



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



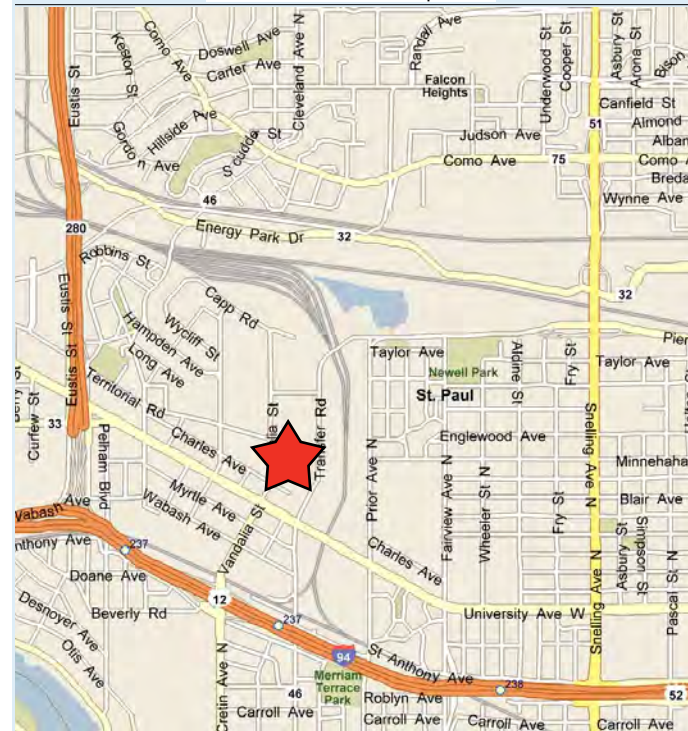
# FOR LEASE > Industrial Space

|                     |   |
|---------------------|---|
| Address:            | 742 Vandalia Street<br>St. Paul, MN   |
| Building Size:      | 224,500 total SF  |
| Site:               | 10.30 acres   |
| Available Now       | <b>SUITE 742</b><br>> <u>24,101 total SF</u><br>- 4,138 SF office<br>- 19,963 SF warehouse<br>- dock doors  |
| Available 6/1/2018  | <b>SUITE 750</b><br>> <u>18,780 total SF*</u><br>- 3 dock doors<br>- 1 ramped drive-in<br><br><b>SUITE 754</b><br>> <u>25,687 total SF*</u><br>- 1,733 SF office<br>- 23,954 SF warehouse<br>- 4 dock doors<br>- 1 ramped drive-in<br><br><b>SUITES 750 &amp; 754 COMBINED</b><br>> <u>44,467 total SF*</u><br>- 1,733 SF office<br>- 42,734 SF warehouse<br>- 7 dock doors<br>- 2 ramped drive-ins |
| Clear Height        | 23'   |
| Column Spacing      | 40' x 36'   |
| Dock/Drive-in Doors | 40 current dock doors<br>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<br>\$4.25 per square foot warehouse   |
| 2018 CAM & RET:     | \$2.49 PSF  |

Owned by:



740 Vandalia Street Map - new



## CONTACT US

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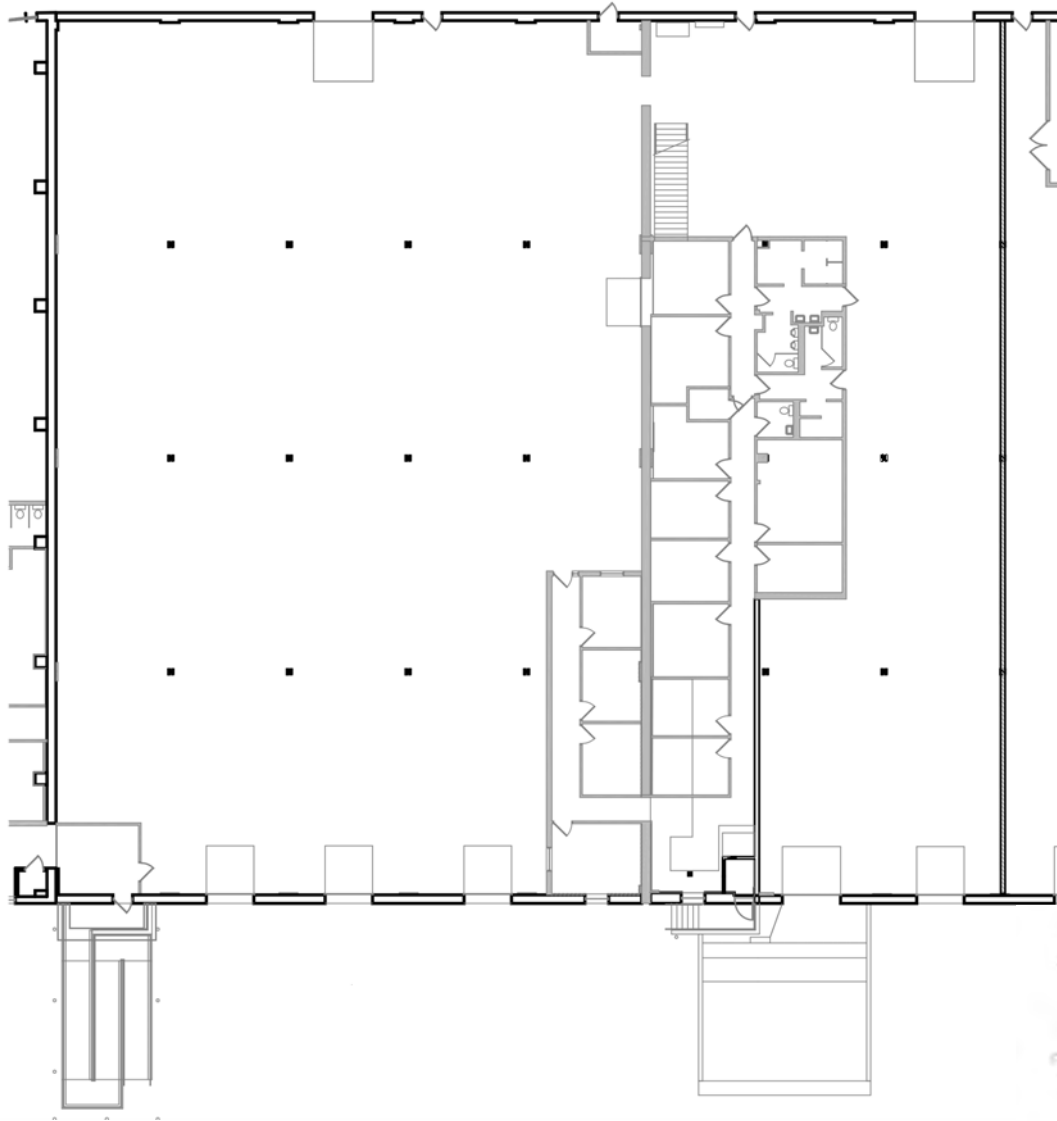
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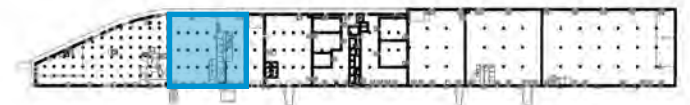
742 VANDALIA STREET | ST. PAUL, MN 55114



## 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

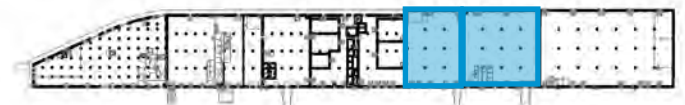
## SUITE 754

- > 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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