

Maplewood | MN 55109
1081 Highway 36

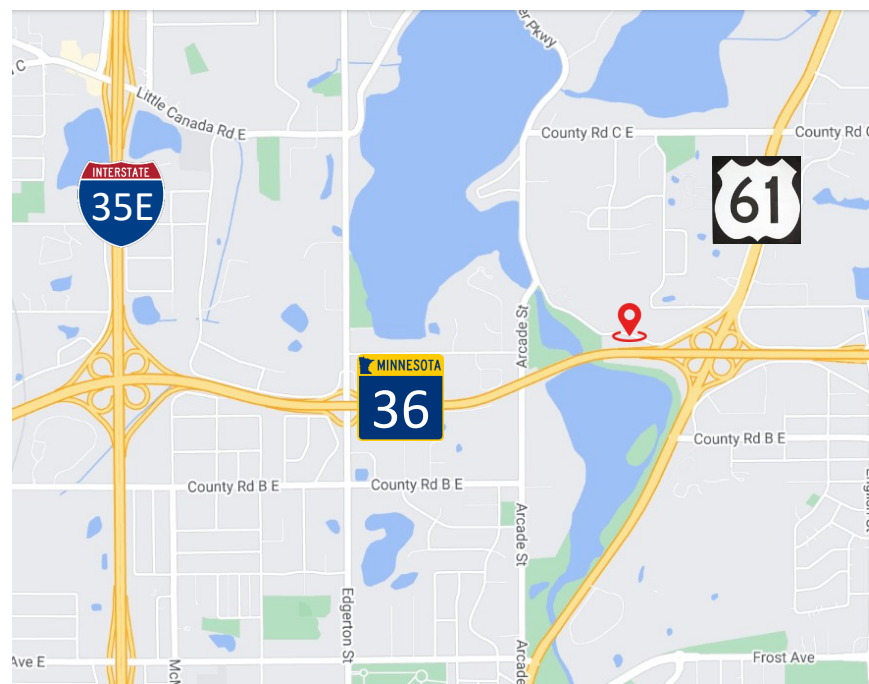


For Lease



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
612-750-4312
mike@mikebrass.com

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1081 Highway 36



For Lease

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 250:

Available January 2026

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

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	\$4,375	\$3.78	\$2,396	\$6,771
250	15,026	3,206	11,820	\$10.00	\$6.00	\$8,582	\$3.78	\$4,733	\$13,315

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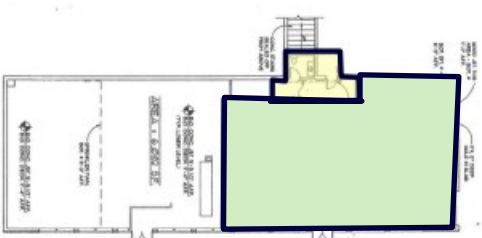
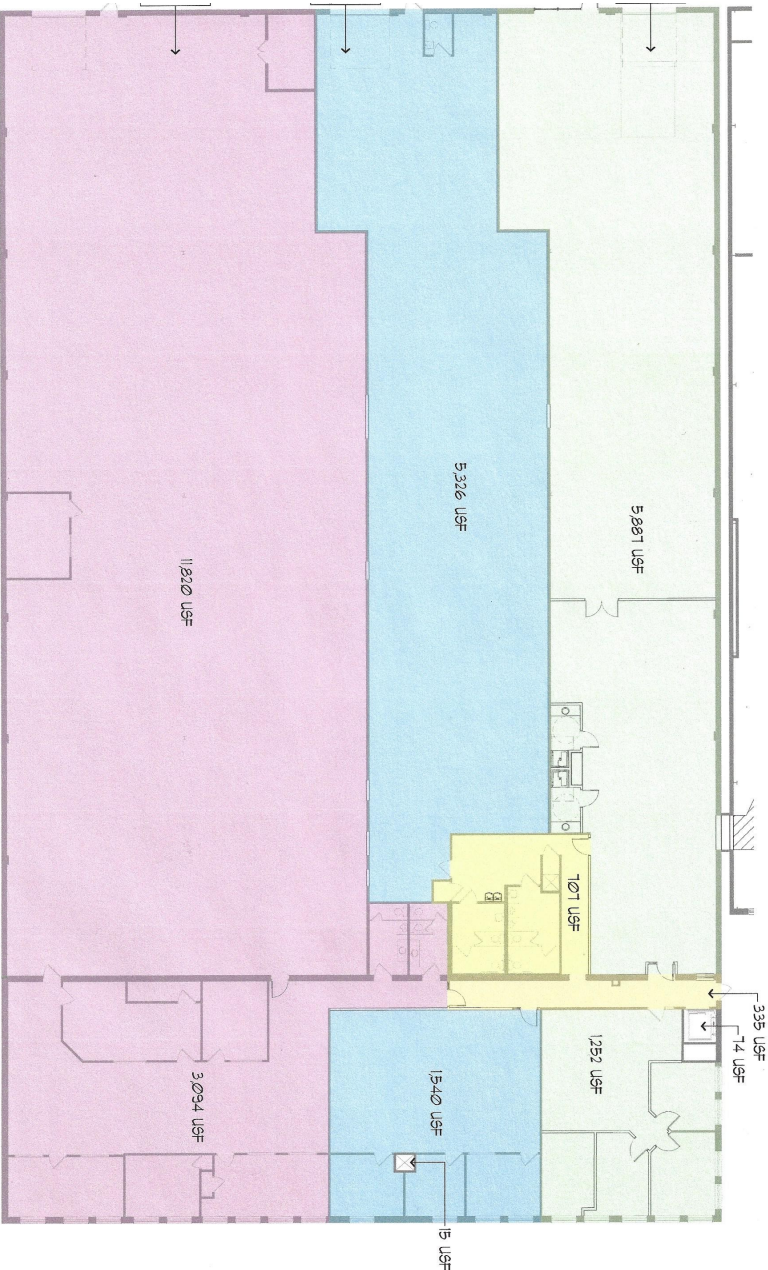


For Lease

Available
Suite 200
7,605 SF
1,718 SF Office
5,887 SF Warehouse

LEASED
Suite 225
7,332 SF
2,006 SF Office
5,326 SF Warehouse

Available January 2026
Suite 250
15,026 SF
3,206 SF Office
11,820 SF Warehouse



Leased
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 55464
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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