

Office Warehouse Condo
Available For Sale or Lease

Office/Warehouse Condo – For Sale or Lease

156 Hardman Avenue, South St. Paul

Available Immediately this 11,300 sq. ft office / warehouse condominium is well situated at Hardman Avenue & Bridgepoint Drive in South St. Paul. This property offers convenient access to several major highways and a high level of finish not typically available. Aggressively priced below replacement cost this property offers an excellent opportunity for both users and investors.



3775 Dunlap Street North
Arden Hills, MN 55112

Ph: 651.481.8070 Fax: 651.481.0830
www.transwestern.net

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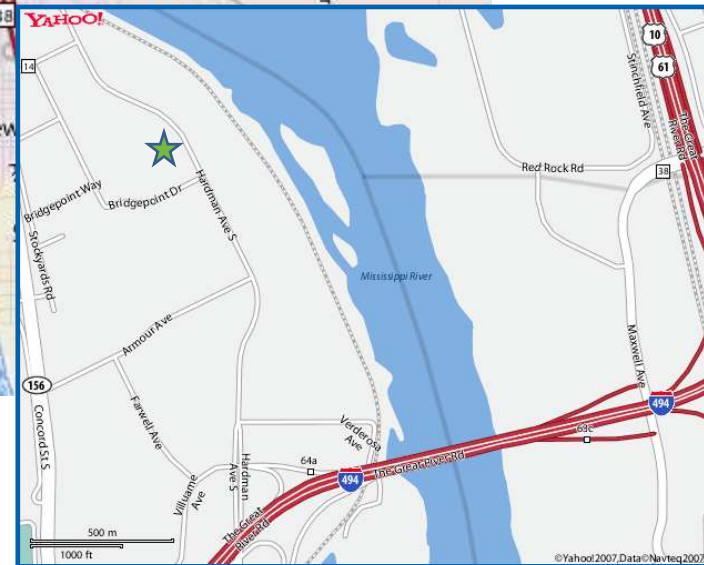
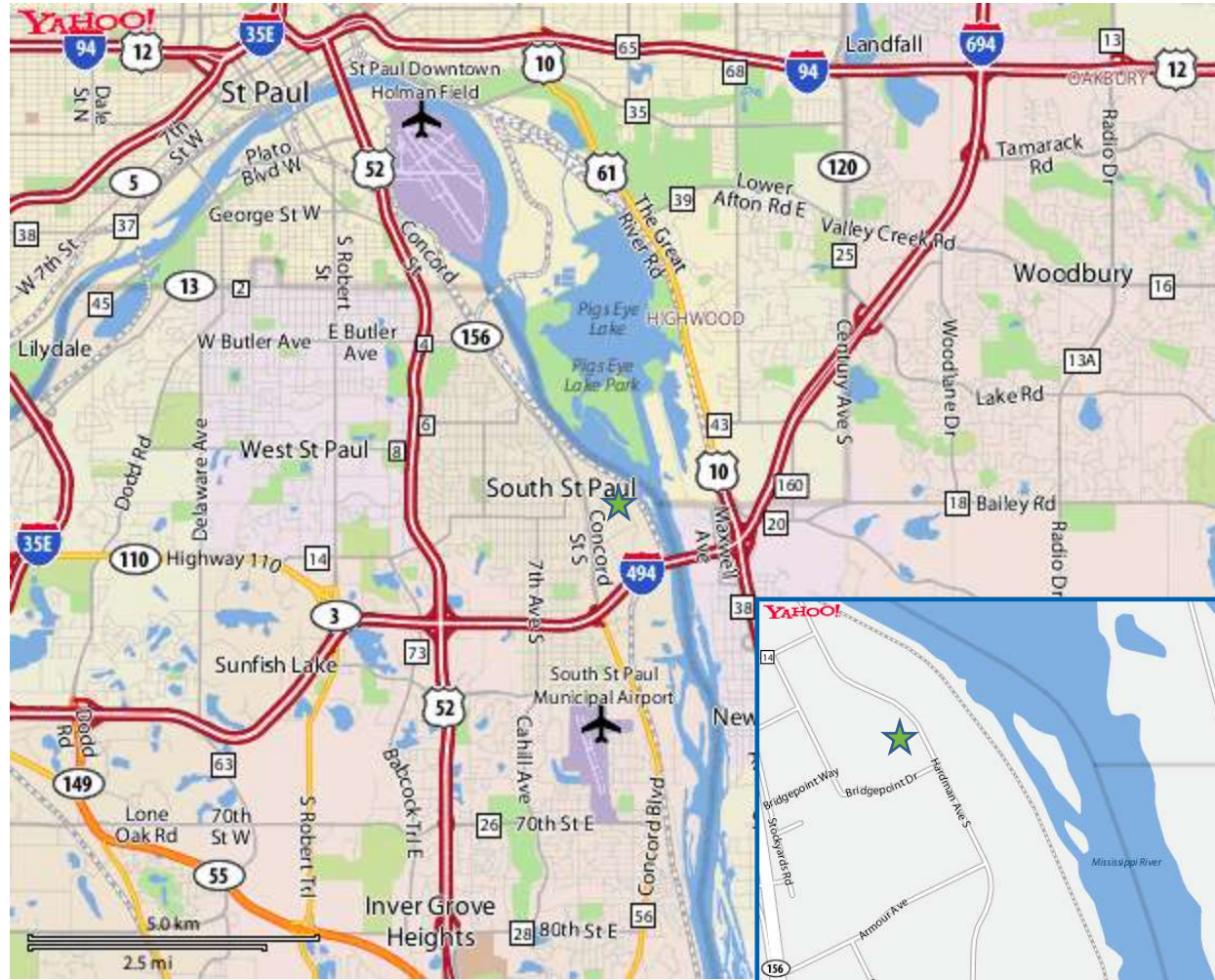
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BUILDING SPECS

Total Size: 11,300 SF
Office: 3,200 SF
Raised Floor
Production: 6,500 SF
Warehouse: 1,600 SF
Loading: 1 Dock Door
1 Drive-in Door
Year Built: 2004
Warehouse
Clear Height: 18'

AMENITIES

- Climate Controlled Production Area
- Raised Floors & Dropped Ceilings in Production Area
- 35 Tons of HVAC on Roof
- 600 Amps of 3-phase power in place
- Ample HVAC in the server room



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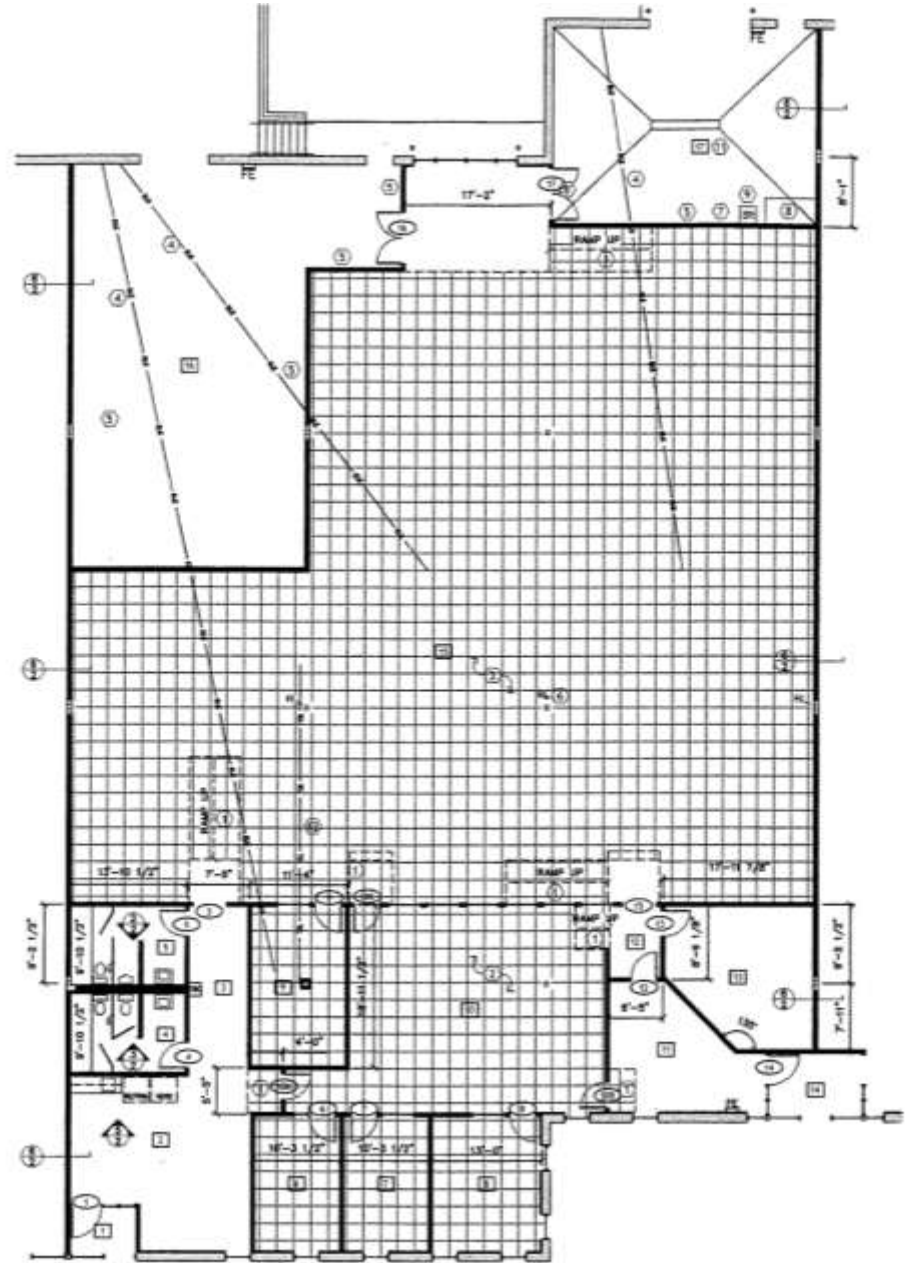
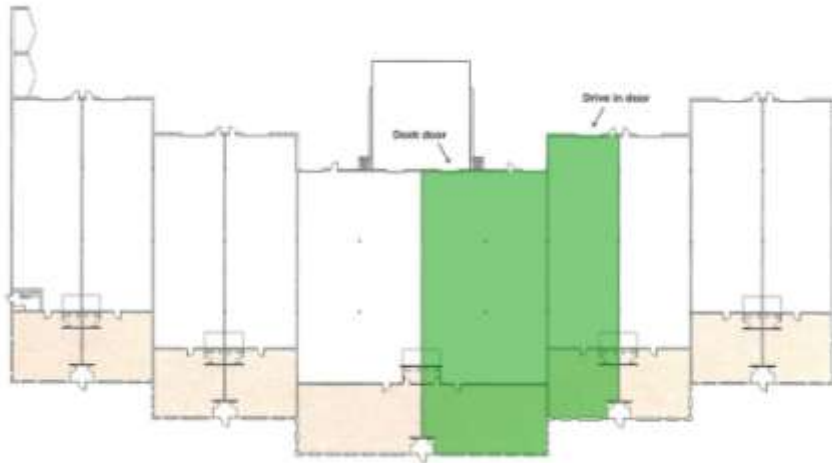
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