



FOR SALE! • 19,796 SF



MINNEHAHA INDUSTRIAL

440 Minnehaha Avenue W | St. Paul, MN 55103

Rare industrial office/warehouse on highly visible corner

- Three drive-ins (two 10x10' and one 18x10')
- Two 8' dock doors
- T panel concrete construction (including roof panel)
- Heavy 3-phase power
- Bituminous roof (early 2000s)
- Off street parking (4-6 stalls) and on street parking available
- Between Como Avenue and Dale Street N; blocks from Western Avenue N

Sale Price: Negotiable • **Est. Operating Expenses:** TBD

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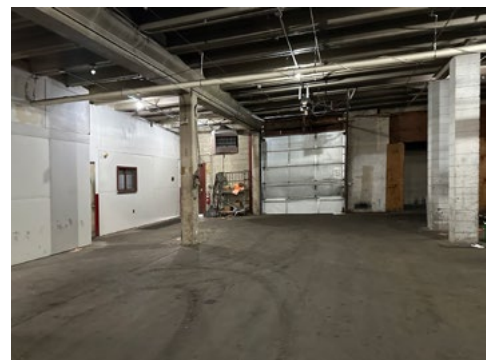
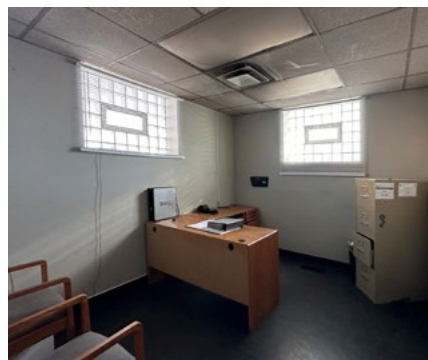
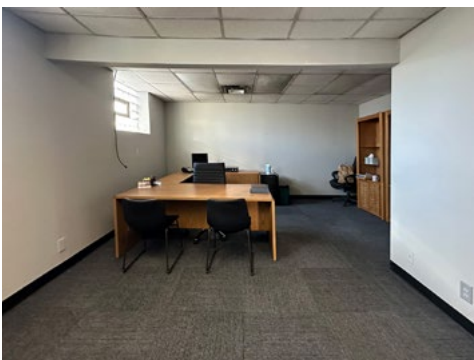
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[GO TO MAP](#)

Commercial Equities Group
— Investment Real Estate Services

Great Opportunity



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