



800 Transfer Road | St. Paul, MN 55114

Industrial Warehouse/Office Space For Lease

Office/Warehouse Space Available: 8,850 rsf

- Base Rent: \$8.50 psf
- 2024 CAM/Tax: \$4.75 psf
- Front desk/reception area
- One large conference
- Kitchen with oven, fridge, microwave, and sink
- Ceiling Height: 14'
- Dock High Doors: 4

Additional Space Available:

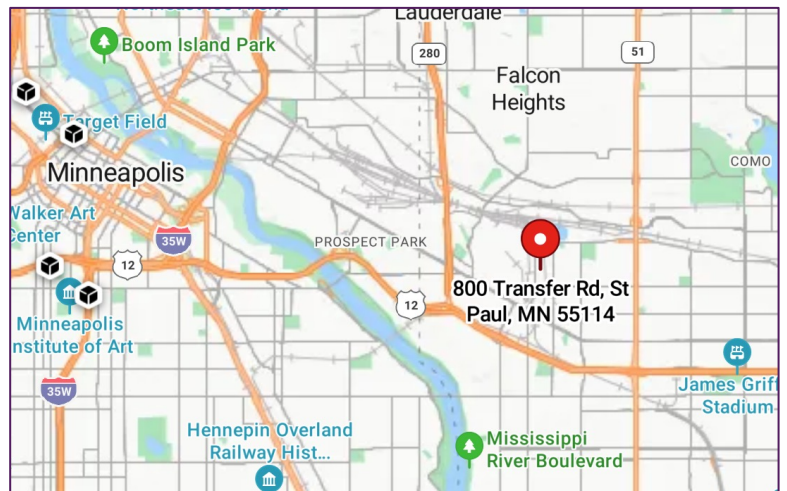
- Office/Warehouse: 3,000 rsf
- Office: 950 rsf

Property Highlights and Features:

- Located in the Transfer Road Commerce Center
- Easy access to University Avenue W
- Ample parking

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 4,811, 3 miles - 82,392, and 5 miles - 261,676
- Average Household Income: 1 mile - \$52,971, 3 miles - \$65,444, and 5 miles - \$63,140
- Traffic Counts: Transfer Rd - 5,668 vpd, and University Ave W - 13,200 vpd



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

CORFAC
INTERNATIONAL

EMILY MASSIE

612.750.6480

emily@christiansonandco.com

LISA CHRISTIANSON

952.393.1212

lisa@christiansonandco.com

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www.SpaceAvailableMN.com

info@SpaceAvailableMN.com | 952.921.5844