

OFFICE WAREHOUSE SPACE FOR LEASE

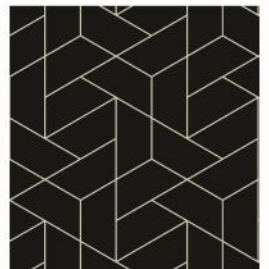
820 N CONCORD STREET, SOUTH ST PAUL, MN 55075

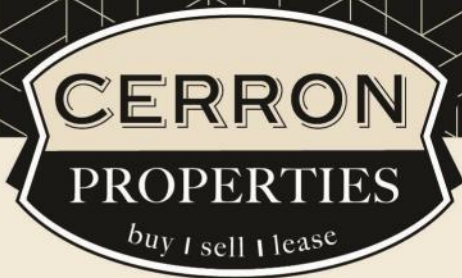


FOR LEASE | OFFICE WAREHOUSE SPACE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





OFFICE WAREHOUSE SPACE FOR LEASE

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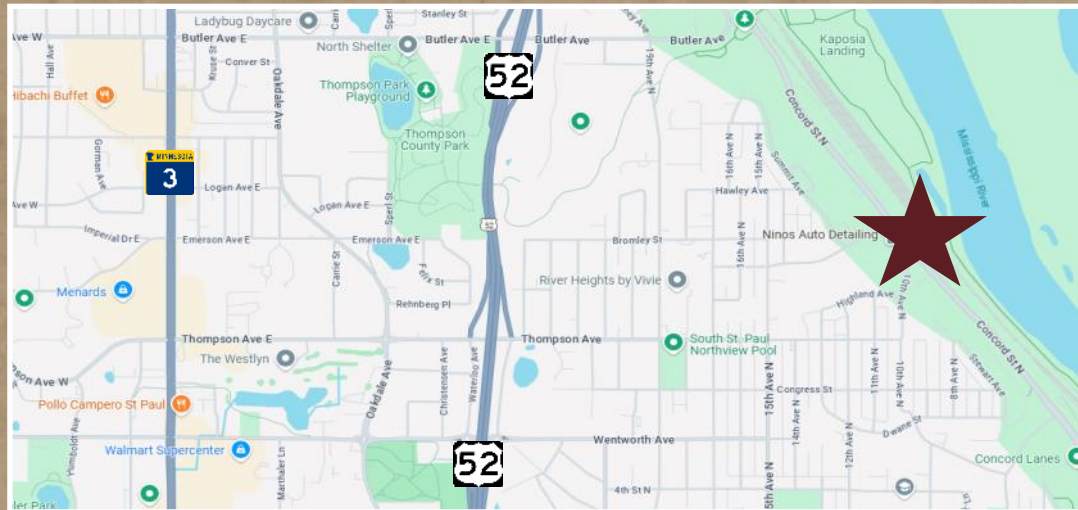
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■ PROPERTY HIGHLIGHTS

- Approx. 2,588 SF Available
547 SF office up + 2,041 SF warehouse down
- Approx. 12,900 SF building
- Built in 2001
- Three (3) drive-in doors (2—8' and 1—9' doors)
- Break Room
- Separate entrance
- Outside storage available (in front of garage doors and 3 extra spots)
- Sprinklered
- Extra office space available if needed
- Lease Rate: \$ 2,950/month gross
(\$13.68/SF/Year blended)
- *Utilities Included



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

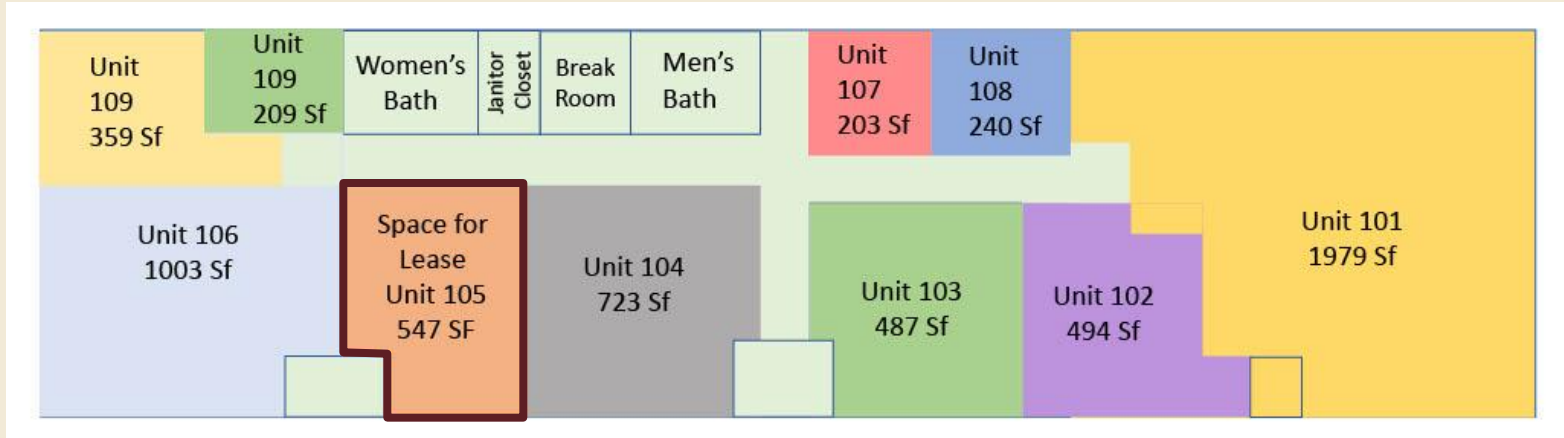


For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

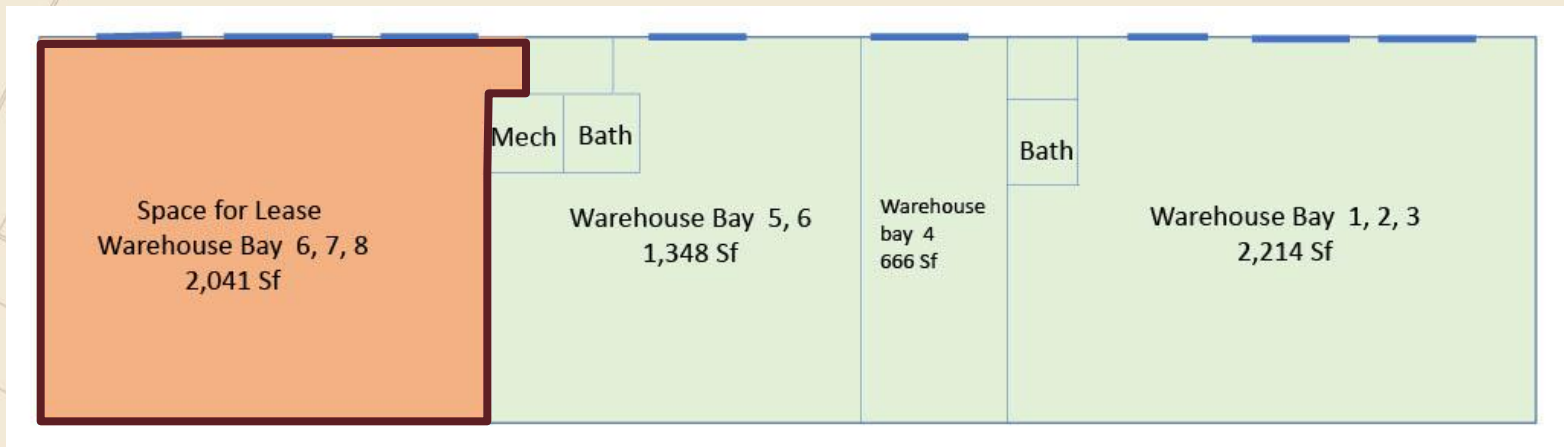
Building Map

OFFICE/WHSE SPACE FOR LEASE
 820 N CONCORD ST, SOUTH ST PAUL, MN 55075

Upper Level (Office)



Lower Level (Warehouse)



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OFFICE WAREHOUSE SPACE FOR LEASE

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INTERIOR PICS



OFFICE



SHARED BATHROOM



SHARED BREAK ROOM



WAREHOUSE

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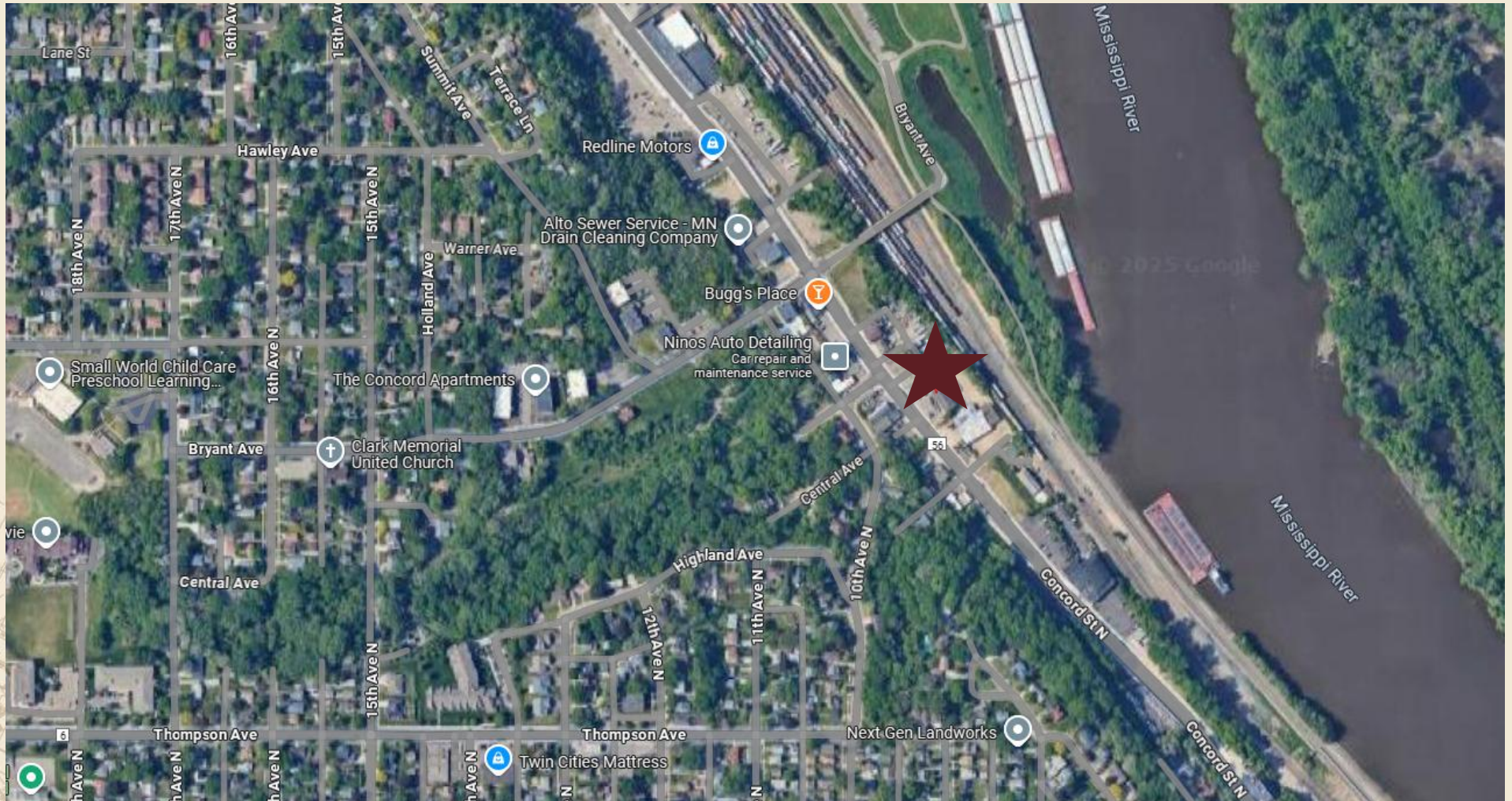


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AERIAL



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let's get started!

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