

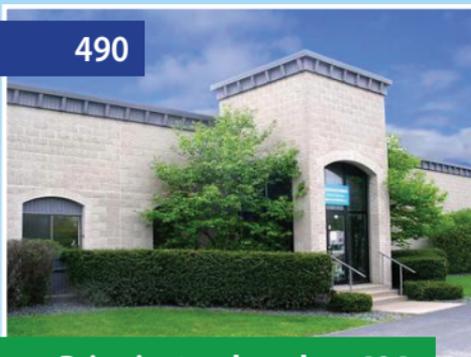
# PROGRESS PLUS

Urban-Alternative Space Available

**For Sale 80,000+ SF  
In Two Contiguous Buildings**

**490 & 494 Villaume Avenue • South St. Paul**

**490**



**490**



**494**



**Price just reduced on 494  
Villaume to \$1.849M and  
\$799K on 490 Villaume**

**490**

**Office**

4,000+ SF

**Tech, R&D**

11,000+ SF A/C

**Warehouse**

10,000+ SF HEATED



**490**

■ **25,689 Total SF**

■ 14' clear heights in warehouse

■ 3 dock doors w/ability to add drive-in doors

■ 2.61 acre site allowing room for expansion and or outside storage

■ 100% heated and A/C tech, R&D space

**494**

■ **54,300 Total SF**

■ 1,600 amps, 277 / 480 volt, three phase power

■ 6 dock doors / 4 with levelers

■ 1 drive-in door (16'x 14')

■ Up to 16' clear height

■ 100% heated and A/C

**494**

**Office**

4,800 SF

**Manufacturing**

16,000 SF

**Warehouse**

33,500 SF HEATED

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[www.progressplus.org](http://www.progressplus.org)   

# South Saint Paul



This bustling first ring suburb has a long history of hard working and innovative entrepreneurs. South St. Paul has numerous transportation options and friendly government, making it an excellent place to locate your business.

## Schools

South St. Paul is Minnesota's first K-12 International Baccalaureate World Schools District, incorporating the IB Middle Years Program (MYP) in grades 7-10.

## Safety

South St. Paul provides a state-of-the-art public safety operation utilizing a centralized public safety answering point (PSAP) and dispatch center.

## Transportation options

South St. Paul, home to Fleming Field Airport, is situated along two major highways, Interstate 494 and Highway 52. This location provides convenient access to the Minneapolis - St. Paul International airport, downtown St. Paul and downtown Minneapolis. Fleming Field also offers world-class fixed-base operators to service aircraft.

## Financing Options

South St. Paul provides financing and assistance programs, including IRBs, 504 Loan Program, SBA 7 (a) Loan Program, Tax Increment Financing and HRA support. Additionally, the Open to Business Program offers free counseling to entrepreneurs and access to Metropolitan Consortium of Community Developers small business loan fund.