



# Industrial Space For Lease

## MSP Midway Industrial Park #12 740-756 Vandalia Street

MSP INDUSTRIAL PARK #12  
740-75 VANDALIA STREET  
ST. PAUL, MN 55114

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## AMENITIES

- › 224,500 total SF building
- › 68,568 SF available with multiple docks drive-ins and 23' clear height
- › T-8 energy efficient lighting
- › Two blocks from BNSF Railways Intermodal Yard
- › Low real estate taxes and 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

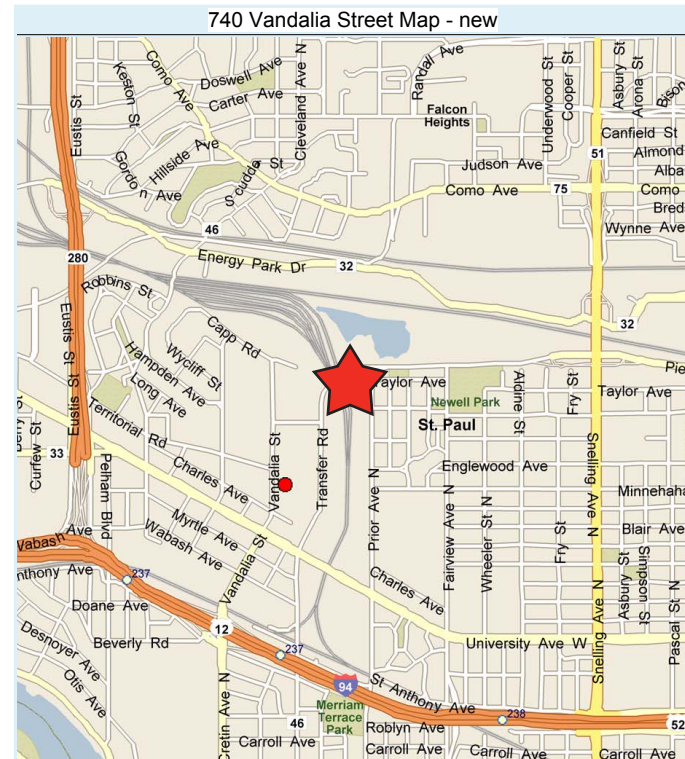
Owned by:

 CLARION PARTNERS

## FOR LEASE > Industrial Space

Address:	742 Vandalia Street St. Paul, MN
Building Size:	224,500 total SF
Site:	10.30 acres
Available Now	<b>SUITE 742</b> > 24,101 total SF - 4,138 SF office - 19,963 SF warehouse - dock doors
Available 6/1/2018	<b>SUITE 750</b> > 18,780 total SF* - 3 dock doors - 1 ramped drive-in  <b>SUITE 754</b> > 25,687 total SF* - 1,733 SF office - 23,954 SF warehouse - 4 dock doors - 1 ramped drive-in  <b>SUITES 750 &amp; 754 COMBINED</b> > 44,467 total SF* - 1,733 SF office - 42,734 SF warehouse - 7 dock doors - 2 ramped drive-ins
Clear Height	23'
Column Spacing	40' x 36'
Dock/Drive-in Doors	40 current dock doors 3 drive-in doors
Zoning:	I1
Year Built:	1955, addition in 1990
Roof:	New in 2007
Net Rental Rates:	\$8.00 per square foot office \$4.00 per square foot warehouse
2018 CAM & RET:	\$2.49 PSF

Owned by:



## CONTACT US

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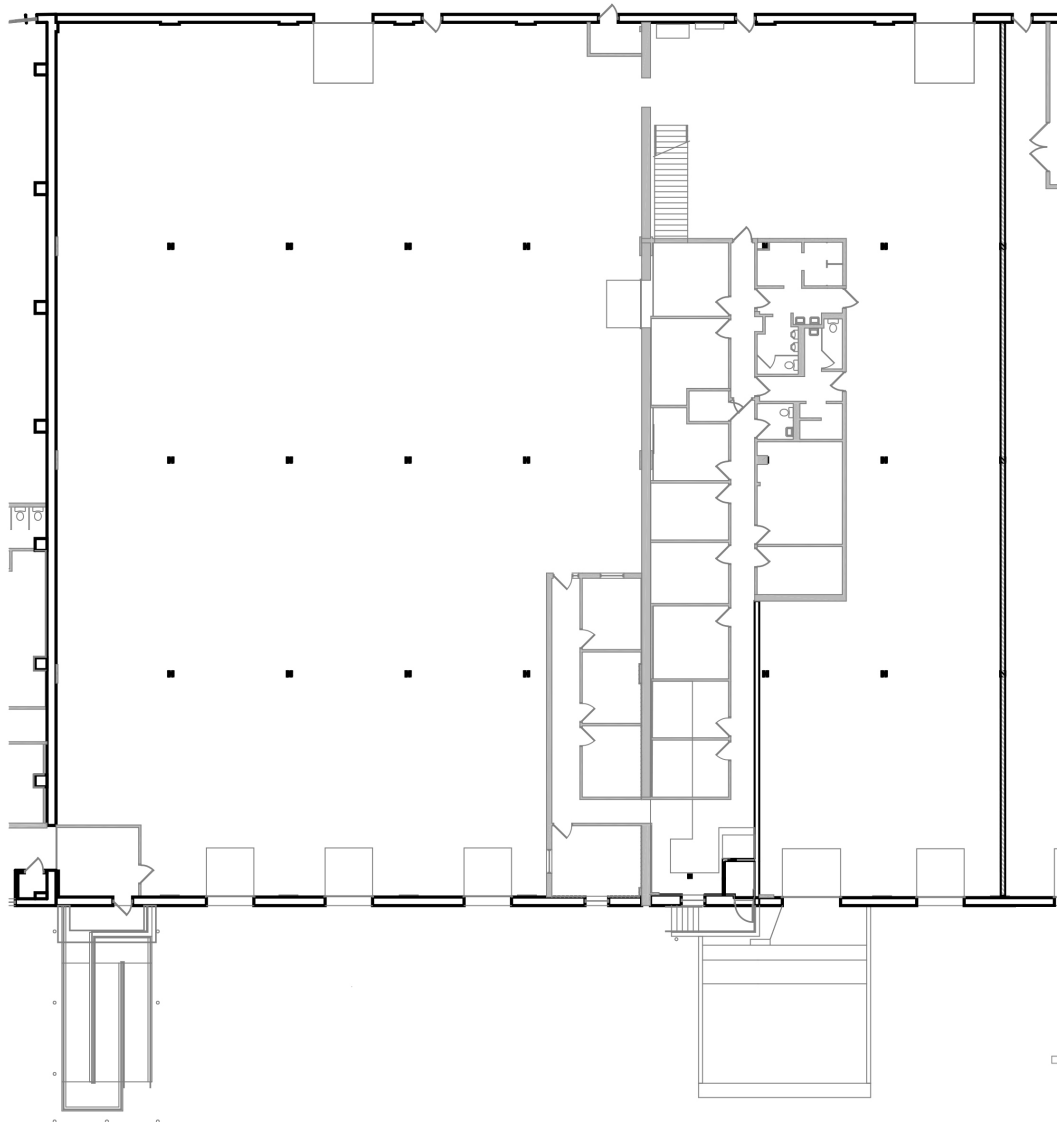
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## SUITE 742

- > 24,101 total SF
- 4,138 SF office
- 19,963 SF warehouse
- 5 dock doors

Building Key Plan



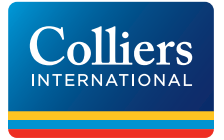
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# MSP Midway Industrial Park #12

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## SUITE 750

- > 18,780 total SF\*
- 3 dock doors
- 1 ramped drive-in

## SUITE 754

- > 25,687 total SF\*
- 1,733 SF office
- 23,954 SF warehouse
- 4 dock doors
- 1 ramped drive-in

## SUITES 750 & 754 COMBINED

- > 44,467 total SF\*
- 1,733 SF office
- 42,734 SF warehouse
- 7 dock doors
- 2 ramped drive-ins

Building Key Plan



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