

RIVERVIEW BUSINESS CENTER

INDUSTRIAL SUBLEASE

240 E Fillmore St | Saint Paul, MN | 55107



5,300 SF Of Industrial Space Available

Chad Sturm

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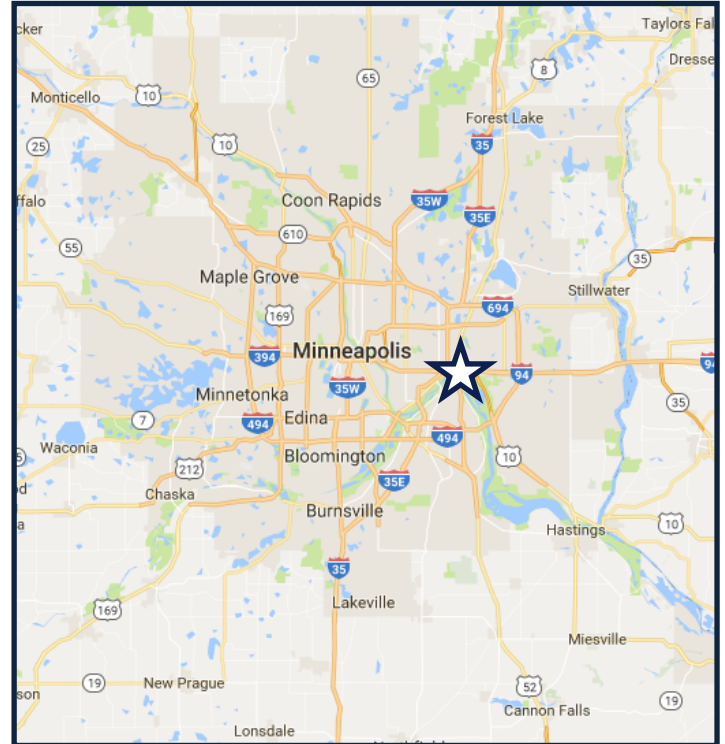
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	240 E Fillmore Street
CITY, STATE	Saint Paul, MN
BUILDING SIZE	30,125 SF
LOT SIZE	1.50 Acres
SPACE AVAILABLE	5,300 SF
SUBLEASE RATE	\$6.50 PSF
CAM & TAX 2017	\$2.61 PSF
SUBLEASE TERM	9/30/2020
CLEAR HEIGHT	14 Feet
ZONING	Industrial—1
YEAR BUILT/RENOVATED	1965/1978



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	13,539	153,555	350,410
DAYTIME POPULATION	1,900	139,358	224,062
MEDIAN HH INCOME	\$36,036	\$44,458	\$51,572
AVERAGE HH INCOME	\$59,308	\$63,803	\$72,219
MEDIAN AGE	35.8	32.2	33.9

TRAFFIC COUNTS

E FILLMORE AVE	2,800 VPD
PLATO BLVD E	12,500 VPD
HIGHWAY 52	75,000 VPD



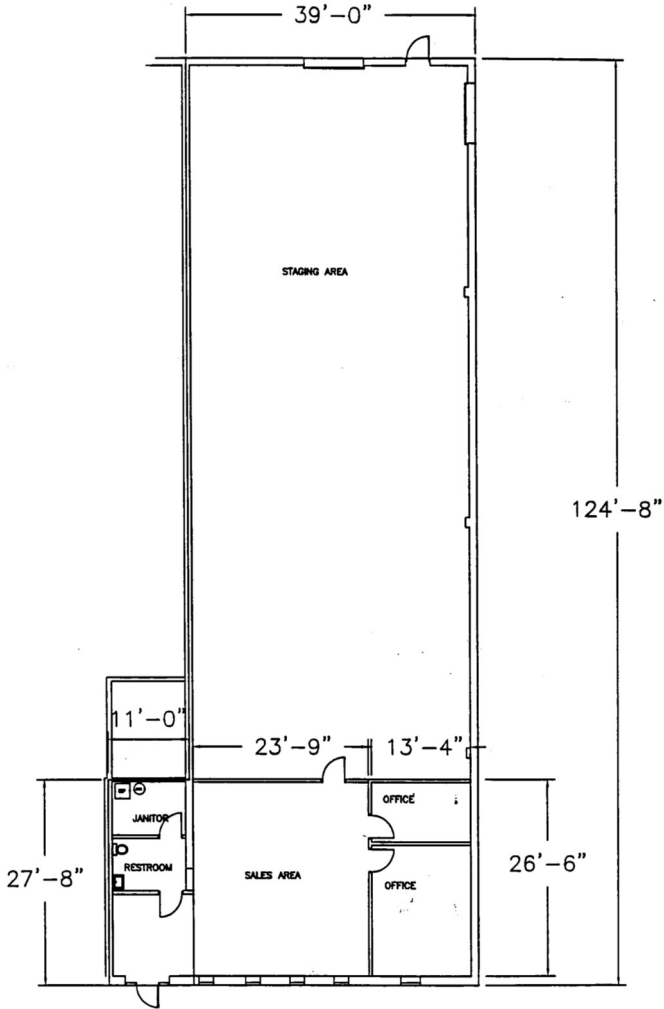
COMMENTS

- Industrial space just south of the Mississippi River in Saint Paul.
- The space is made up of 1,100 SF of office and 4,200 SF of Warehouse.

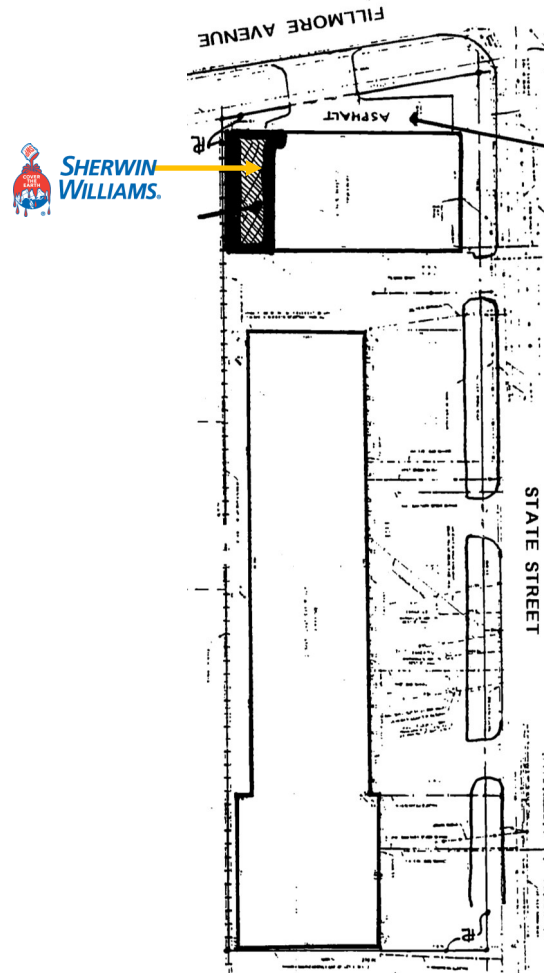


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Floor Plan



Plot Plan



Dock Door



Loading Area

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