



TRANSWESTERN

REAL ESTATE
SERVICES

SAINT PAUL INDUSTRIAL PROPERTIES #12

3806 & 3808 DUNLAP ST N |
ARDEN HILLS, MN 55113

PROPERTY SPECIFICATIONS



Building Size: 41,890 SF

Availability: - SF Office
 13,744 SF Warehouse
 13,744 SF Total

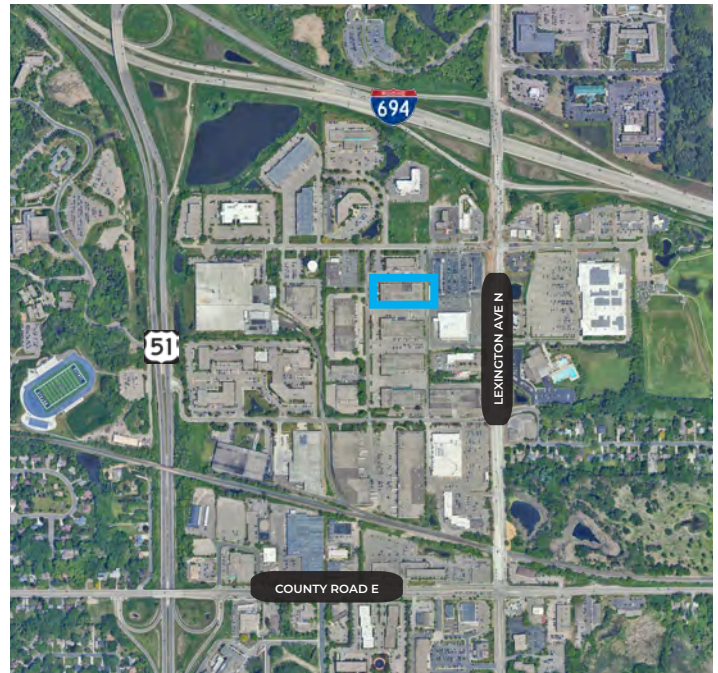
Loading: 2 Docks

Clear Height: 14'

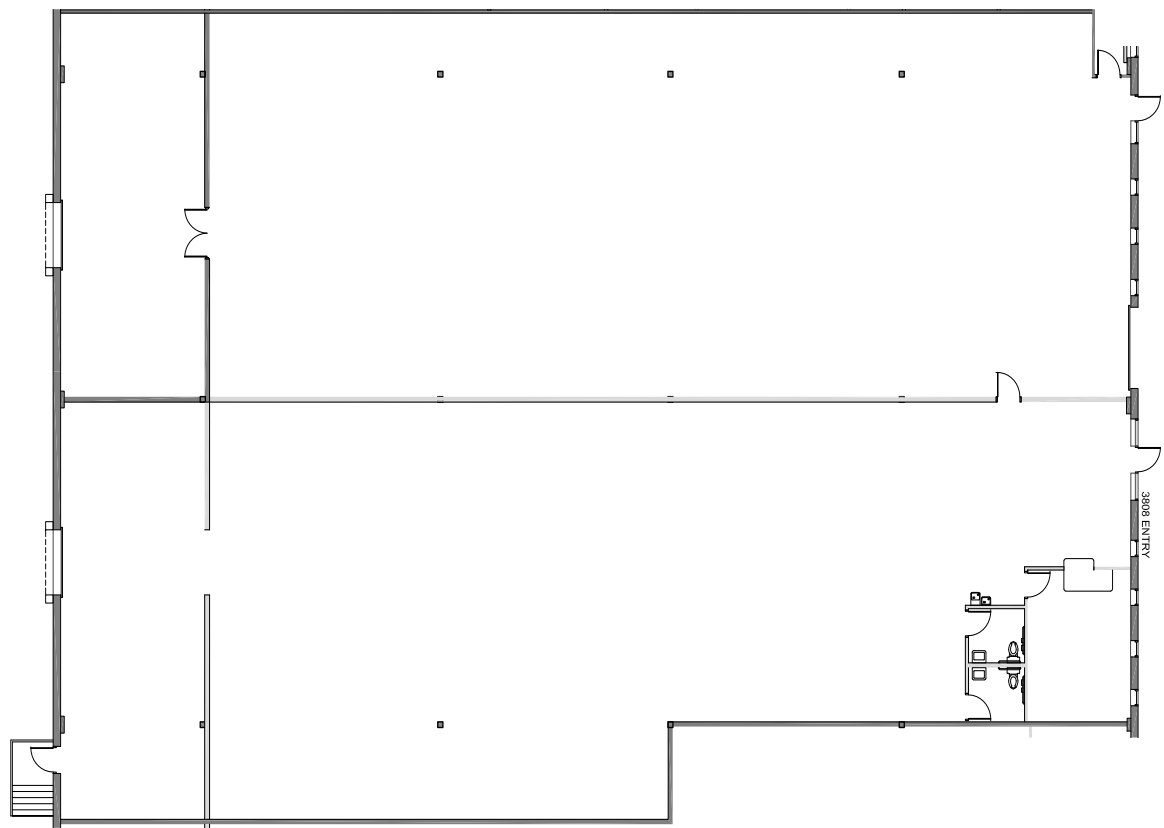
Lease Rates: \$14.00 PSF Office
 \$7.00 PSF Warehouse

Taxes: \$2.26 PSF (2025)

Operating Expenses: \$1.35 PSF (2025)



FLOORPLAN



SQUARE FEET

Office:	0 SF
Warehouse:	13,744 SF
Total:	13,744 SF





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THINKING BEYOND THE OBVIOUS

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