



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

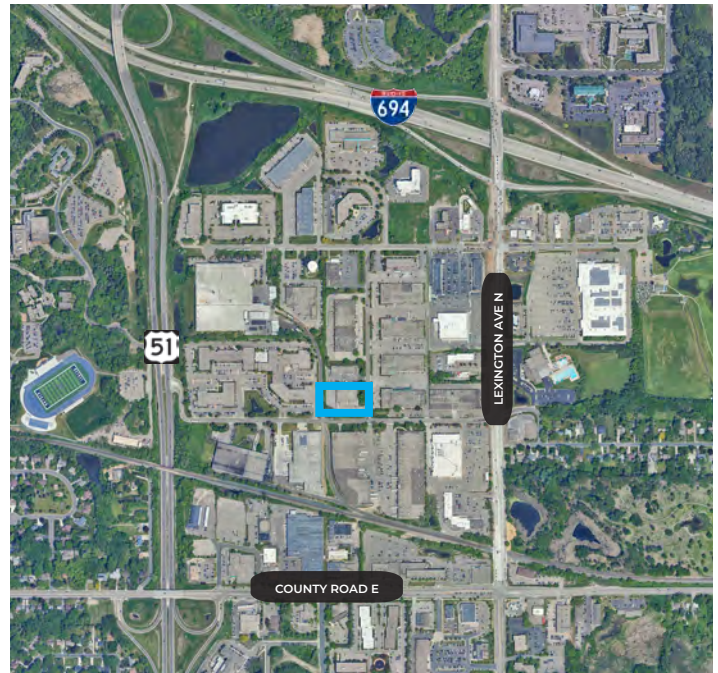
Loading: 3 Dock Doors | 1 Drive-In

Clear Height: 14'

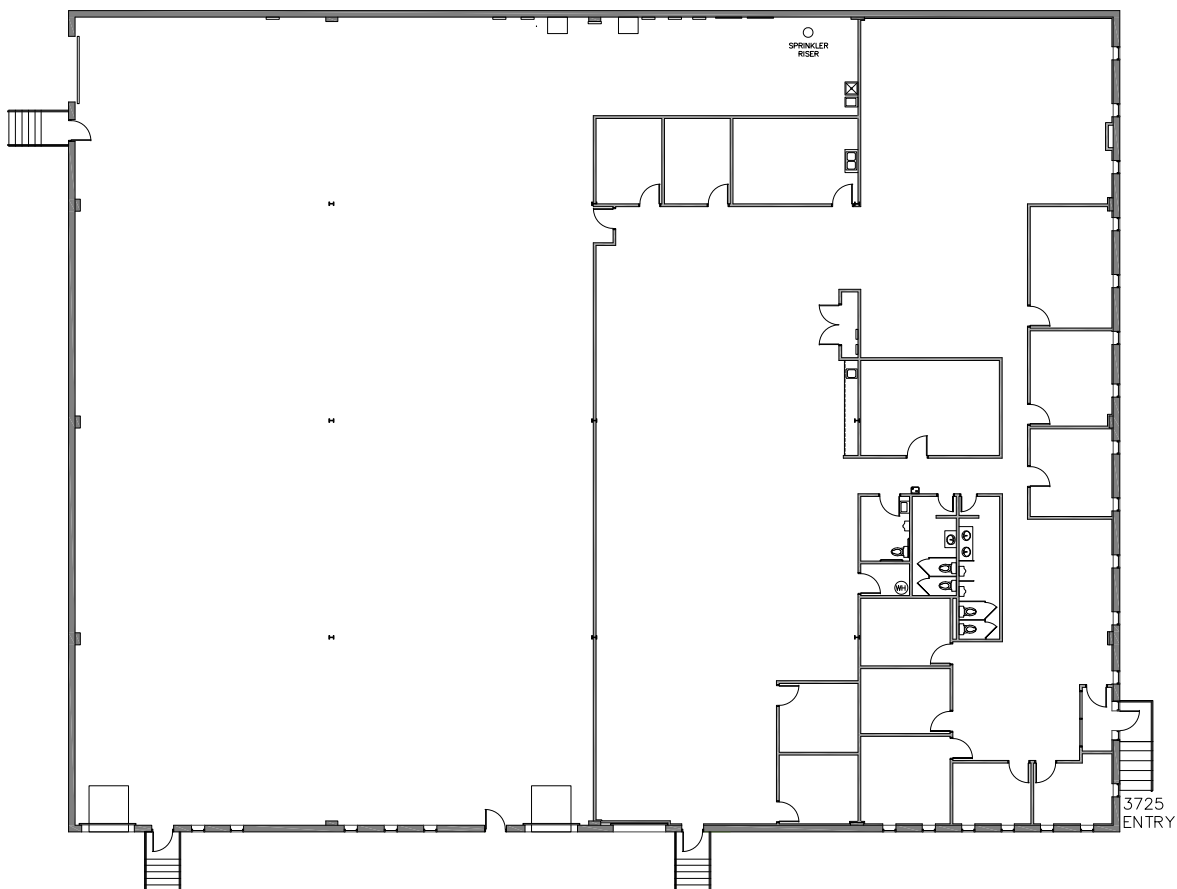
Lease Rates: \$14.00 PSF Office
\$7.00 PSF Warehouse

Taxes: \$3.13 PSF (2025)

Operating Expenses: \$1.49 PSF (2025)



FLOORPLAN



SQUARE FEET

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





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THINKING BEYOND THE OBVIOUS

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