

# FOR SUBLEASE

# 1065 PHALEN BLVD

# SUITE 100

# ST. PAUL, MN



**CUSHMAN &  
WAKEFIELD**

# Property Profile

**Address** 1065 Phalen Blvd, Suite 100  
St. Paul, MN

**Space Available** 2,400 SF Office  
36,022 SF Warehouse  
38,422 SF Total Space

**Loading** 2 Dock Doors | 2 Drive-ins

**Built** 2014

**Clear Height** 25'

**Sprinkler** Yes

**Power** 2,000 AMP 480V 3-Phase

**Parking** 6 per 1,000

**Zoning** I-1 - Light Industrial

**Lease Rate** Negotiable

**Lease Expiration** May 31st, 2025

## Property Highlights

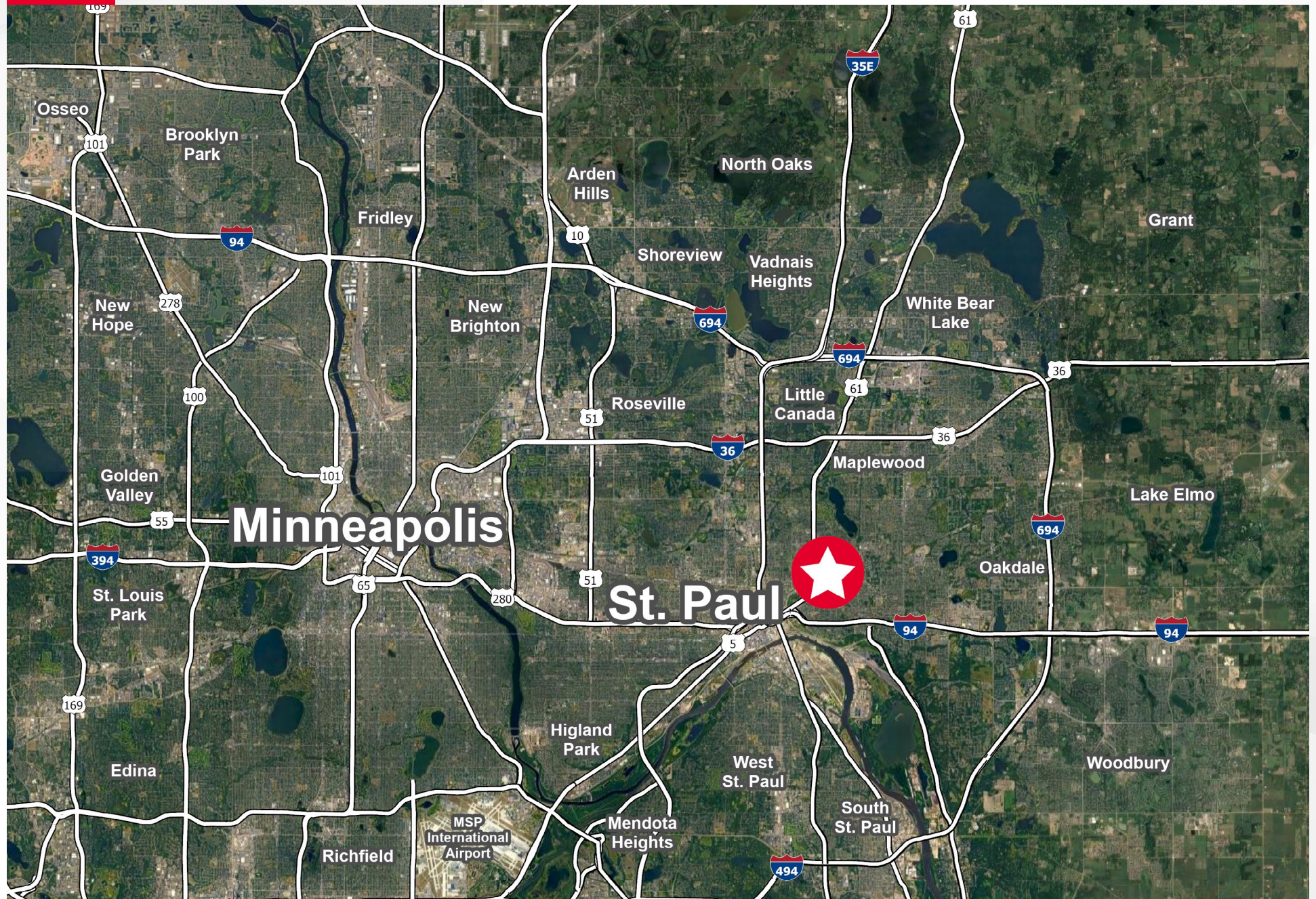
- 25' Clear Height
- Air Makeup System
- 3 x 20 Ton Cranes in place
- Security Fence around loading area
- Great Access to I-35E and I-94



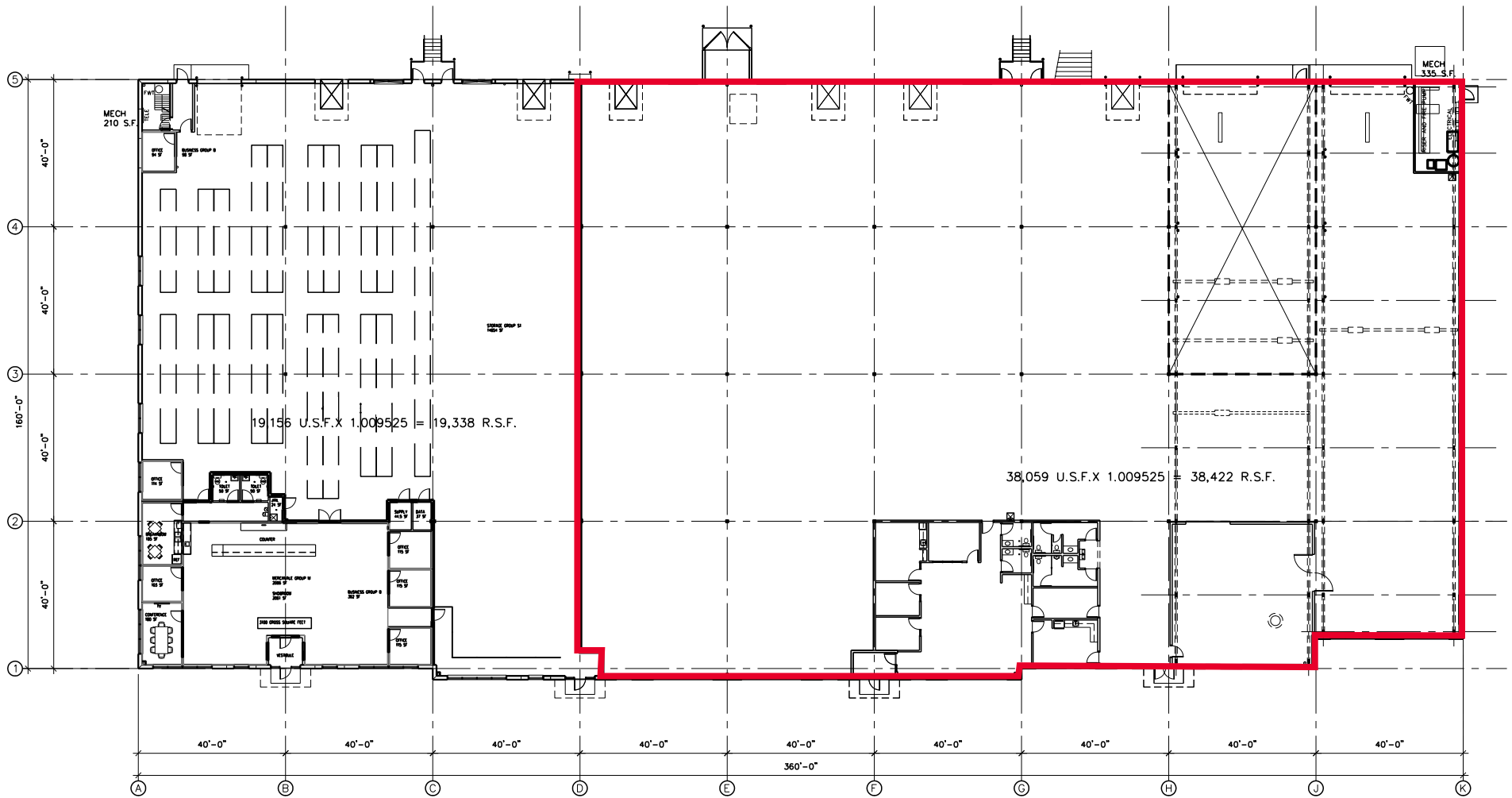
# Property Aerial



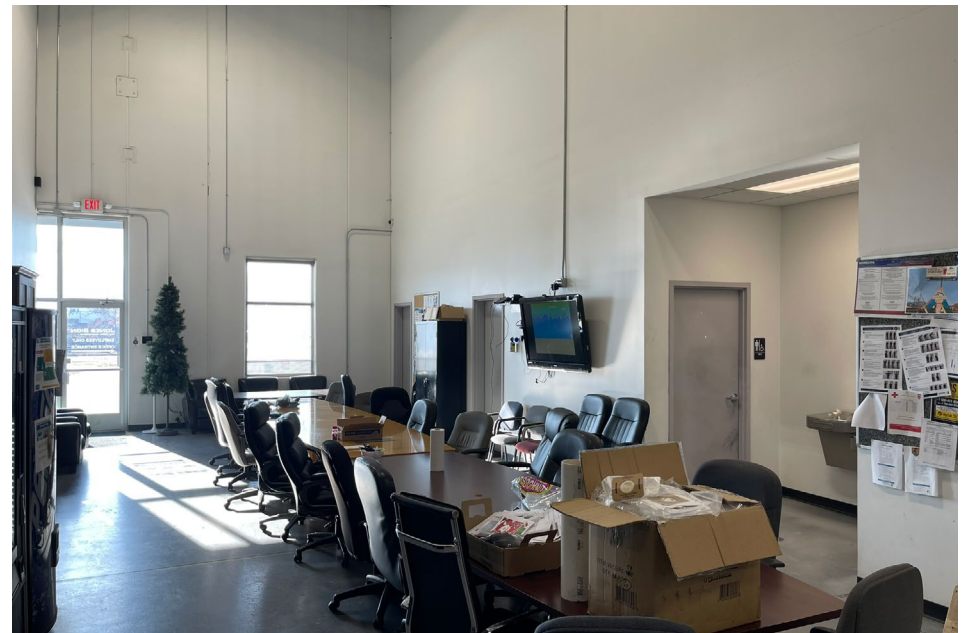
# Property Aerial



# Building Plan



# Property Photos





**WE MAKE REAL EXPERIENCE COUNT**

## Contact

**JORDAN DICK**  
Senior Associate  
+1 952 204 7631  
[jordan.dick@cushwake.com](mailto:jordan.dick@cushwake.com)

**JASON SELL**  
Senior Director  
+1 952 837 8515  
[jason.sell@cushwake.com](mailto:jason.sell@cushwake.com)

