

599 Cardigan Rd

Industrial For Lease or Sale in Shoreview



Property ID: 185975

freestanding office building with docks and drive in door. Rail available. Redundant power infrastructure in place; new roof and updated HVAC, bathrooms, carpet

Location

599 Cardigan Rd
 Shoreview, MN 55126-3965
Park/Complex
Market: Northeast
Submarket:
Cross Streets: SW of Cardigan and Harriet

Listing Summary

FOR LEASE		FOR SALE	
Available SF	100,721 SF	Sale Type	Owner/User
Vacant SF	0 SF	Unit	
Min Div	14,093 SF	Price	\$6,000,000
Max Contig	100,721 SF	Price/SF	\$59.57 /SF
Rate	\$5.50 - \$9.50 NNN		
Sublease	No		
Taxes/SF	\$1.96		
Operating Exp/SF	\$2.35		

Property Description

Building Size	100,721 SF	Owner Occupied		Lot Size	5.26 Ac.	Sprinkler	Yes
Specific Use	Flex/R&D	Tenancy	Single-Tenant	Yard	No	HVAC	Yes
Office SF	85,000 SF	Clear Height	16.00 ft	Rail	Yes	Amps	
Status	Existing	Dock Doors	0	Column Spacing		Volts	
Year Built	1982	Grade/Drive-In	2	Crane		Phase	
Parking Ratio	3.97 /1000 SF						

St Croix Real Estate

Mary McNellis (651) 426-5560

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Available Suites

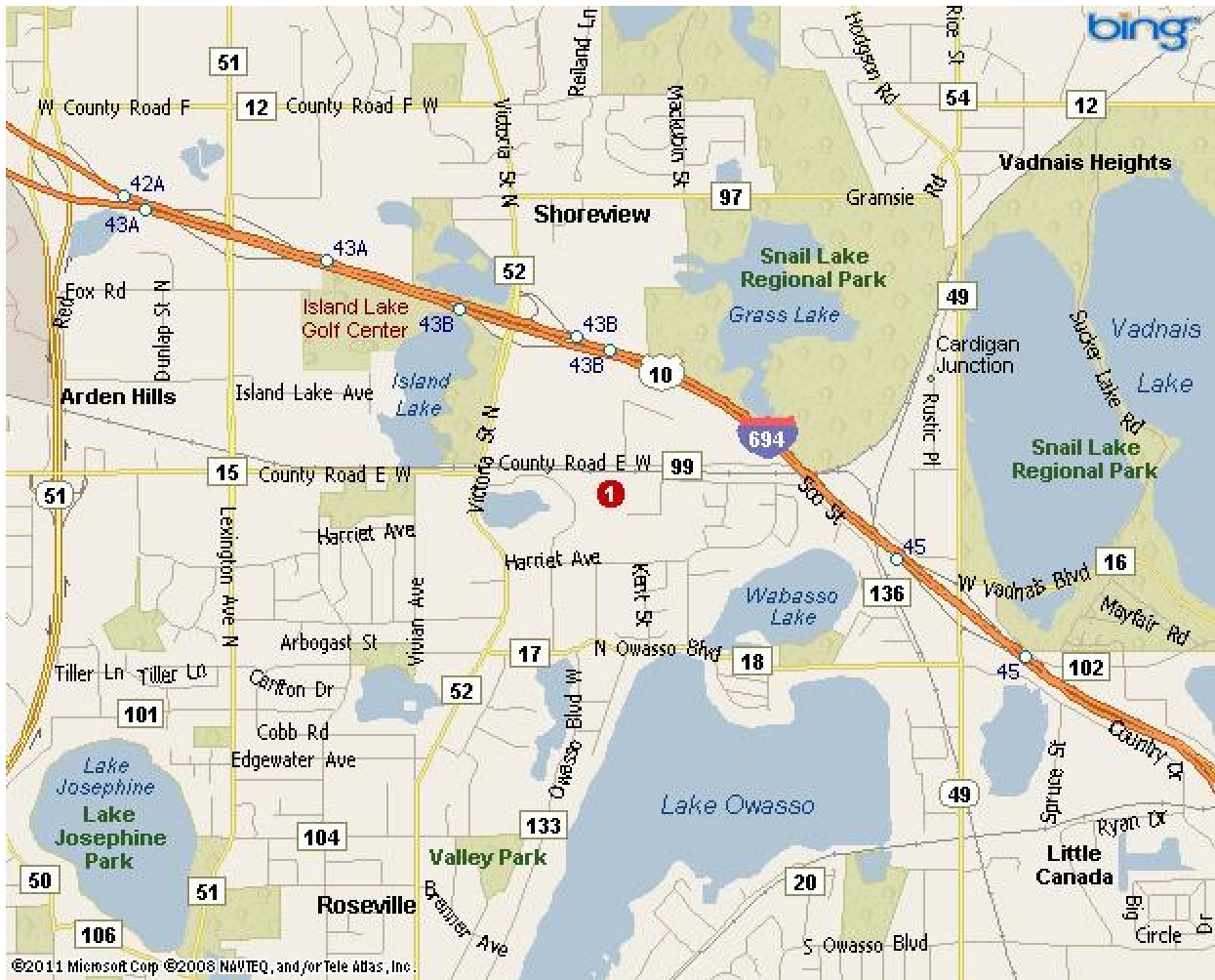
Unit	SF Avail	Min Div	Max Contig	Rate	Available	Office SF	Docks	Drive-Ins	Clr Ht	Suite ID
	100,721	14,093	100,721	\$5.50 - \$9.50 NNN	11/1/2011					1100830

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Property Map



Map Legend

- 1) 599 Cardigan Rd, Shoreview, MN 55126-3965
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