

For Sale

The MN Chemical Building  
2285 Hampden Ave, St. Paul, MN



Asset Overview:

List Price:	\$898,000
List Price PSF:	\$14.39
Total RSF:	62,409 SF
# of Stories:	3
Site:	63,047 SF or 1.45 Acres
Outside Storage:	27,163 SF or 0.62 Acres
Location:	Midway - St. Paul
Dock:	Exterior Platform
Drive-in:	2
Fully Sprinkled:	Yes
Heating:	Hot Water
Owner Occupant:	MN Chemical
Tenants:	Keller Fence - 5,000 SF + Yard Artist Lofts - 1,500 SF

2016 Capital Improvements

- \$250,000 – 3,500 lbs Passenger Elevator
- \$31,000 - Boiler

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# Property Summary

Property Name	The MN Chemical Building
Address	2285 Hampden Ave, St. Paul, MN 55114
Property Type	Industrial - Redevelopment
Rentable SF	62,409 SF
Construction	Brick
Year Built	1900
Parking Stalls	45 Stalls
Parking Ratio	.71/ 1,000 sf
Site Size	2.23 Acres
Zoning	I-1 Light Industrial
PID	29.29.23.42.0032
County	Ramsey County
2016 Property Taxes	\$23,740
Taxes	\$0.38 PSF
2016 Budgeted CAM	\$1.71 PSF
Current Tax & CAM	\$2.09 PSF
In-Place Rent	\$5,500 Monthly

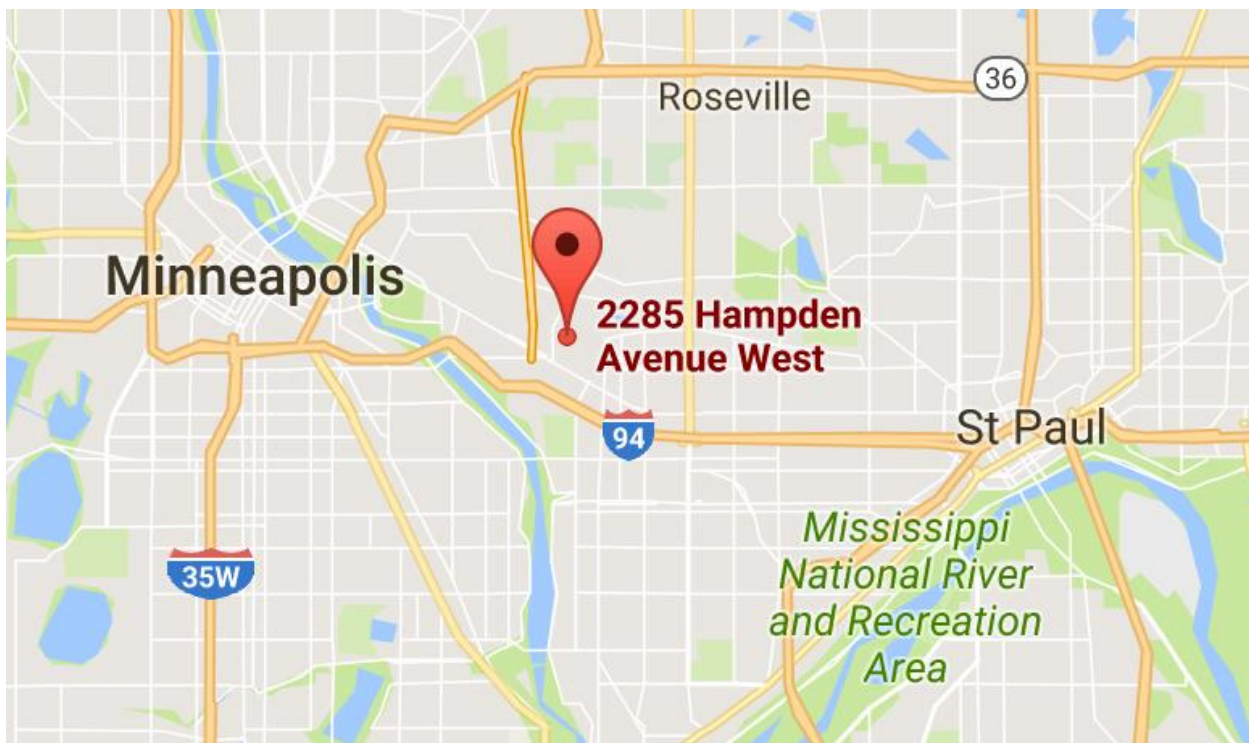
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# Aerial Map



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# Site Plan



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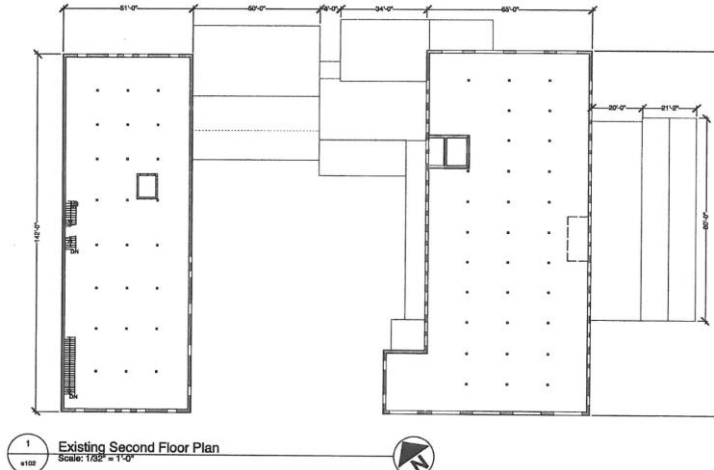
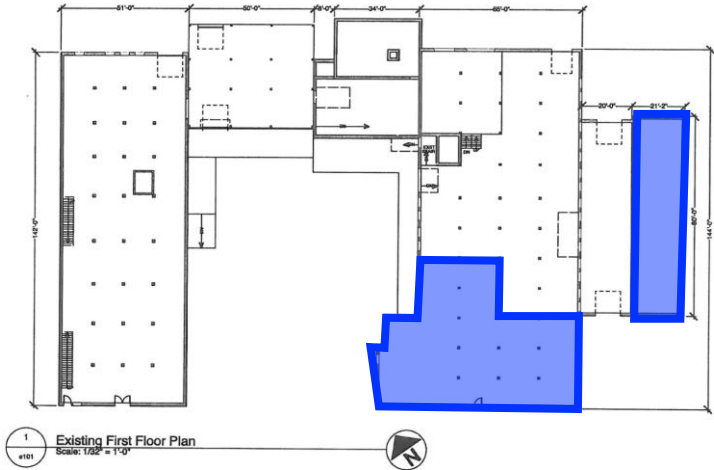
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# Occupancy Plan

Keller Fence - \$4,200 per month  
 Artists Lofts - \$1,300 per month  
 MN Chemical - The remaining Building



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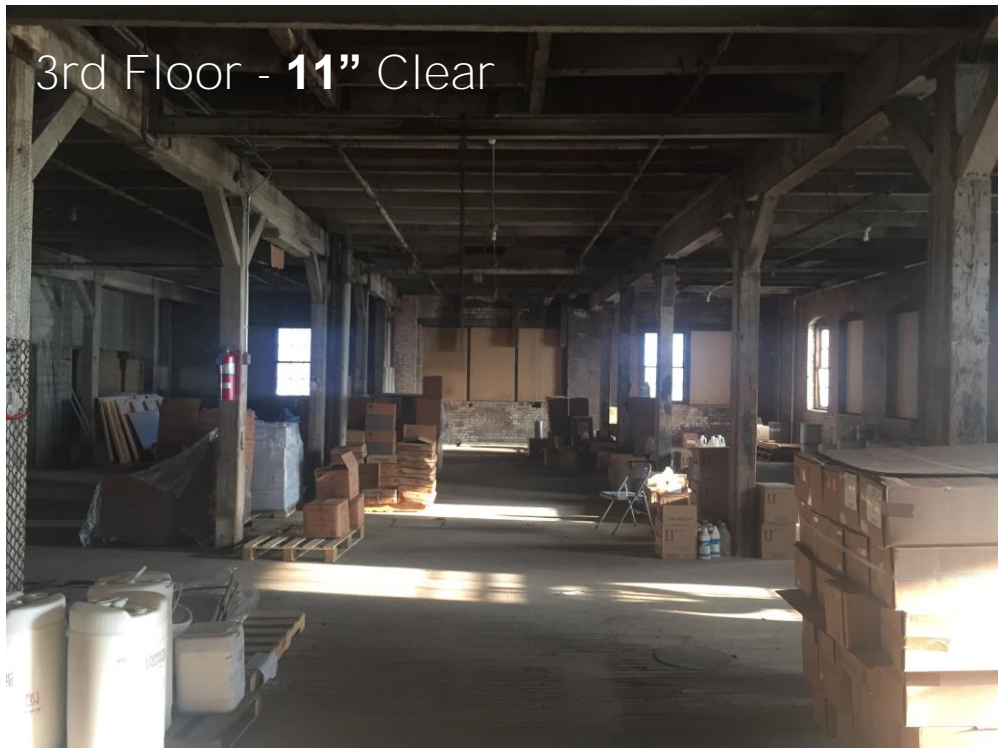
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# Interior Photos - Clear Height



2nd Floor - **13"** Clear



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