



TRANSWESTERN

REAL ESTATE
SERVICES

SAINT PAUL INDUSTRIAL PROPERTIES #9

3769 DUNLAP ST N | ARDEN HILLS, MN 55113

PROPERTY SPECIFICATIONS



Building Size: 60,000 SF

Availability: 3,020 SF Office
8,980 SF Warehouse
12,000 SF Total
*Can be demised into (2) 6,000 SF spaces

Loading: 2 Dock Doors | 1 Drive-In

Clear Height: 14'

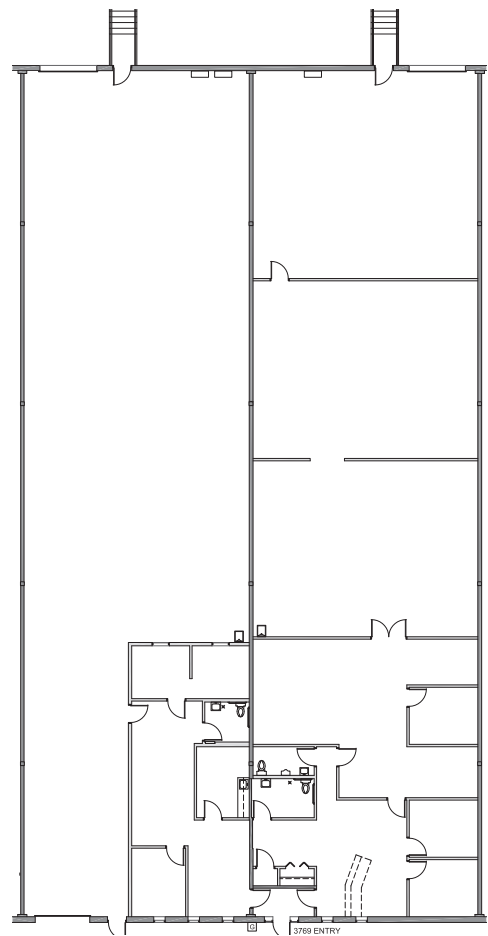
Lease Rates: \$14.00 PSF Office
\$7.00 PSF Warehouse

Taxes: \$2.69 PSF (2025)

Operating Expenses: \$1.33 PSF (2025)



FLOOR PLAN



SQUARE FEET

Office: 3,020 SF

Warehouse: 8,980 SF

Total: 12,000 SF

*Can be demised into (2) 6,000 SF spaces





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THINKING BEYOND THE OBVIOUS

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