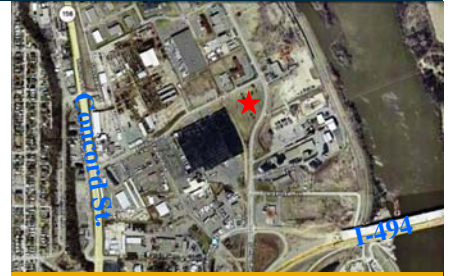


Site Information:

Location: Hardman Avenue, South St. Paul, MN - Off 494 & Hardman Avenue
 Description: Armourgate Business Center
 Square Feet: 5,000 - 50,000
 Year Built: New Construction
 Sale Price: Contact Agent
 Terms: Conventional, Cash
 Other: Upscale Office/Showroom/Warehouse



**Armourgate Business Center
South St. Paul, MN**



Features

- Office/Showroom/Warehouse Space from 5,000 to 50,000 SF
- New Construction
- Build-to-Suit
- Great Highway Access/Exposure - Block off Highway 494
- Upscale Brick/Glass Front - Great Showroom Space
- Drive-In and/or Dock Access
- Semi-Truck Access
- Signage - Monument and Building Front
- Fully Sprinklered
- 18' Clear Height
- Electrical: 200 Amp, 3 Phase
- Rail Spur Available
- Property Also For Lease

Land Data:

Acres:	3.87	Zoning:	Office/Warehouse/ Showroom
Square Feet:	168,577	Topo:	TBD
Dimensions:	Irregular	Easements:	Utility

Building Data:

Year Built:	TBD	Construction:	EIFS/Brick/Glass Front
Total SF:	50,000	Floors:	One to Two
Office SF:	TBD	Sprinkler:	Wet System
Showroom SF:	TBD	Docks/Drive-In:	Available
Warehouse SF:	TBD	Clear Height:	TBD
Utilities:	City Sewer/Water	Landscape:	TBD
Electrical:	200 Amp/3 Phase	Parking:	Office: 1/300 Warehouse: 1/1,000

For more information contact:

Jon Whitcomb

651.430.0016 office

651.283.4884 cell

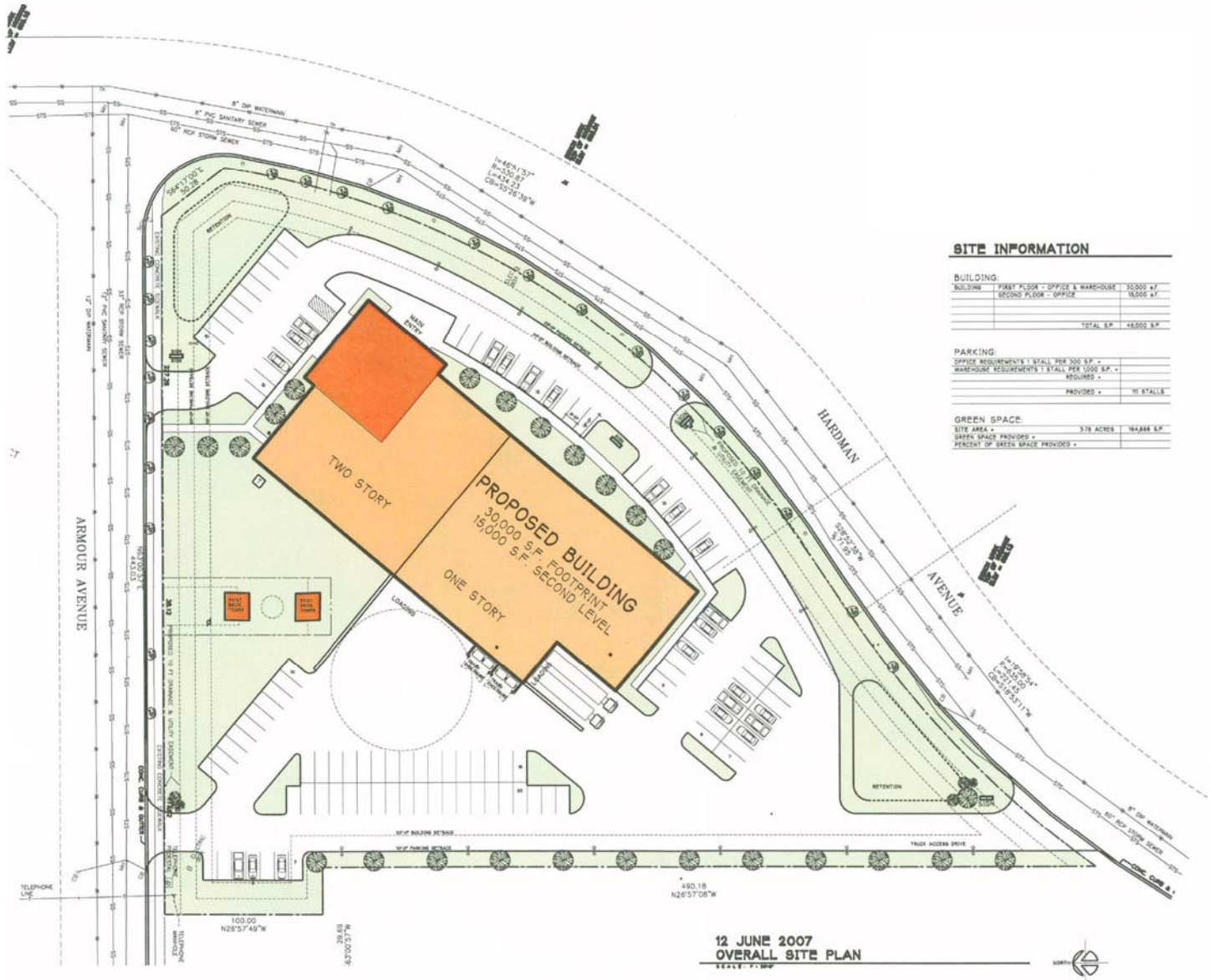
651.430.0029 fax

jwhitcomb@greystone-commercial.com

All square footages are assumed to be approximate

275 S. 3rd Street • Suite 302 • Stillwater, MN 55082
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**Armourgate Business Center
South St. Paul, MN**



Building Layout

For more information contact:

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