



TRANSWESTERN

REAL ESTATE
SERVICES

SAINT PAUL INDUSTRIAL PROPERTIES #10

3756-3758 DUNLAP ST N | ARDEN HILLS, MN 55113

PROPERTY SPECIFICATIONS



Building Size: 41,600 SF

Availability: 3,750 SF Office
6,250 SF Warehouse
10,000 SF Total
*Can be demised into (2) 5,000 SF Suites

Loading: 2 Dock Doors | 1 Drive-In

Clear Height: 14'

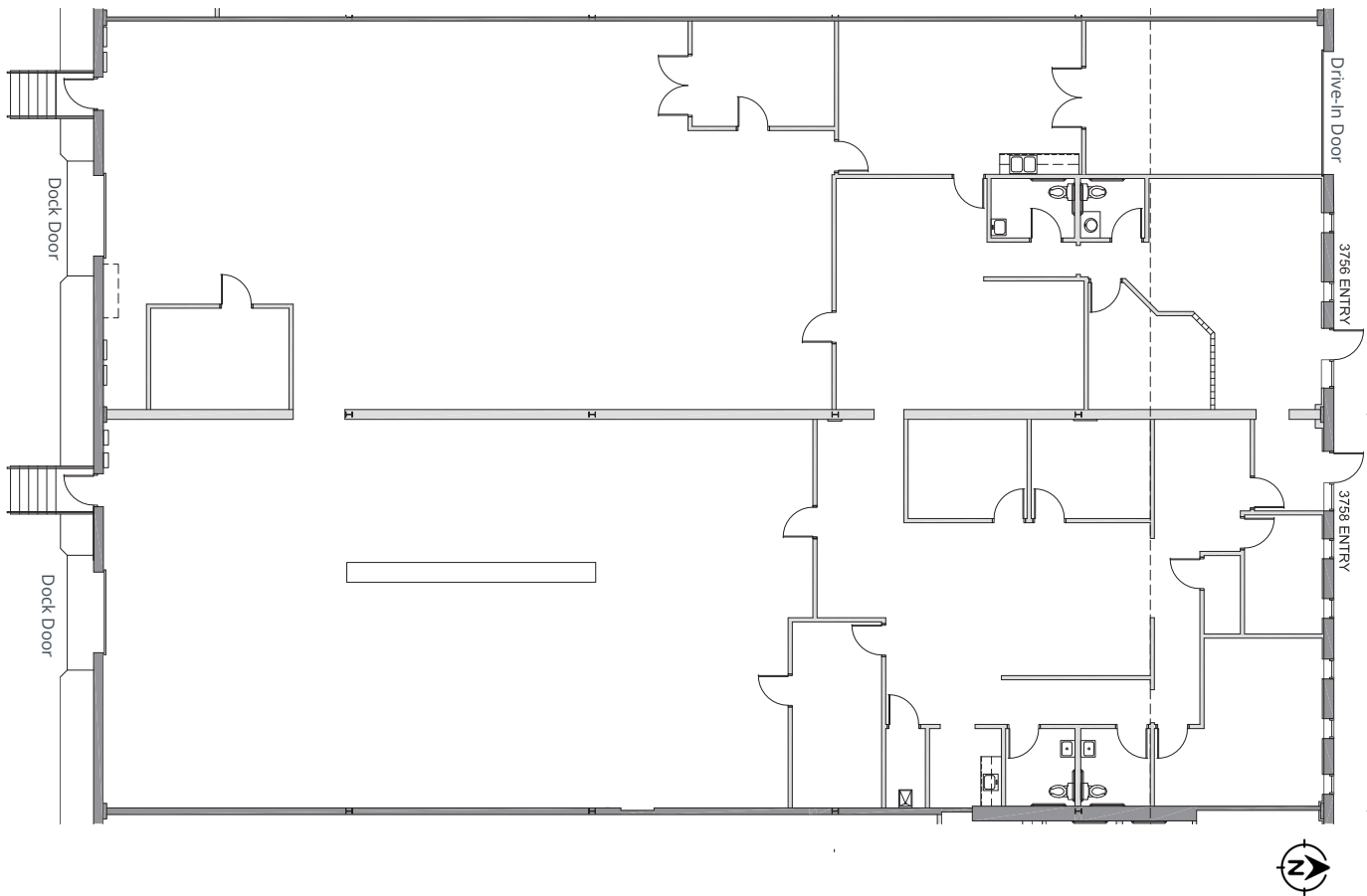
Lease Rates: \$14.00 PSF Office
\$7.00 PSF Warehouse

Taxes: \$2.55 PSF (2025)

Operating Expenses: \$1.32 PSF (2025)



FLOORPLAN



SQUARE FEET

Office:	3,750 SF
Warehouse:	6,250 SF
Total:	10,000 SF

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THINKING BEYOND THE OBVIOUS

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