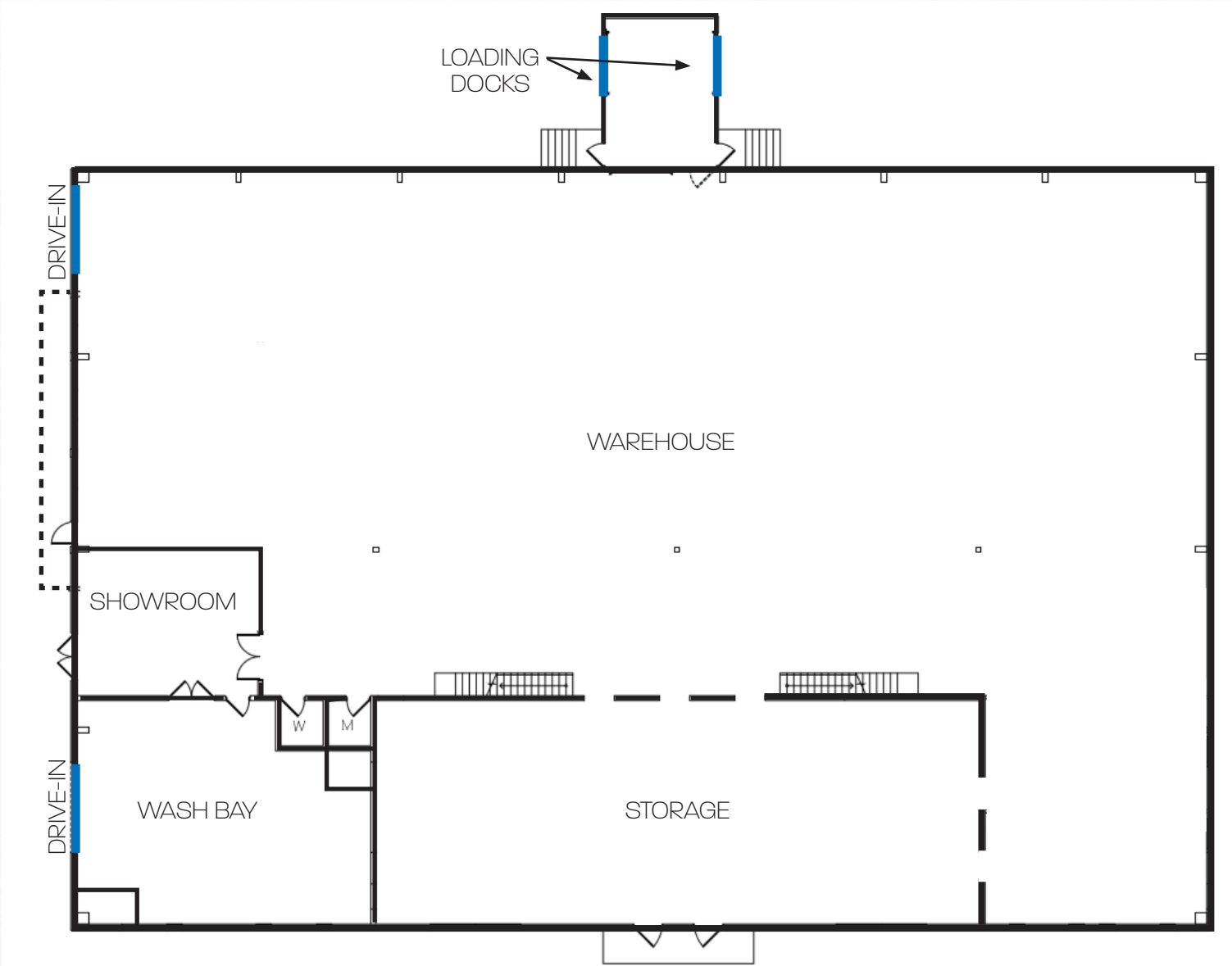
PROPERTY SPECIFICATIONS



1111 CONCORD AVE SPECS

Building Size:	11,090 SF (Warehouse)	Loading:	1 Dock 17' Clear
	2,370 SF (Storage)		2 Drive-Ins
	2,370 SF (Mezz. Storage)		- 10'W x 10'H w/ Glass Panels
	1,140 SF (Wash Bay)		- 12'W x 12' H
	700 SF (Showroom)		
17,670 SF TOTAL			
Parcel Size:	1.75 Acres	PID:	36.71500.17.291
Year Built:	1974 Renovated 2019	Rates:	Negotiable
Zoning:	GB - General Business District	Taxes (2025):	\$35,786 (\$2.34 PSF)

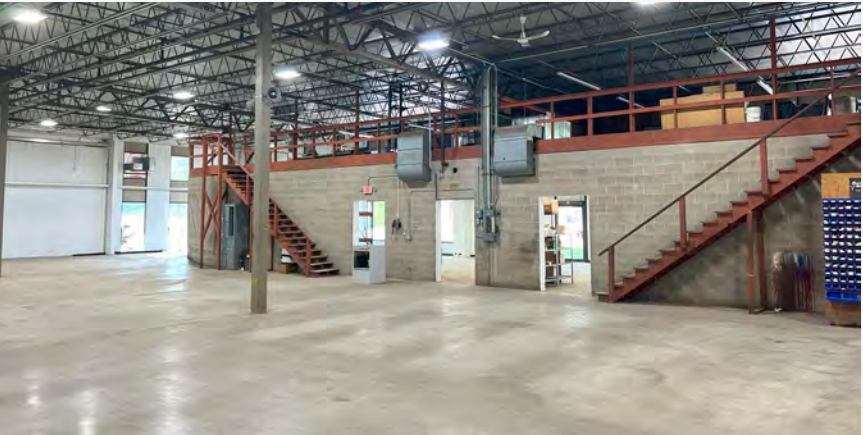
FLOOR PLANS



PROPERTY **AERIAL**



PROPERTY **PHOTOS**





SITE

PRIME
LOCATION

THINKING BEYOND THE OBVIOUS



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