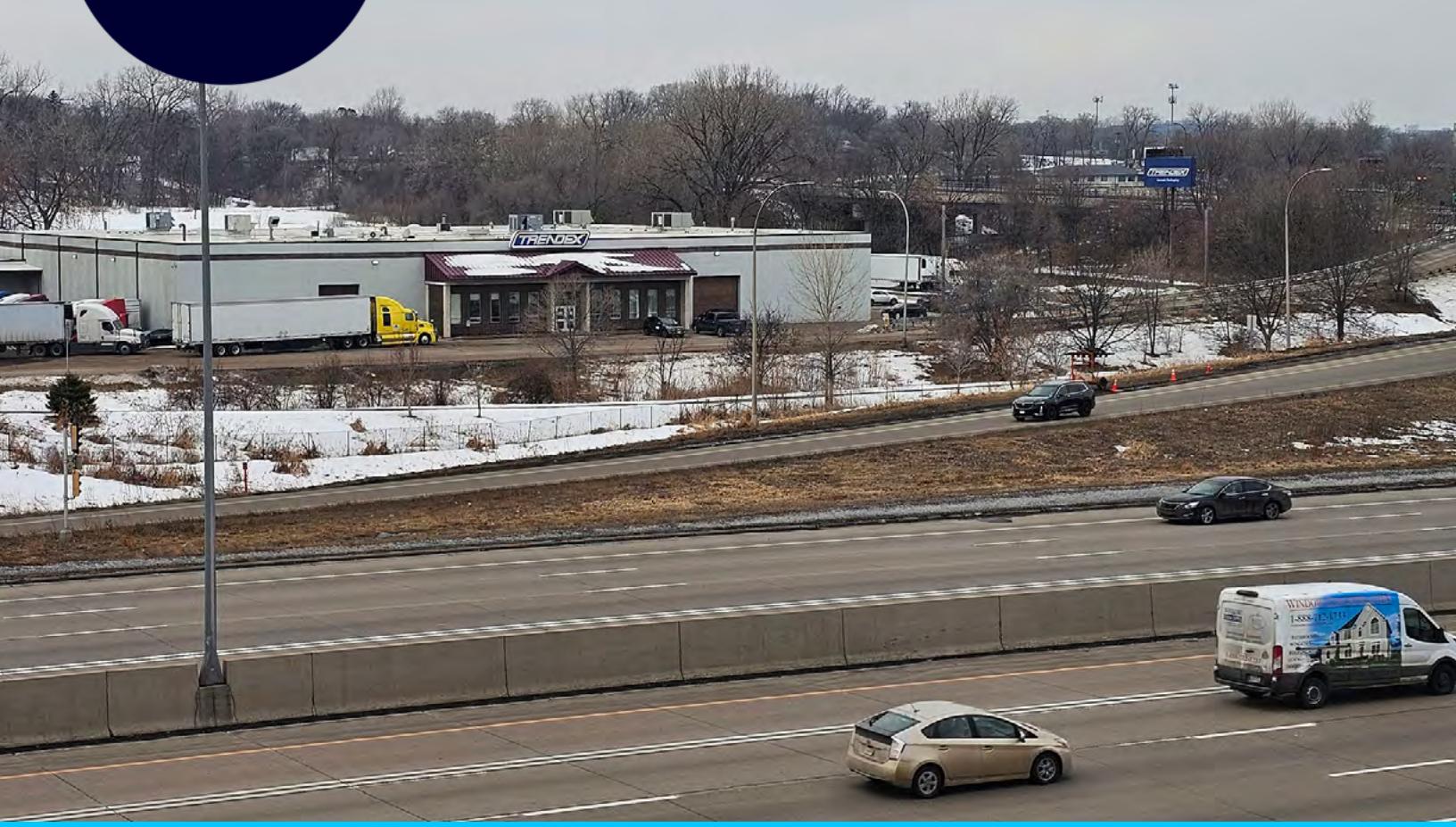




INDUSTRIAL FOR LEASE!



TRENDEX INDUSTRIAL

240 Maryland Avenue E, Saint Paul, MN 55117

5,000–7,000 SF

**EXCELLENT
WAREHOUSE
SPACE
AVAILABLE**

Shannon Farrand
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shannon@CEGspaces.com

Jeff Salzbrun
612-428-3333

jeff@CEGspaces.com

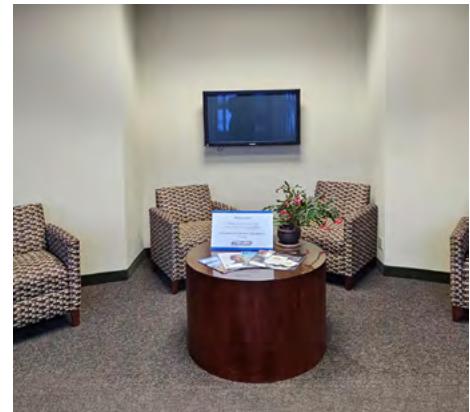
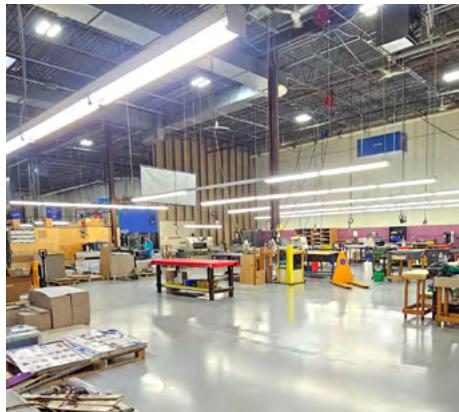
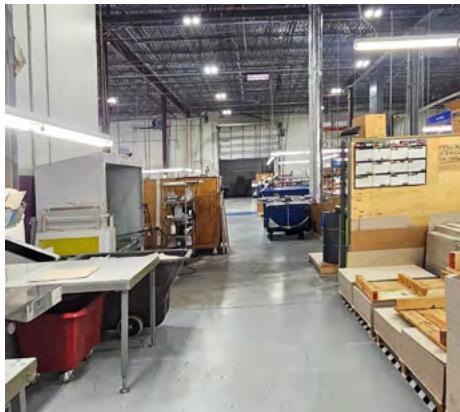
Commercial Equities Group
— Investment Real Estate Services

SPACE INFO



RENT: NEGOTIABLE
MODIFIED GROSS

SPACE INFO



Warehouse space (5,000-7,000 SF) in excellent multi-tenant location includes:

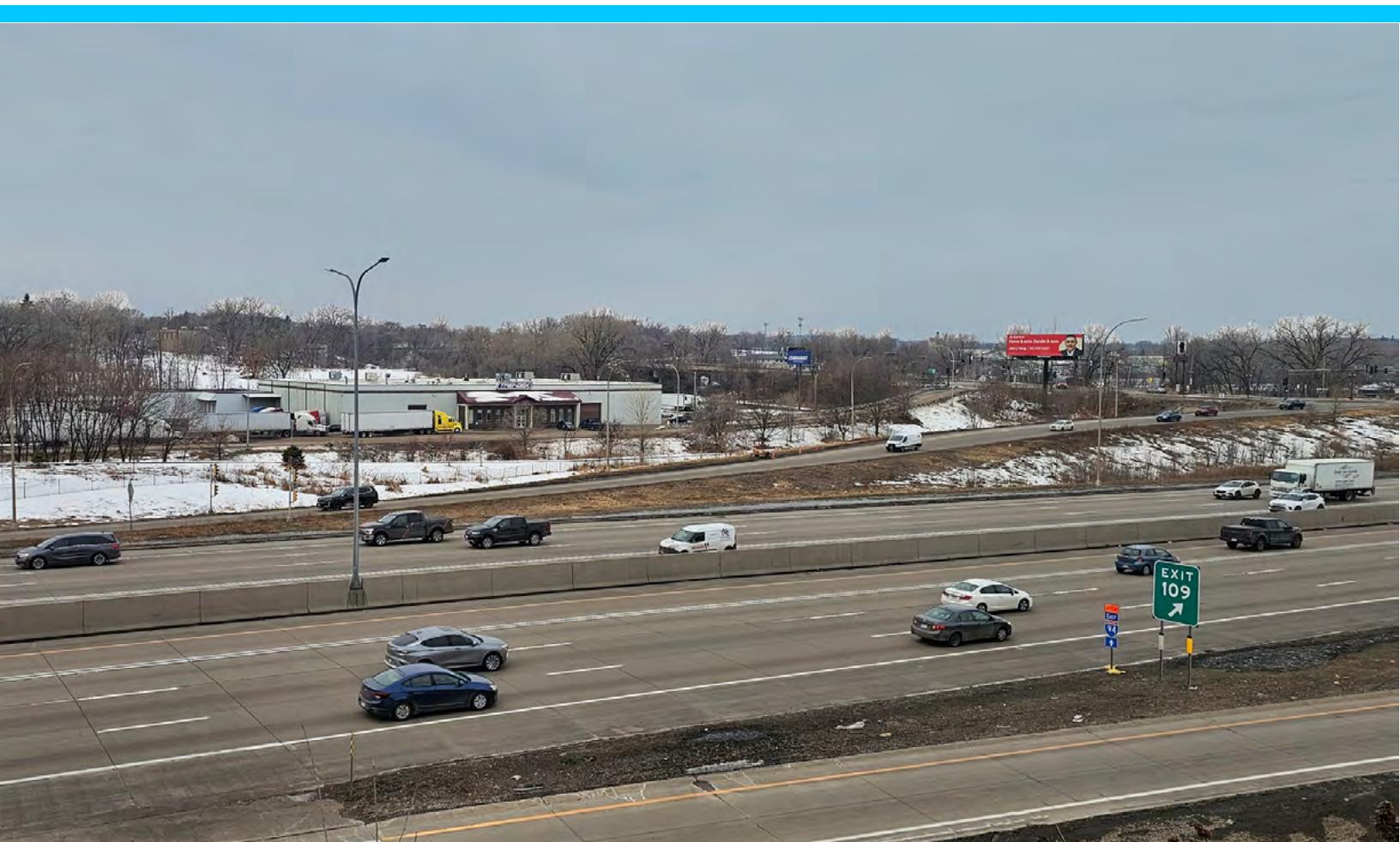
- Access to compressed air, eyewash station, and loading dock access
- Break room and bathrooms (conference rooms and office space negotiable)
- 210 electric available

RENT: NEGOTIABLE
MODIFIED GROSS

THE PROPERTY

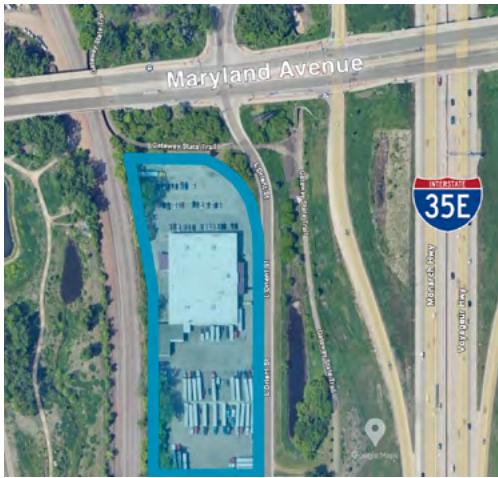
Perfect space for small warehouse, simple manufacturing or E-commerce business. The property is near key transportation routes between Minneapolis and St. Paul.

- Highly visible, known landmark on the corner of Maryland Avenue and 35E
- Mixed residential and commercial area
- Secure access building with outdoor cameras
- Possible outdoor storage available, ample parking
- Website: CEGspaces.com/trendex

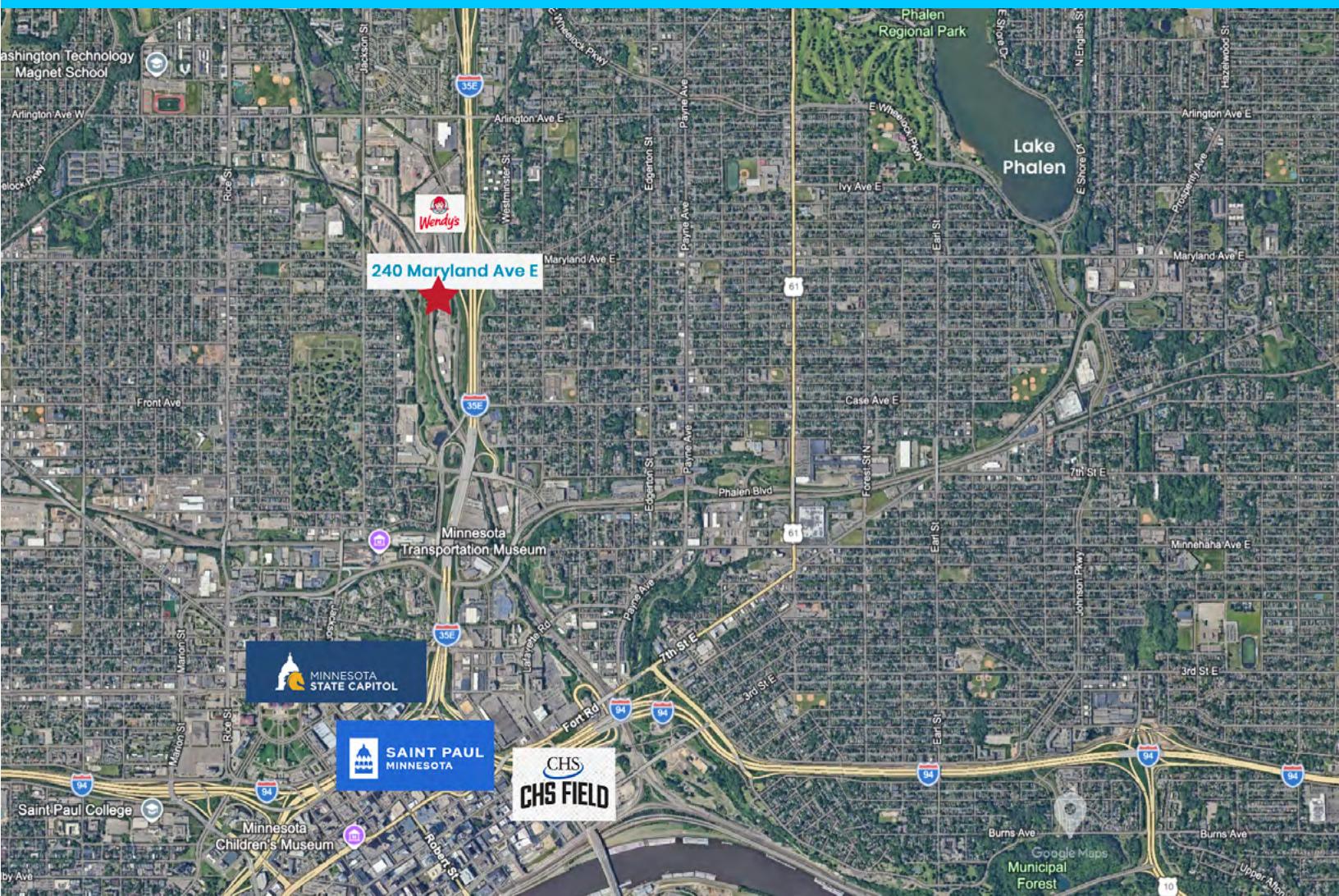


Bonus: Also at this address, Stagecoach Storage offers secure, clean, and easily accessible semi-truck parking/outdoor storage for people across the Saint Paul area

THE LOCATION



**Fantastic
access and
location
off 35E and
Maryland
Avenue.**



TRENDEX • 5,000-7,000 SF
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