

# FOR SALE

DOWNTOWN  
ST. PAUL

MISSISSIPPI RIVER

HARRIET  
ISLAND

PLATO BLVD W

SUBJECT  
PROPERTY

## Office/Warehouse 2.15 Acres of Fenced Yard

120 W Plato Boulevard  
St. Paul, MN 55107

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We thank you for this courtesy and for your time in considering acquisition of this property.

# EXECUTIVE SUMMARY

## OVERVIEW

Colliers International is the exclusive agent of the Property Owner and is pleased to offer for sale 120 Plato Blvd West, St. Paul, MN 55107.

120 Plato is an industrial property on the west side of the St Paul CBD. The property currently has one showroom tenant of 4,337 square feet whose lease terminates October 31, 2018 with no renewal options.

## OFFERING SUMMARY

|                     |            |             |
|---------------------|------------|-------------|
| 120 Plato Boulevard | 3.79 acres | \$2,500,000 |
| Ohio Street Parcel  | 1.95 acres | \$300,000   |
| Total               | 5.74 acres | \$2,800,000 |

There is a lease with Contract Interiors, a commercial flooring company. This is a sales and management office they do not have warehouse space. Their MG lease terminates October 31, 2018. They have 4,337 sf on the main floor and pay \$6,686 per month.

The present vacancy in the building consists of 4,600 sf of mezzanine office space and 24,463 sf of warehouse space.

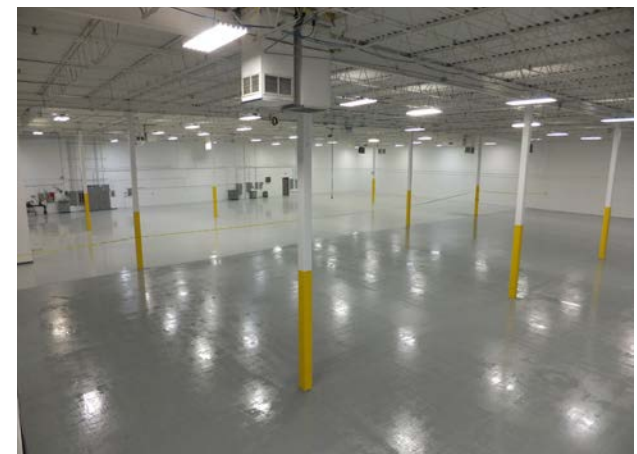
## PROPERTY FEATURES

- > (9) Dock doors/(6) with load levers
- > (1) Drive-in door
- > T-3 Zoning for 120 Plato with I-1 Grandfathered I-1 Zoning for Ohio site
- > Common area conference room
- > Sprinklered
- > Large fenced yard
- > Great access to freeways and downtown St. Paul

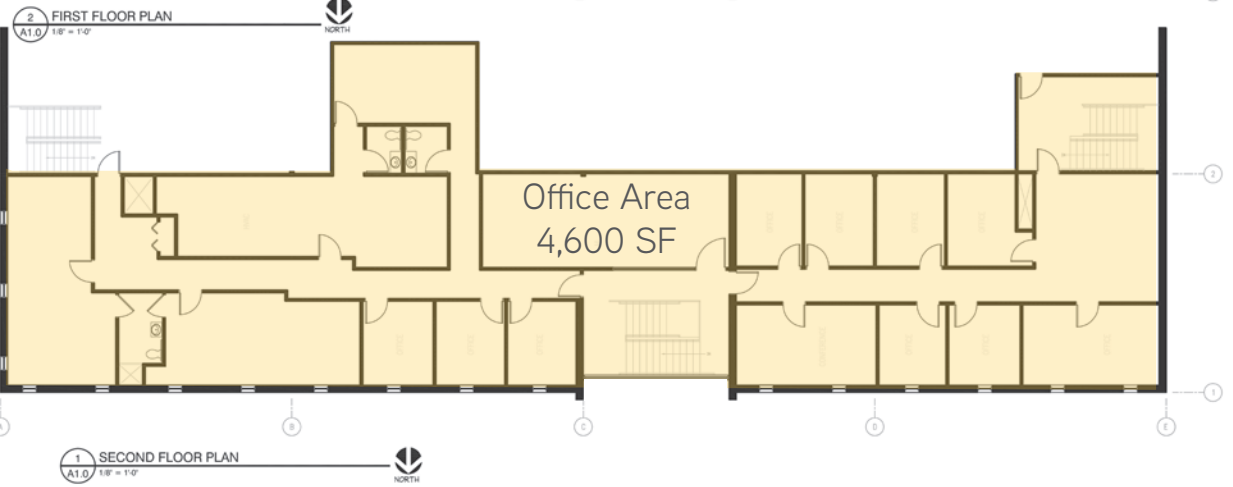
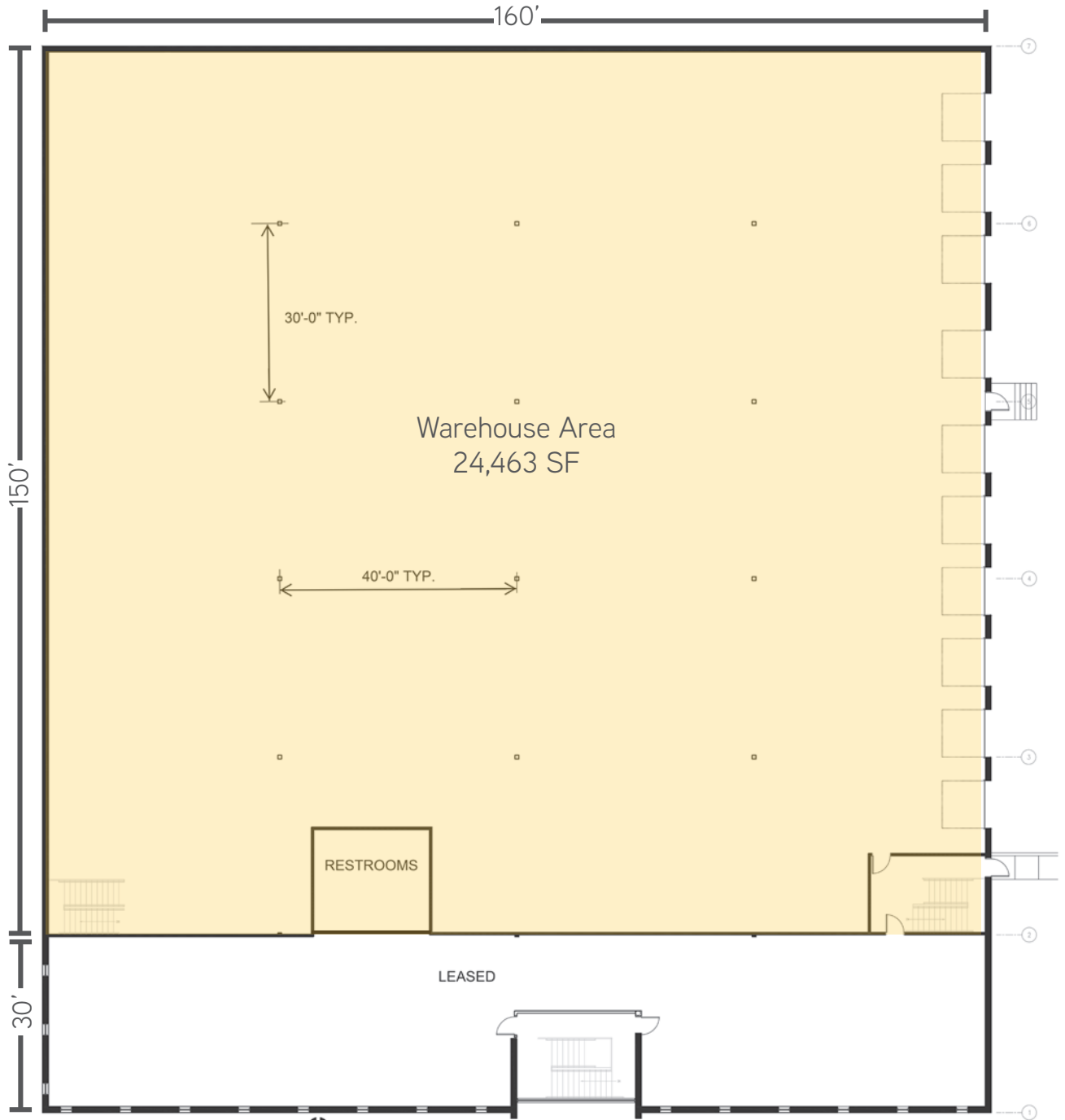
## PROPERTY SUMMARY

|   |   |
|---|---|
| Address                                   | 120 Plato Blvd West<br>St. Paul, MN 55107   |
| Occupancy                                 | 13%   |
| Building Size                             | 33,400 SF   |
| Clear Height                              | 20'   |
| Column Spacing                            | 30' x 40'   |
| Loading                                   | (9) Dock Doors<br>(1) Drive-In Door   |
| Electrical Service                        | 277-480V<br>600 Amps<br>3 Phase   |
| Year Built                                | 1977  |
| Parking                                   | 50 Surface Stalls<br>Ratio of 1.50/1,000 SF   |
| Construction                              | Tip up building<br>Built in 1977 on piers<br>Structural slab with floor loading to 125 #'s PSF  |
| HVAC                                      | 10 RTU's<br>4 serving the office area<br>6 serving the warehouse area<br>5 of which are A/C only and 1 is heat and cooling                              |
| Roof                                      | Fully adhered EDPM  |
| Site                                      | 5.74 acres consisting of two PID's:<br>062822430042 of 3.79 acres<br>062822430043 of 1.95 acres<br>8' high fenced yard of 2.15 acres with two 25' gates |
| 2018 Estimated Operating Cost             | \$1.19 PSF  |
| Tax - Building & 3.79 acres:              | \$2.76 PSF  |
| Total Cost:                               | \$3.95 PSF  |
| Ohio site PID: 062822430043 of 1.95 acres | Tax of \$9,678.00   |

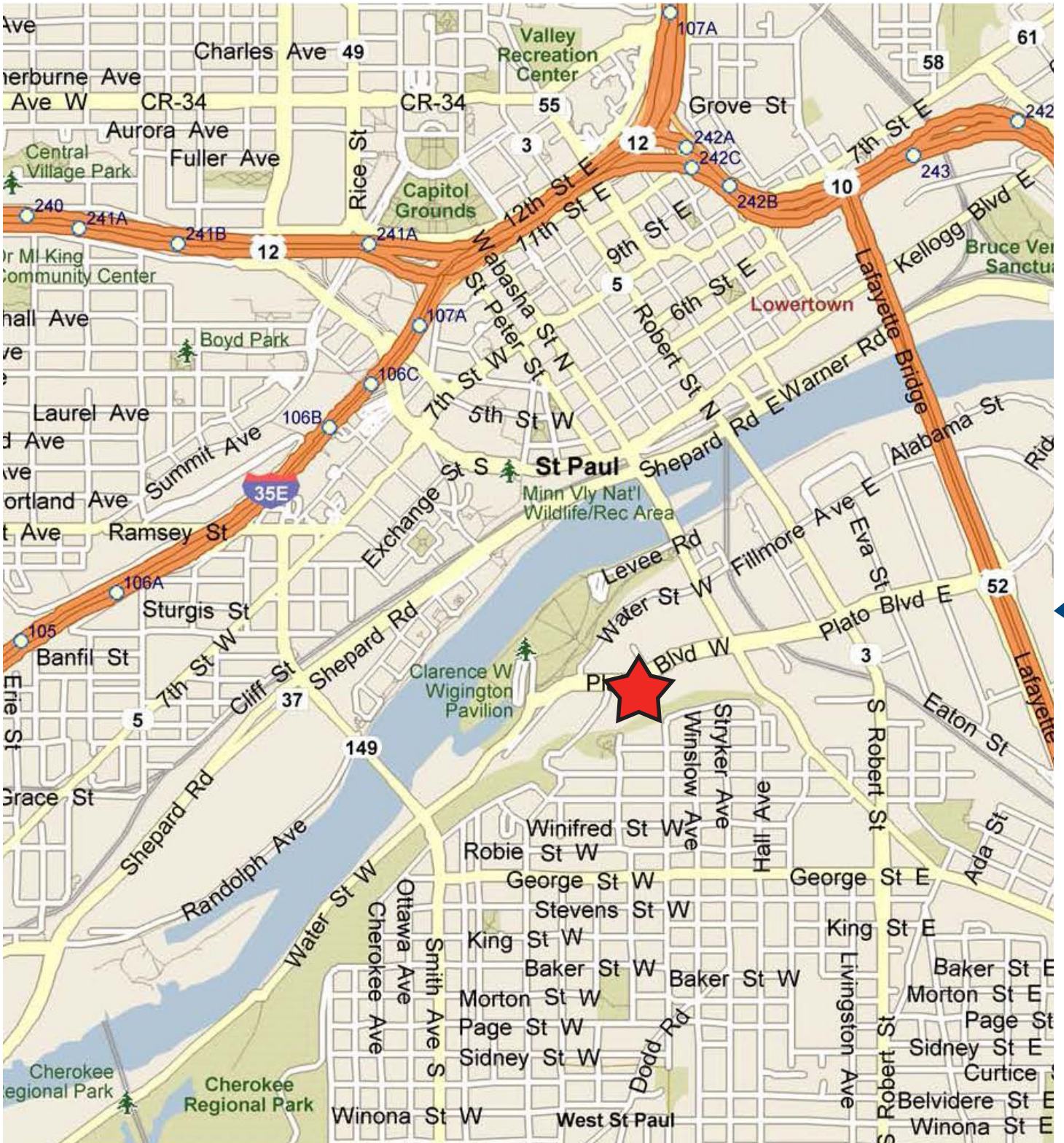
> PHOTOS



# > FLOOR PLAN AVAILABLE SPACE



> STREET MAP



> PLAT MAP

