

**INDUSTRIAL EQUITIES L.L.P.**  
*Development and Investments*

TEL 612 332 0139

321 First Avenue North, Minneapolis, Minnesota 55401

FAX 612 332 0241

**MERIDIAN INDUSTRIAL CENTER**  
650 Pelham Boulevard, St. Paul, Minnesota 55114



**TOTAL BUILDING SIZE:** 68,000 square feet state-of-the-art office/warehouse

**TOTAL AVAILABLE:** 11,444 square feet available  
\* 2,359sf open ceiling office/showroom

**CLEAR HEIGHT:** 24' clear – ESFR Sprinkler System

**LOADING:** Two (2) dock doors with levelers  
Two (2) drive-in doors with flammable waste traps

**AMENITIES:**

- \* State-of-the-art brick and precast construction
- \* 60 mil 20 year energy efficient roof
- \* Extensive one-way ribbon glass lines
- \* Ample parking with large truck court
- \* Excellent access to I-94 and MN280
- \* Within 1.5 blocks of the Green Line Light Rail Raymond Station
- \* Within 2 miles of the University of Minnesota, University of St. Thomas, Hamline University
- \* Within 3 miles of Augsburg College, Macalester College, Concordia University

**CAM/Tax:** \$ 3.73 per square foot CAM/Tax (2018 Estimate)

***For more information, please call:***

*John N. Allen*

*(612) 332-1122 – direct*

*(612) 845-3200 – cell*

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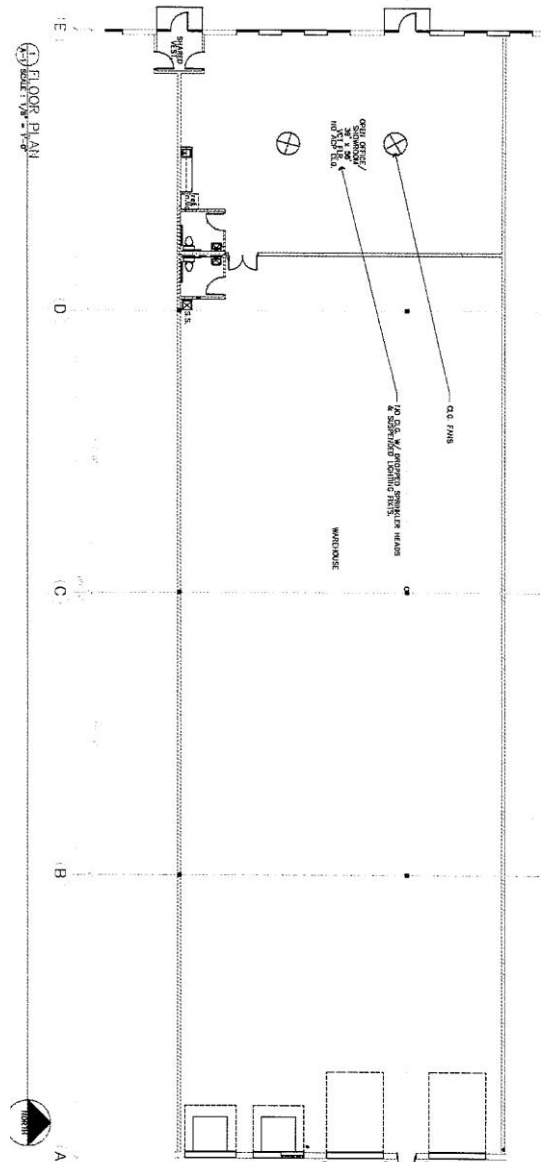
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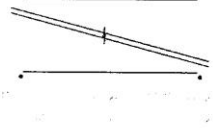
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**Floor Plan**  
(2,359sf office/showroom, 9,041sf warehouse, 44sf mechanical)



LEASEHOLD AREA	
OFFICE AREA :	2,359 S.F.
WHSE AREA :	9,041 S.F.
SUBTOTAL	11,400 S.F.
17% MECH. (264 S.F.)	44 S.F.
TOTAL	11,444 S.F.



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**Site Plan**

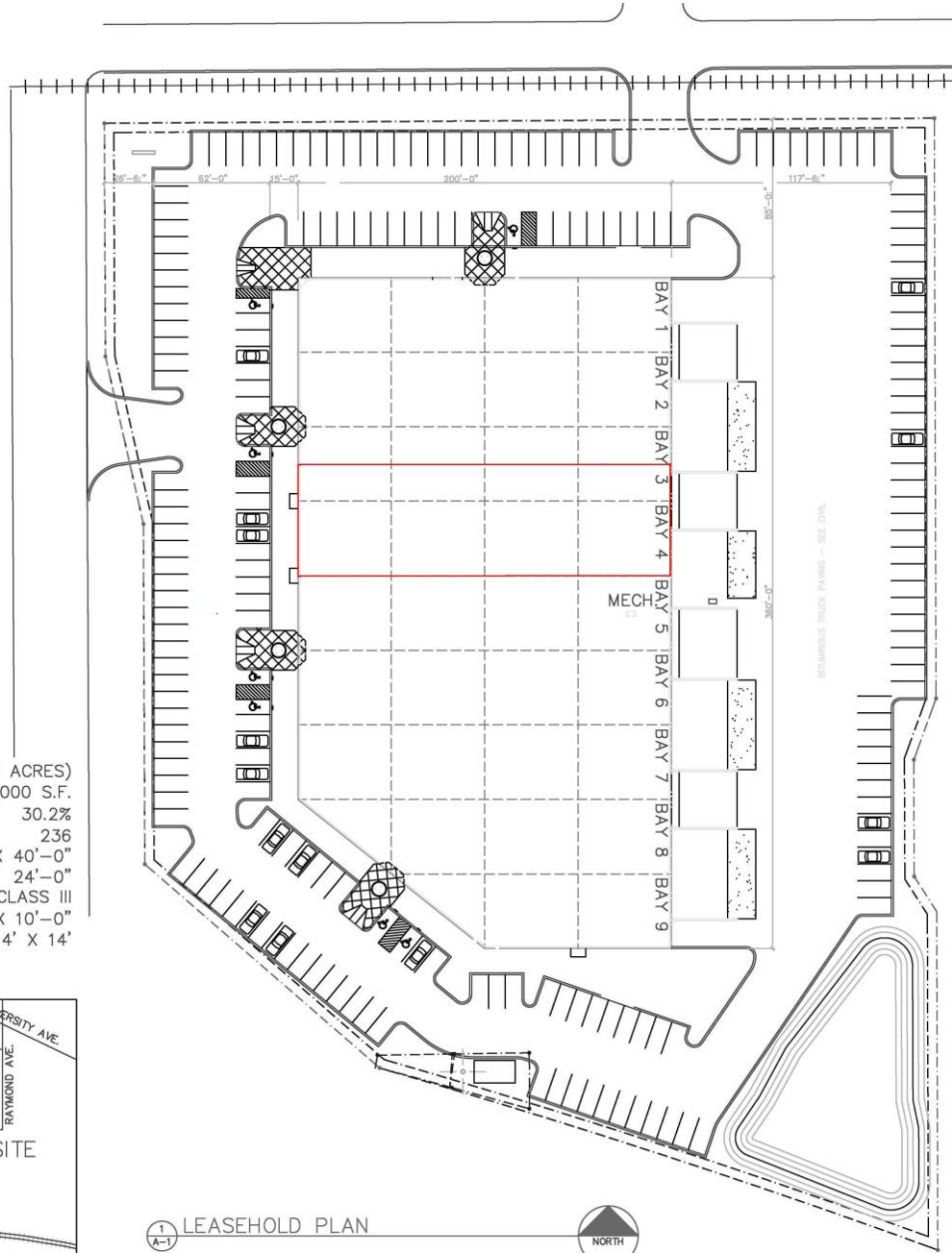
**BAY SIZES :**

BAY 1 : 8,000 S.F.  
BAY 2 : 8,000 S.F.  
BAY 3 : 8,000 S.F.  
BAY 4 : 8,000 S.F.  
BAY 5 : 8,000 S.F.  
MECH. RM. : 264 S.F.  
BAY 6 : 7,736 S.F.  
BAY 7 : 8,000 S.F.  
BAY 8 : 7,000 S.F.  
BAY 9 : 5,000 S.F.

**SITE & BUILDING DATA :**

SITE AREA : 224,900 S.F. (5.163 ACRES)  
BUILDING AREA : 68,000 S.F.  
SITE COVERAGE : 30.2%  
PARKING PROVIDED : 236  
TYP. BAY DEPTH/WIDTH : 200'-0" X 40'-0"  
CLEAR HEIGHT WAREHOUSE : 24'-0"  
SPRINKLER SYSTEM : CLASS III  
DOCKS : 17 @ 9'-0" X 10'-0"  
DRIVE-INS : 9 @ 10' X 14' & 2 @ 14' X 14'

**VICINITY MAP**



1/4" = 1'-0" LEASEHOLD PLAN



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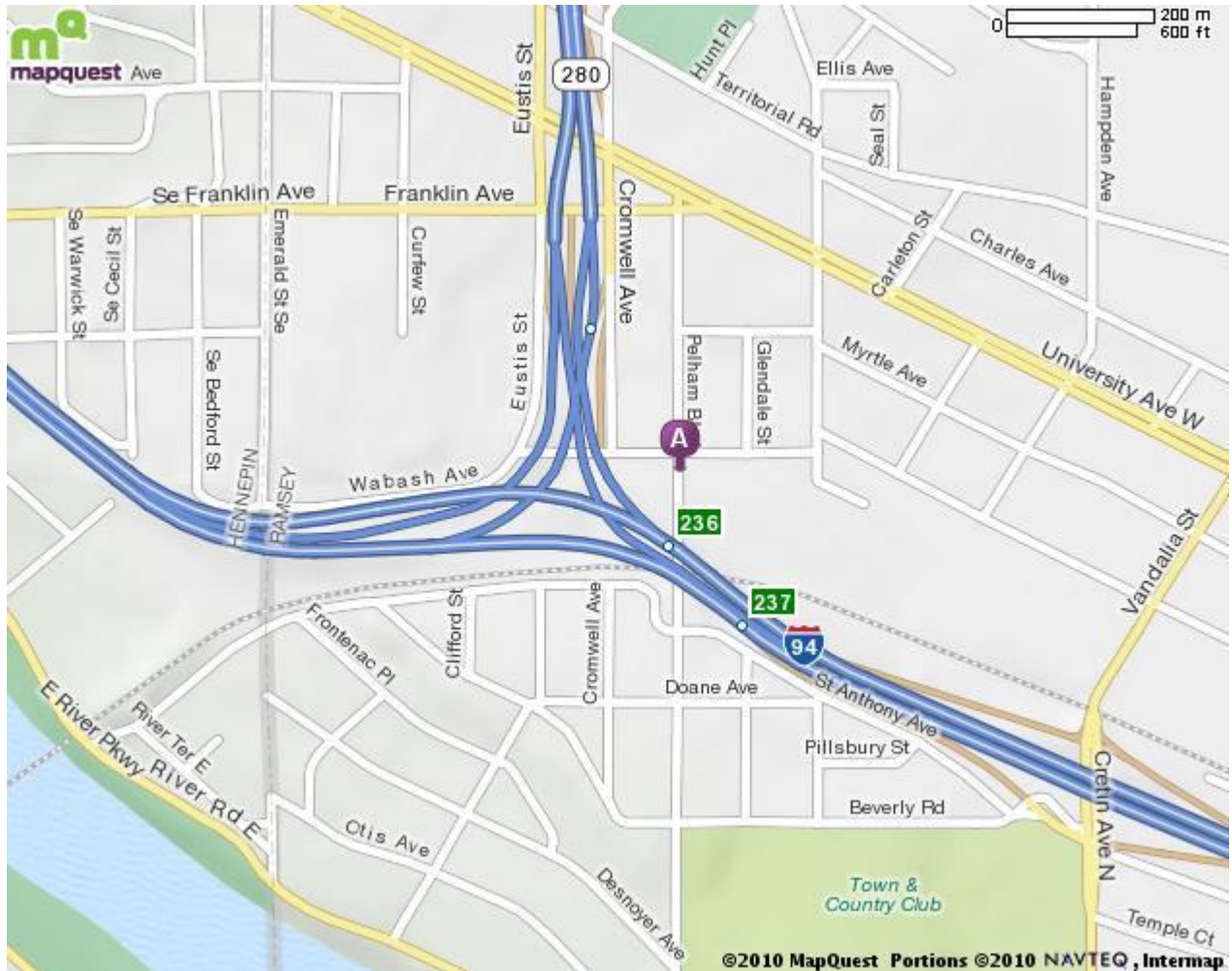
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**LOCATION MAP**



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