

PROPERTY INFORMATION

Address	777 Vandalia Street St. Paul, MN 55114
Building Size	9,600 SF
Available 9/1/24	9,600 SF stand-alone truck repair facility
Clear Height	16'5"
Loading	Ten (10) Drive-in doors 16' H x 12' W
Net Rental Rates	Negotiable
2024 Cam & RE Tax	\$5.56 PSF

AMENITIES

- Stand-alone property
- Fenced in parking area
- Column free interior, air makeup and explosion drains
- Drive through access with 10 drive-in doors
- Building signage available
- 3 blocks to Metro Green Line, Fairview Ave light rail station
- Low building operating expenses
- On-site management and maintenance
- Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- Located in the heart of the Twin Cities metro, just a 6 minute drive time from downtown Minneapolis and St. Paul



Eric Batiza, SIOR
612 217 5123
eric.batiza@am.jll.com

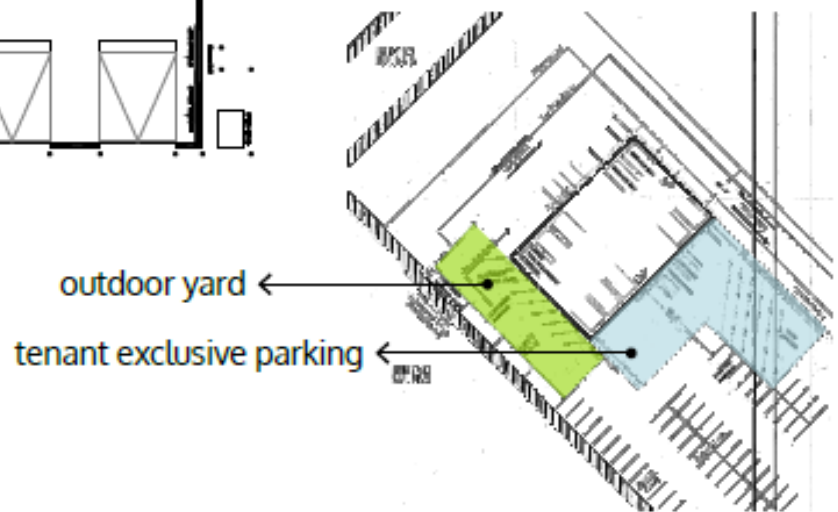
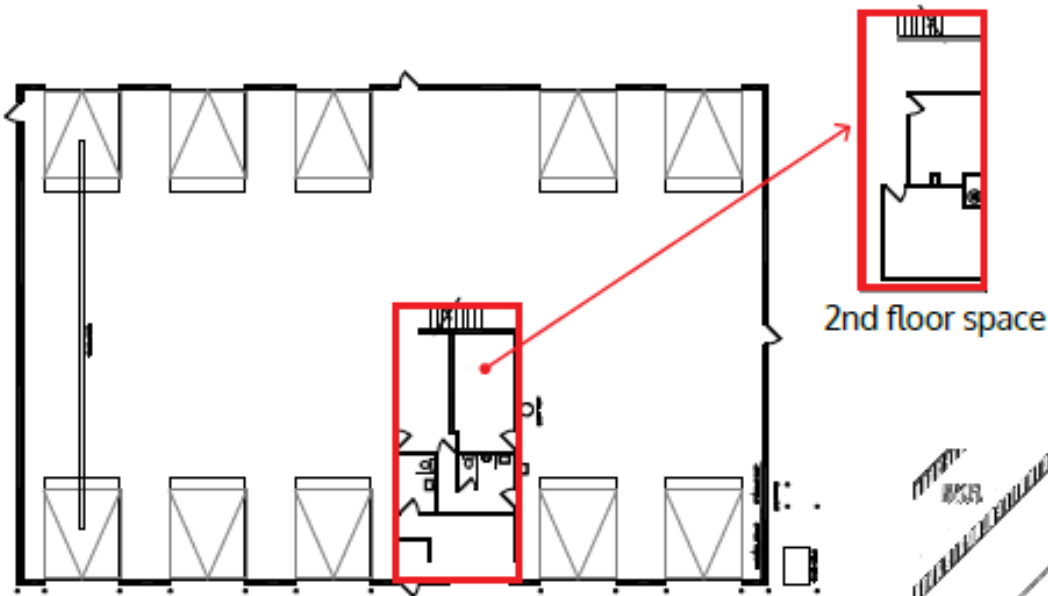
Connor Ott
612 217 6741
connor.ott@am.jll.com



FLOOR PLAN

777 Vandalia

Stand-alone warehouse: 9,600 SF



Eric Batiza, SIOR
612 217 5123
eric.batiza@am.jll.com

Connor Ott
612 217 6741
connor.ott@am.jll.com

