



TRANSWESTERN

REAL ESTATE  
SERVICES

**AVAILABLE FOR SUBLEASE**

**2240 WOODALE DRIVE, SUITE 200**

**MOUNDS VIEW, MN 55112**

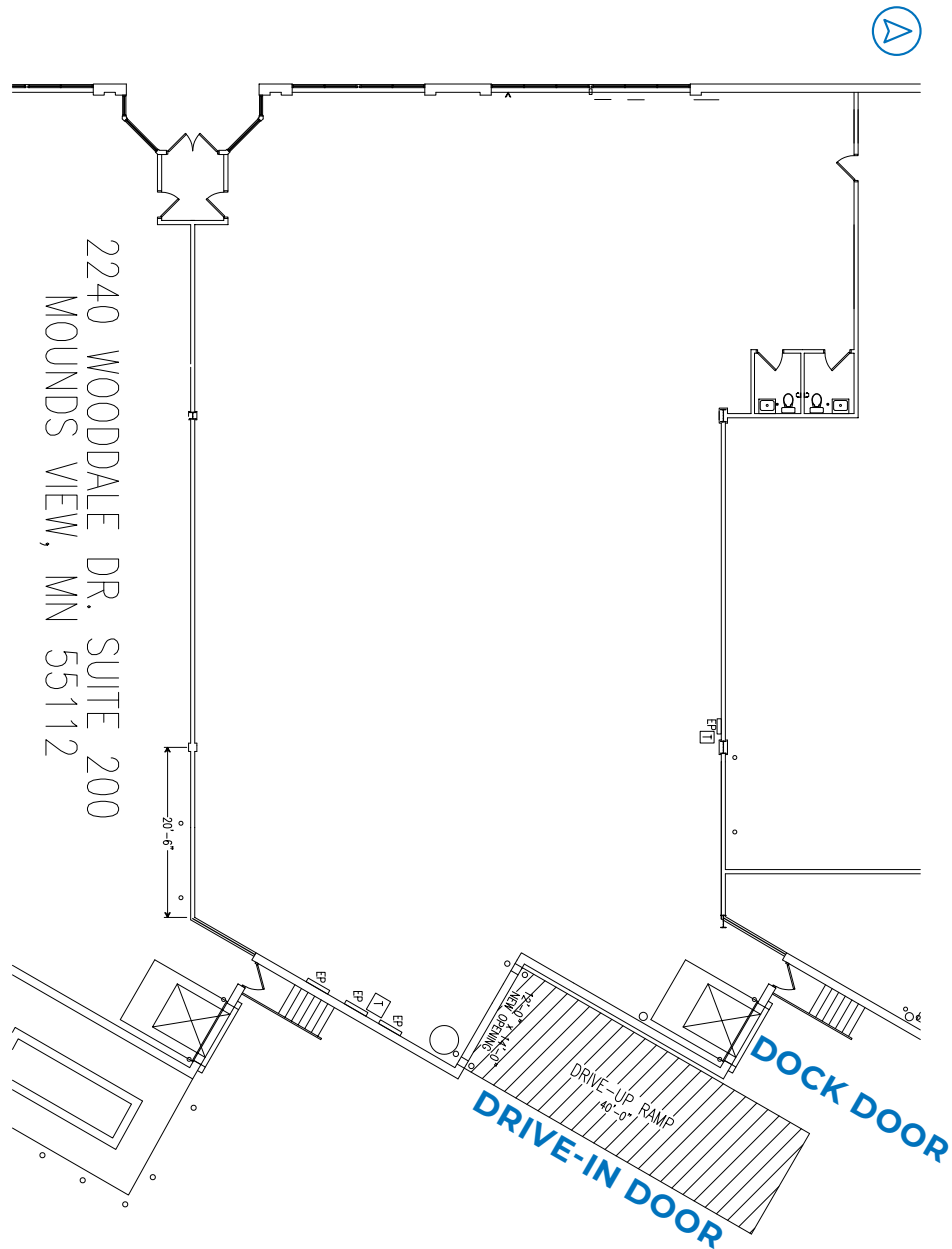
# PROPERTY SPECIFICATIONS



<b>Building Size:</b>	43,830 SF
<b>Availability:</b>	7,934 SF Warehouse
<b>Term:</b>	Available 11/1/22 Term ends 9/30/28
<b>Loading:</b>	1 Dock with Leveler (10' x 14') 1 Ramped Drive-In (10' x 14')
<b>Clear Height:</b>	21'
<b>Column Spacing:</b>	40' x 32'
<b>Lease Rates:</b>	\$6.30/PSF
<b>CAM/Tax:</b>	\$4.30 PSF (2022)
<b>Parking:</b>	14 Stalls (1.75 / 1,000 SF)
<b>Features:</b>	100% Air Conditioned, LED Lights



# FLOOR PLAN



## SQUARE FEET

Office:	0 SF
Warehouse:	7,934 SF
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Total:	7,934 SF



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# THINKING BEYOND THE OBVIOUS

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