



740-756  
Vandalia

# 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	<p><b>SUITE 742</b>                      &gt; <u>24,101 total SF</u>                      - 4,138 SF office                      - 19,963 SF warehouse                      - dock doors</p>
Available 6/1/2018	<p><b>SUITE 750</b>                      &gt; <u>18,780 total SF*</u>                      - 3 dock doors                      - 1 ramped drive-in</p>
	<p><b>SUITE 754</b>                      &gt; <u>25,687 total SF*</u>                      - 1,733 SF office                      - 23,954 SF warehouse                      - 4 dock doors                      - 1 ramped drive-in</p>
	<p><b>SUITES 750 &amp; 754 COMBINED</b>                      &gt; <u>44,467 total SF*</u>                      - 1,733 SF office                      - 42,734 SF warehouse                      - 7 dock doors                      - 2 ramped drive-ins</p>
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:	\$8.50 per square foot office \$4.25 per square foot warehouse
2018 CAM & RET:	\$2.49 PSF

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740 Vandalia Street Map - new



## CONTACT US

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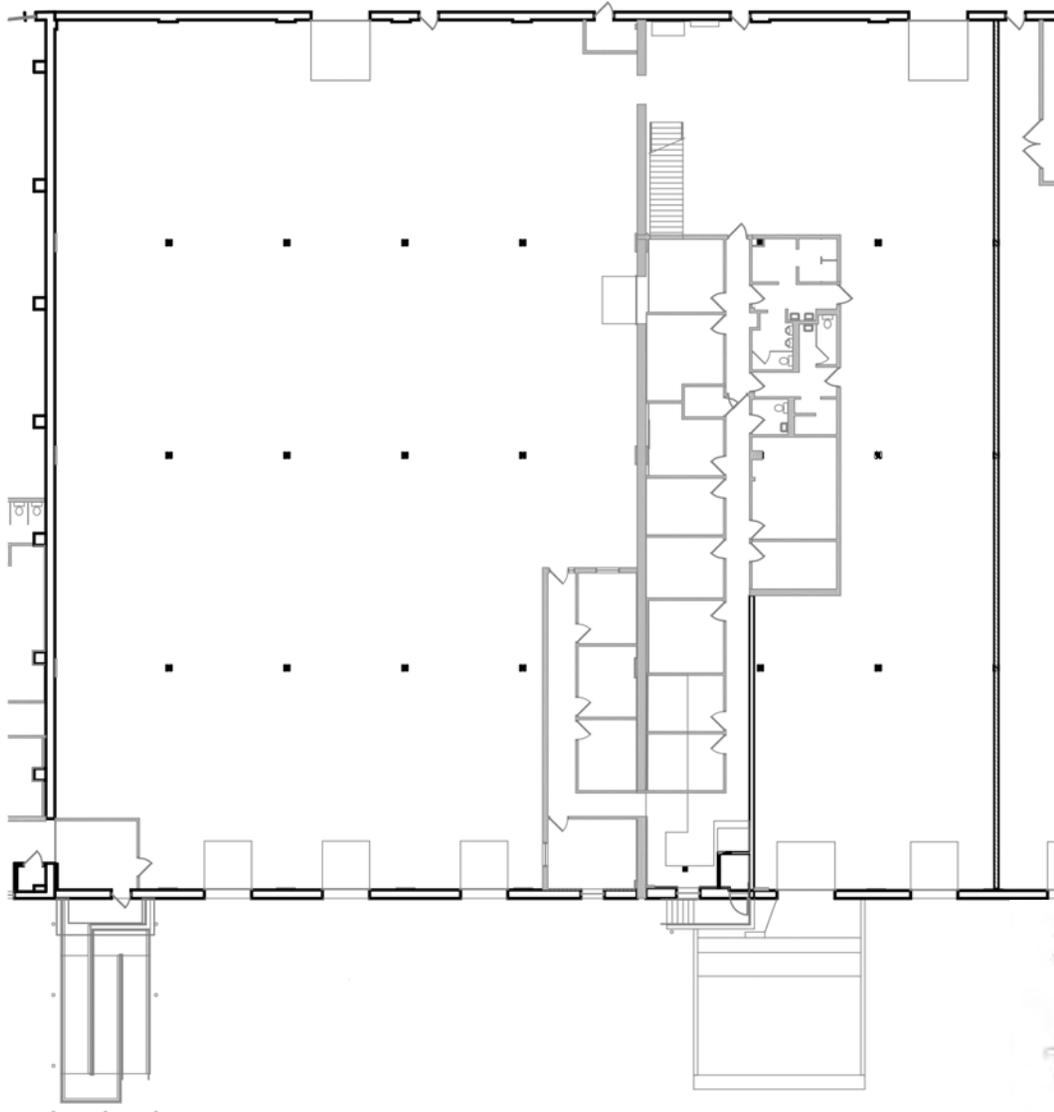
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# MSP Midway Industrial Park #12

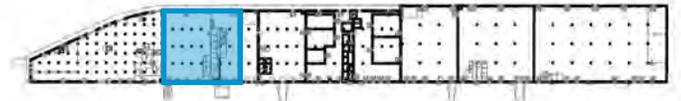
742 VANDALIA STREET | ST. PAUL, MN 55114



## SUITE 742

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

Building Key Plan



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### SUITE 750

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

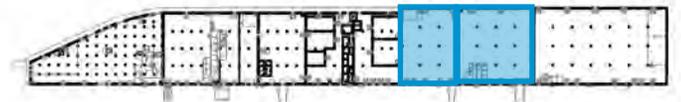
### SUITE 754

- > 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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