

PROPERTY INFORMATION

Address	740-756 Vandalia Street St. Paul, MN 55114
Building Size	224,500 SF
Available SF Suite 754	25,687 SF total 1,733 SF office 23,954 SF warehouse
Date Available	August 1, 2022
Zoning	I-1
Site	10.30 acres
Year Built	1955
Parking	20 stalls
Column Spacing	40' x 40'
Clear Height	23'
Loading	4 dock doors 1 oversized drive-in door
Sprinkler	Yes
Net Rental Rates	\$12.00 PSF office \$6.00 PSF warehouse
2022 Cam & RE Tax	\$3.56 PSF

AMENITIES

- Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- Three blocks from new Central Corridor, Fairview Ave. Light Rail Station
- One mile from BNSF Railways and St. Paul Intermodel Yard
- This site is a six minute drive time to both downtown Minneapolis and St. Paul

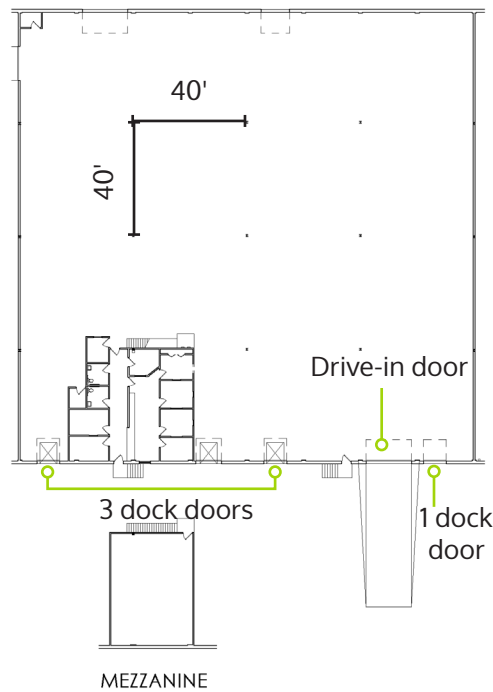


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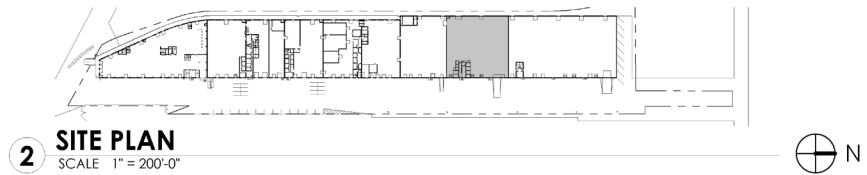
FLOOR PLAN



754 Vandalia

Office: 1,733 SF
 Warehouse: 23,954 SF
Total: 25,687 SF

(4) dock doors, (1) drive-in door



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