



TRANSWESTERN

REAL ESTATE  
SERVICES

# SAINT PAUL INDUSTRIAL PROPERTIES #8

3725 DUNLAP ST N | ARDEN HILLS, MN 55113



# PROPERTY SPECIFICATIONS



**Building Size:** 20,000 SF

**Availability:** 9,400 SF Office  
10,600 SF Warehouse  
20,000 SF Total

**Loading:** 3 Dock Doors | 1 Drive-In

**Clear Height:** 14'

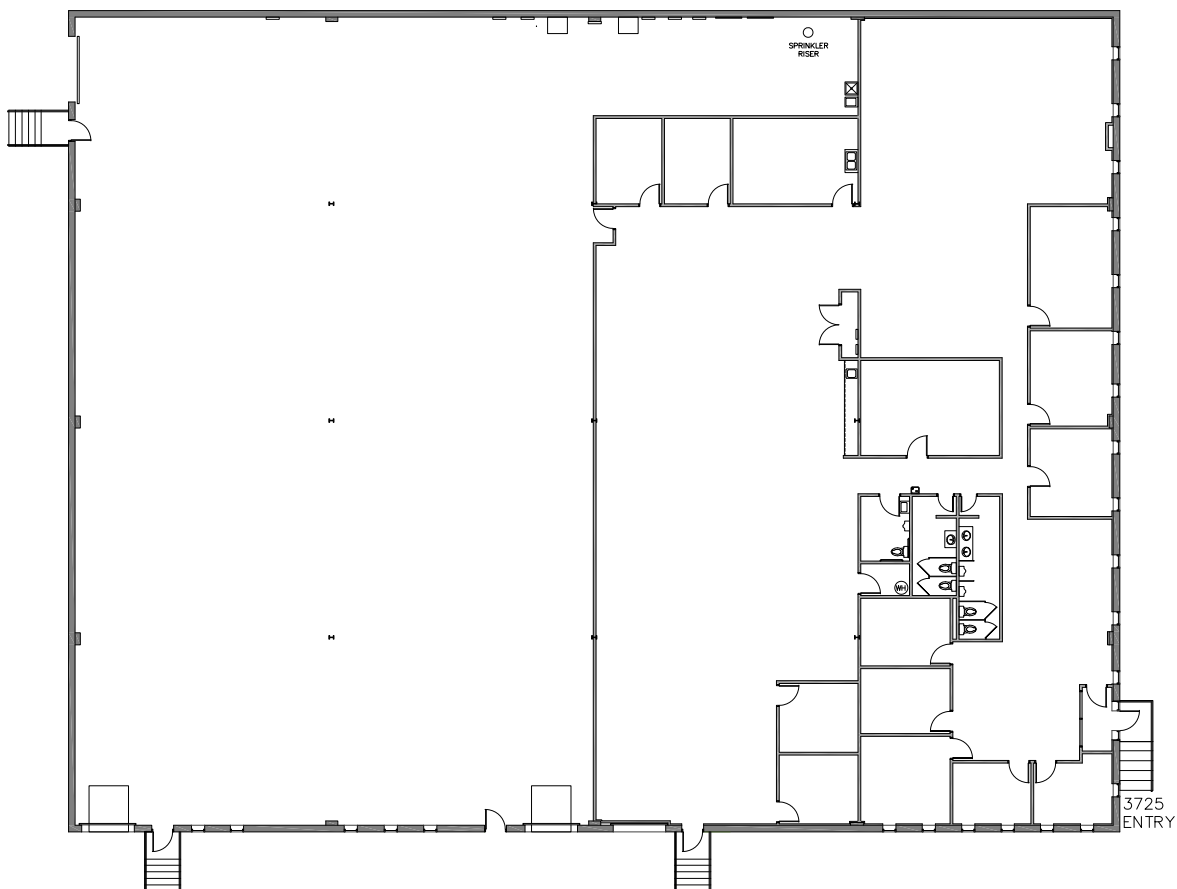
**Lease Rates:** \$14.00 PSF Office  
\$7.00 PSF Warehouse

**Taxes:** \$2.54 PSF (2025)

**Operating Expenses:** \$1.49 PSF (2025)



# FLOORPLAN



## SQUARE FEET

|            |           |
|------------|-----------|
| Office:    | 9,400 SF  |
| Warehouse: | 10,600 SF |
| Total:     | 20,000 SF |







**TRANSWESTERN**

REAL ESTATE  
SERVICES



## THINKING BEYOND THE OBVIOUS

**JOHN THOMPSON, SIOR**

612.359.1645

[john.thompson@transwestern.com](mailto:john.thompson@transwestern.com)

**ALEX BARON, SIOR**

612.359.1658

[alex.baron@transwestern.com](mailto:alex.baron@transwestern.com)