

Maplewood | MN 55109  
1081 Highway 36

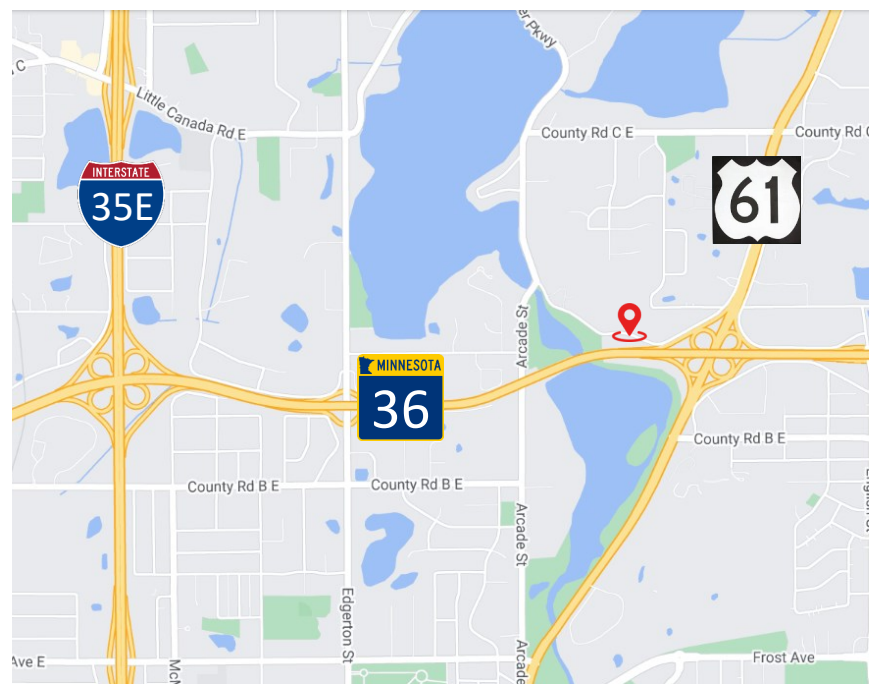


For Lease



## PROPERTY HIGHLIGHTS

- 50,694 SF multi-tenant, office/warehouse/showroom building
- Heavy power 480 and 208 volts
- 12'-16' clear height
- Drive-in and dock loading
- Sprinklered
- Elevator
- Diagonally across from Menards
- Visible to Highway 36
- Highly accessible to Highway 36 via Highway 61



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
www.TITUScre.com



Mike Brass  
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**AVAILABLE FOR LEASE**

**SUITE 200:**

7,605 total square feet  
1,718 square feet of office  
5,887 square feet of warehouse  
1 Dock door and 1 drive-in door  
Clear Height 13

**SUITE 225:**

7,332 total square feet  
2,006 square feet of office  
5,326 square feet of warehouse  
Clear Height 13  
1 Drive-in door

**SUITE 250:**

15,026 total square feet  
3,206 square feet of office  
11,820 square feet of warehouse  
Can be demised to 7,500 square feet  
Clear Height 13  
1 Dock door and 1 drive-in door

**LOWER LEVEL:**

3,215 total square feet  
3,215 SF of Office  
\$8.00 PSF for Office

**LEASING RATES**

\$10.00 PSF for Office  
\$6.00 PSF for Warehouse

**2025 ESTIMATED TAX AND CAM**

\$1.69 PSF for Tax  
\$2.09 PSF for CAM  
\$3.78 TOTAL PSF



**ESTIMATED MONTHLY RENT**

Suite	Total SF	Office/ Show- room SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
200	7,605	1,718	5,887	\$10.00	\$6.00	<b>\$4,375</b>	\$3.78	<b>\$2,396</b>	<b>\$6,771</b>
225	7,332	2,006	5,326	\$10.00	\$6.00	<b>\$4,335</b>	\$3.78	<b>\$2,310</b>	<b>\$6,644</b>
250	15,026	3,206	11,820	\$10.00	\$6.00	<b>\$8,582</b>	\$3.78	<b>\$4,733</b>	<b>\$13,315</b>
LL	3,215	3,215	-	\$8.00	-	<b>\$2,143</b>	\$3.78	<b>\$1,013</b>	<b>\$3,156</b>

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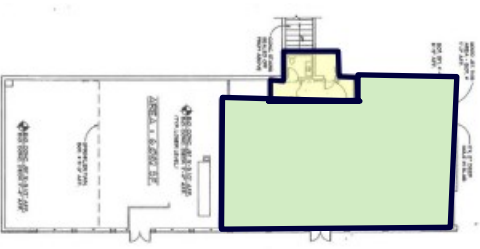
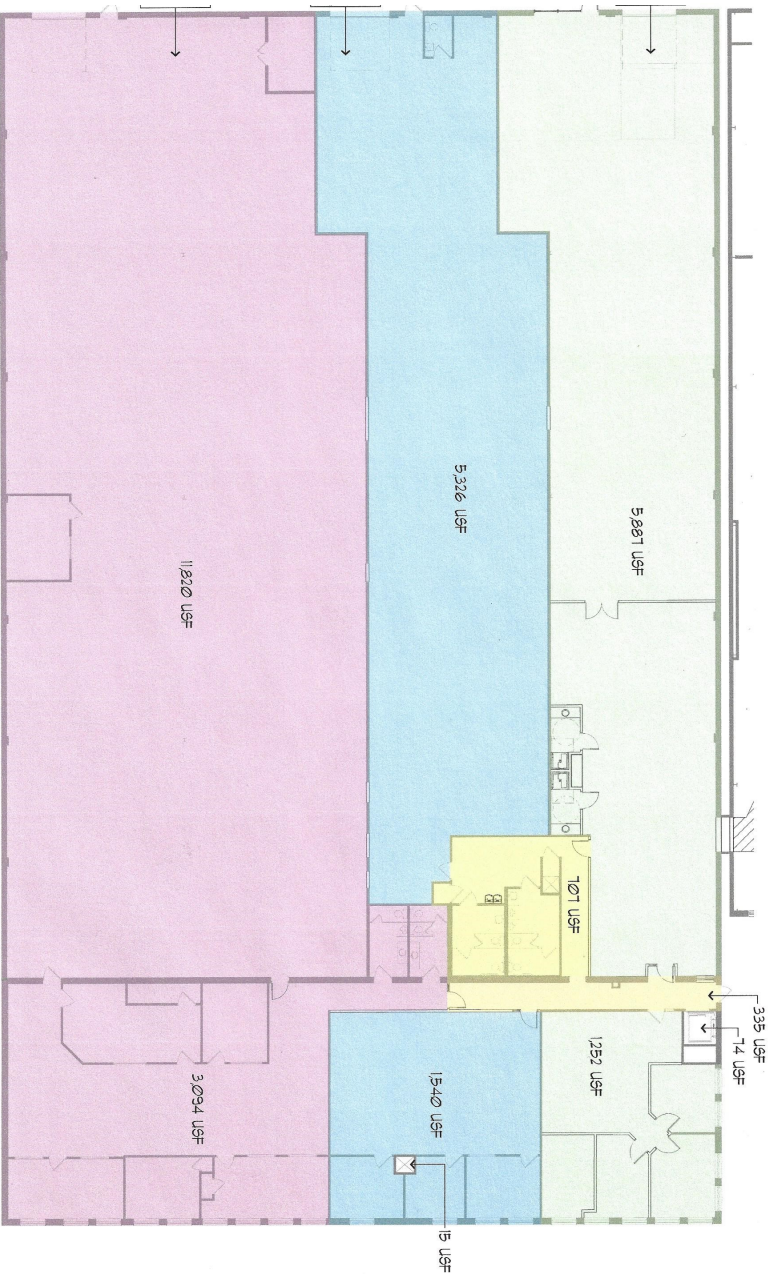
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## 1081 Highway 36



For Lease

- Available Suite 200  
7,605 SF  
1,718 SF Office  
5,887 SF Warehouse
- Available Suite 225  
7,332 SF  
2,006 SF Office  
5,326 SF Warehouse
- Available Suite 250  
15,026 SF  
3,206 SF Office  
11,820 SF Warehouse



Available  
Lower Level  
3,215 SF  
3,215 SF Office

**Maplewood Industrial Building**  
Floor plan  
1081 Highway, 36 E  
Maplewood, MN 55109

**tank**  
114 E. 28th Street, Suite 100  
Hennepin, MN 55604  
P: 612.879.8228 F: 612.779.9122  
www.tank.com

Scale: 1/8" = 1'-0"  
Revised: 10/17/2024  
**a-1**

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