

FOR LEASE



RANDOLPH AVENUE

985 Randolph Avenue
St. Paul, MN 55102

Features:

Rental Rate	\$3,500/month (includes RE taxes)
Additional Costs	Tenant pays for snow removal, lawn care and utilities. (Utilities estimated at \$300-\$500 for summer months and \$500-\$1,000 for winter months)
Property Type	Auto Shop / Mechanical Repair
Availabilities	1,800 sq ft garage
County	Ramsey
Highlights	<ul style="list-style-type: none">◆ 4 Bays◆ Hoists included◆ Compressors included◆ Outdoor fenced parking◆ Located off 35E and Randolph Ave

About The Building:

This location (previously a body shop) is in need of a new tenant. Lease includes the building and fenced outdoor parking lot. Great location in the outskirts of St. Paul — just east of 35E at Randolph Avenue with an estimated 6,100 vehicles per day on Randolph Ave.

About The Area:

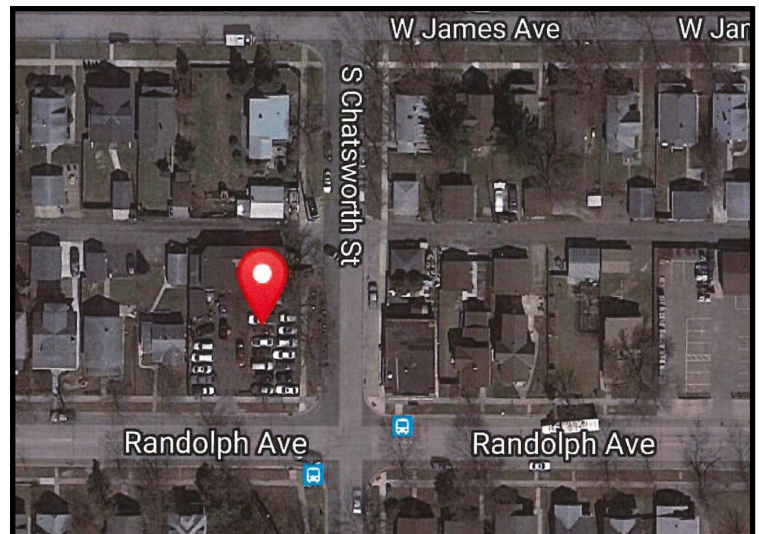
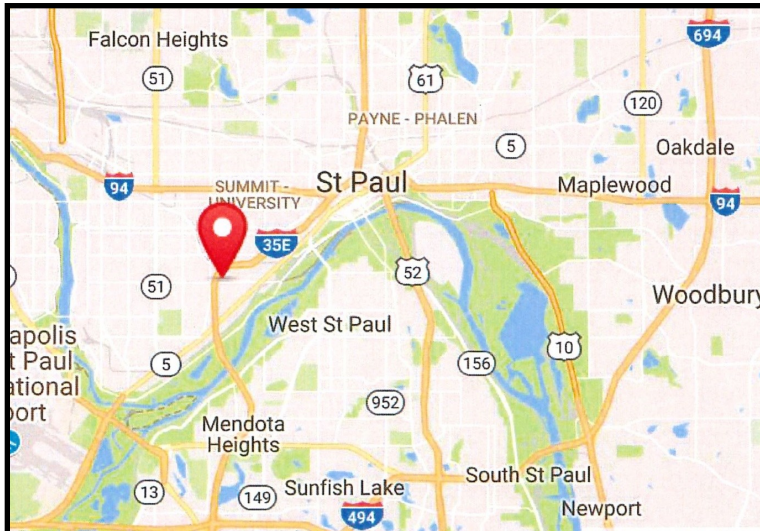
St. Paul is the second most populous city in Minnesota with a population of over 300,000. It is the state capital and along with Minneapolis, forms the well-known "Twin Cities".



JBL COMPANIES

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