INDUSTRIAL

IRG
Industrial Realty Group, LLC

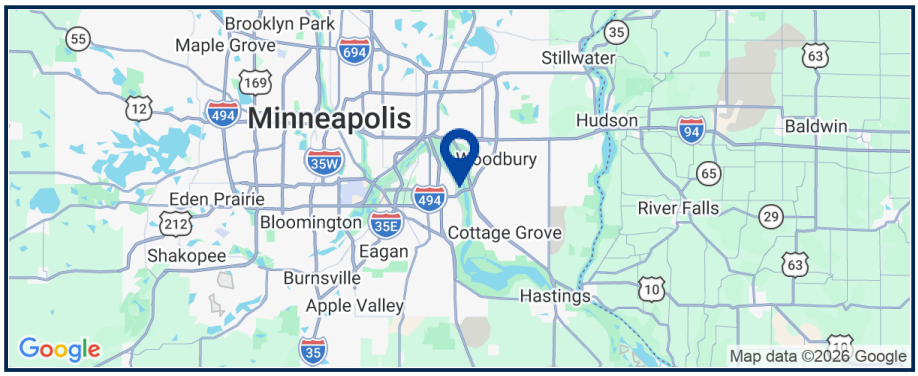
FOR LEASE

411 Farwell Ave, South St. Paul MN 55075



411 Farwell Avenue

Situated on 19 acres in an established industrial corridor, the site is configured for cross-dock distribution operations and includes warehouse space and office space. The property offers cross-dock loading on three sides, 36 dock-high doors, two drive-in doors, a 110-foot truck court, 22-foot clear height and substantial employee parking. It also includes an existing Union Pacific rail spur and rail doors, with activation required for future rail service. Located approximately two minutes from Interstate 494, the property provides access to the broader Minneapolis-St. Paul interstate network and is approximately 15 minutes from both Downtown St. Paul and Minneapolis-St. Paul International Airport.



Property Details

Total Sq. Ft.	422,727
Avail. Sq. Ft.	422,727

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