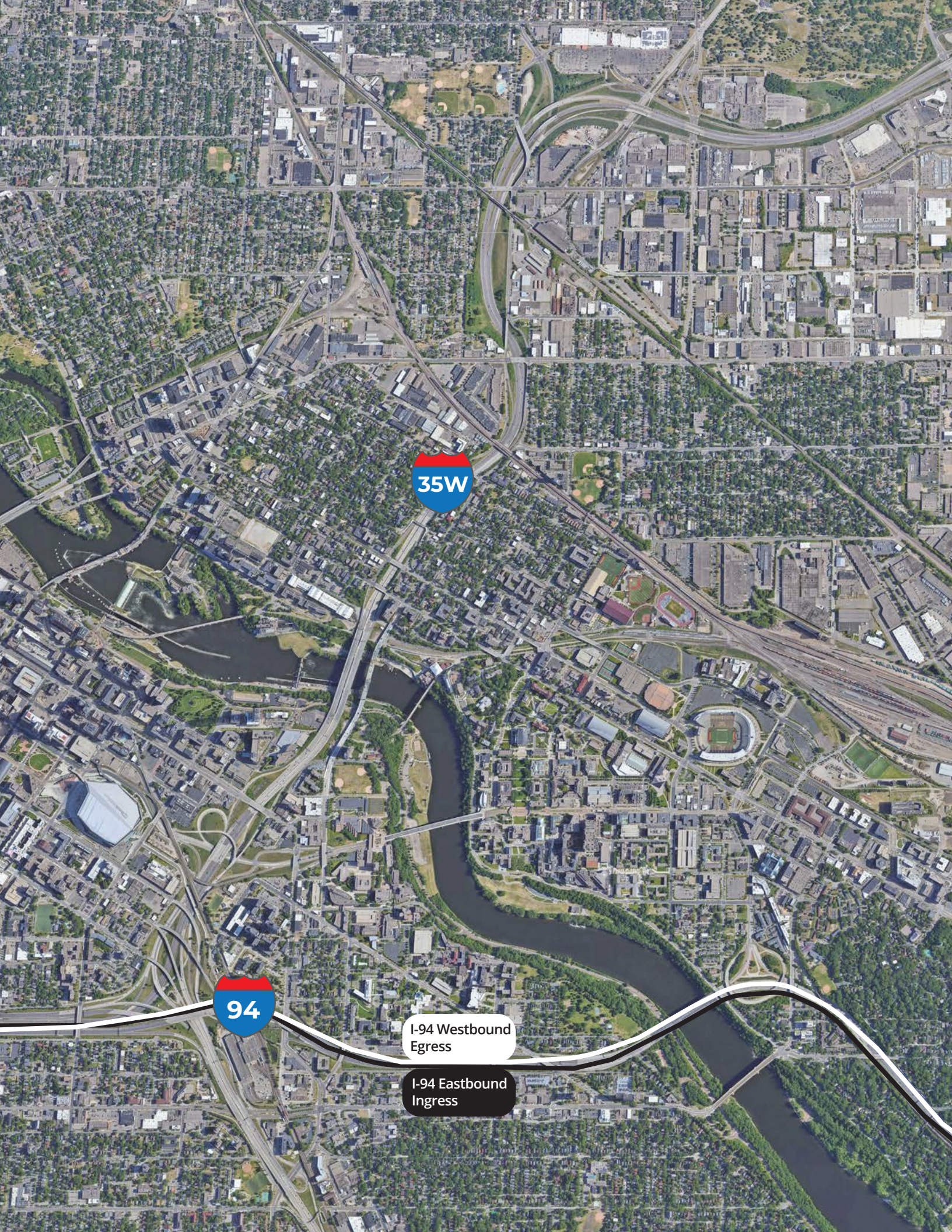


280 BUSINESS CENTER

2475 DOSWELL AVENUE, ST. PAUL, MN 55108

FOR LEASE



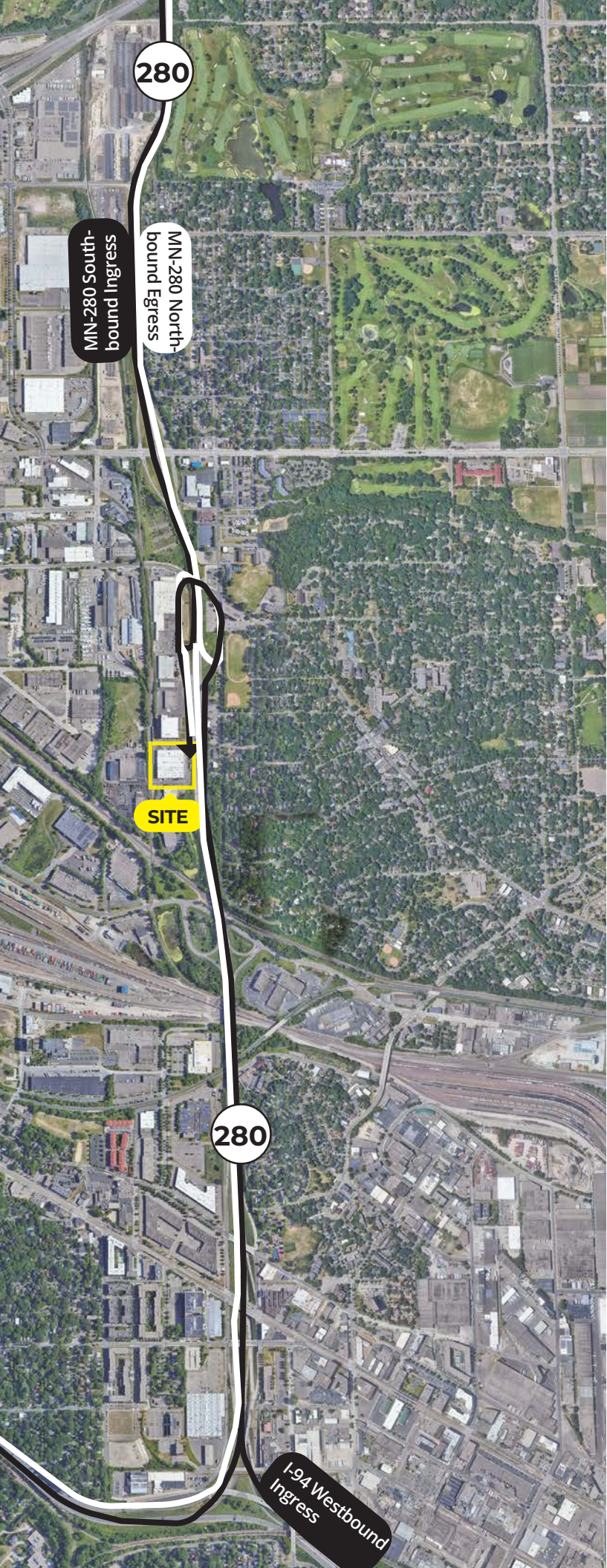


35W

94

I-94 Westbound
Egress

I-94 Eastbound
Ingress



THE ACCESS

UNPARALLELED ACCESS

Easy access to and from Interstates 94, 394, 35W, and Highway 36 via Highway 280

Parking and loading access via Border Avenue from Highway 55 and Interstate 94

Vehicle access via N Hunting Valley Road and Doswell Avenue

Fenced in truck court

Close proximity to Rosedale Center

Highly visible signage opportunity

Average traffic counts approximately 66,000 vehicles per day

A LOCATION CENTRAL TO EVERYTHING



280

LARPEN TEUR AVE W

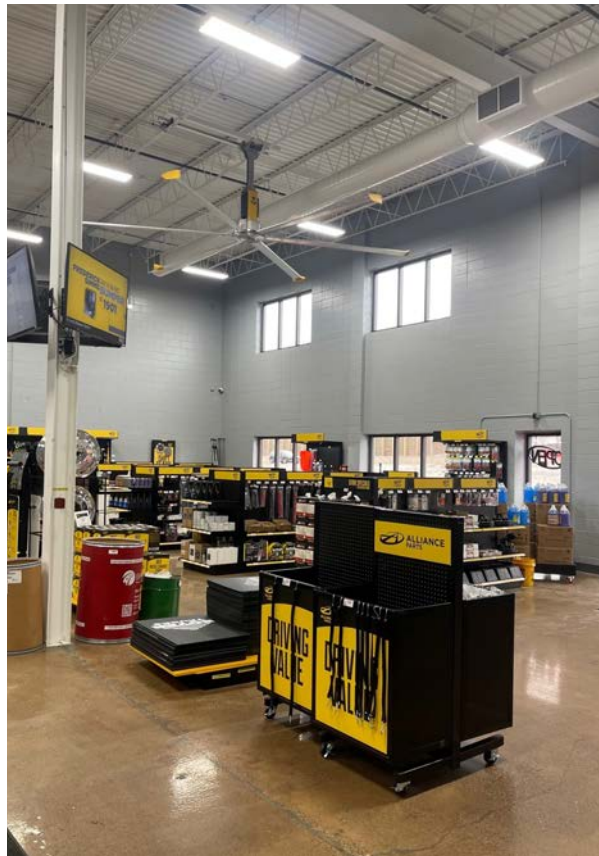
COMO AVE

SITE

UNIVERSITY OF
MINNESOTA

ENERGY PARK DR

280



THE SPECS



PROPERTY SUMMARY

County: Ramsey

District: Mid-City

Zoning: I-2; General Industrial

Site Size: 3.75 Acres

Building Area: 163,350 SF (Total)

Number of Stories: One

Year of Construction: 1956

Renovation: 2004

SPACE DESCRIPTION

Bay D & E: 41,558 SF

Clear Height: 22' clear

Loading: 8 docks, 1 drive-ins

Truck Court Depth: 125'

Lighting: LED

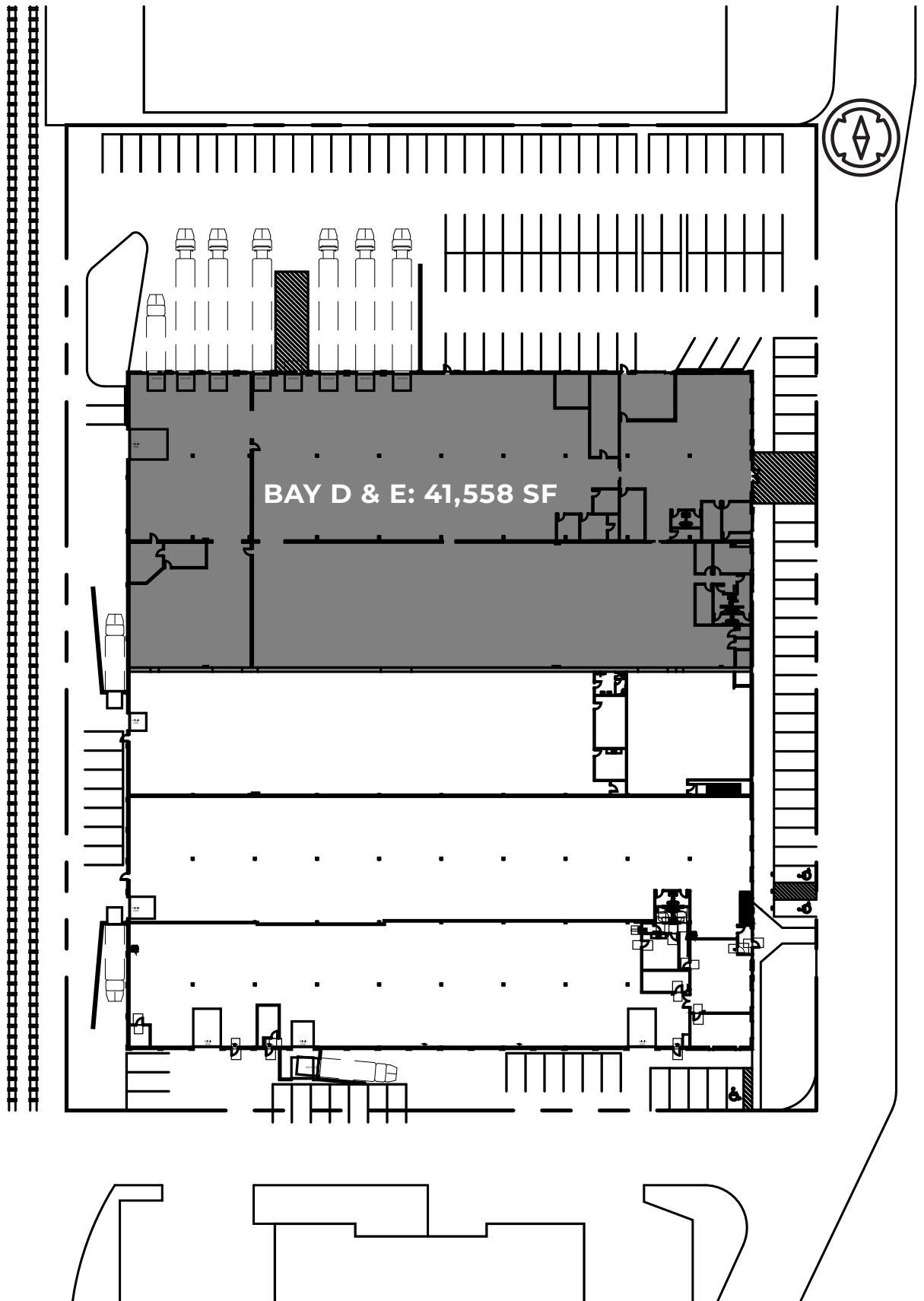
Fully Sprinklered

RATES

Lease Rate: \$8.50 PSF

2023 CAM/Tax Expenses: \$4.64 PSF







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