



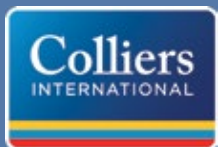
Office/Warehouse Space For Lease

Kasota Industrial Center I
2530-2550 Kasota Ave SE
St. Paul, MN 55108

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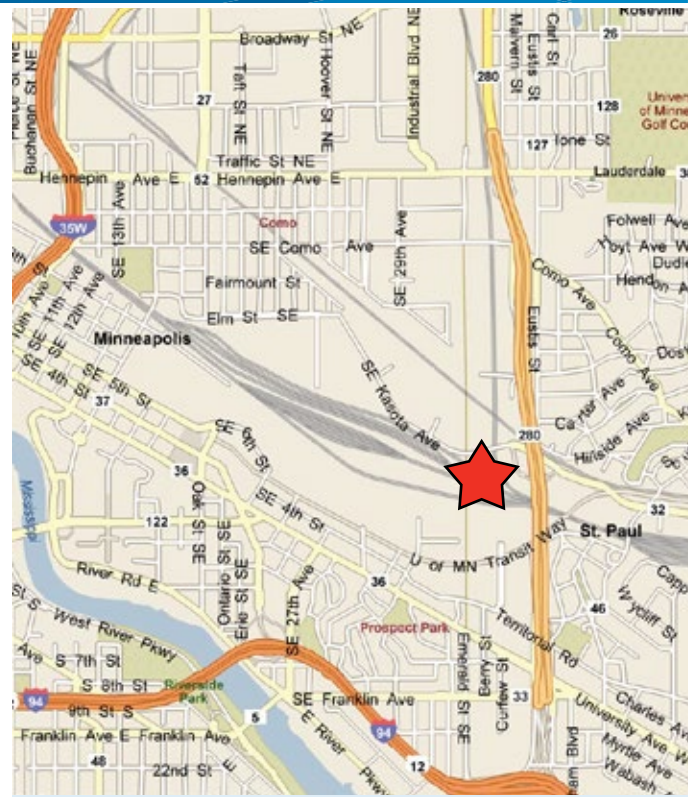
COLLIERS INTERNATIONAL
900 2nd Avenue S, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp

AMENITIES

- › Suite 2570: 9,500 SF available
- › Well maintained multi-tenant office/whse space
- › Part of 2 building complex known as Kasota Industrial Center I-II
- › Located at the 50-yard line of the Twin Cities metro area
- › Good parking & loading
- › I-2 zoning/outside storage permitted
- › Fully sprinklered and monitored
- › Ceiling Height: 20' clear, 40' x 50' column spacing
- › Loading Docks Available: 3 docks and 1 ramped drive-in
- › High visibility and easy access to Hwy 280, I-94, I-35W and Hwy 36
- › Close proximity to U of M and Minneapolis CBD

FOR LEASE > Office/Warehouse Space

| | |
|----------------------|--|
| Address: | 2530-2550 Kasota Ave SE St Paul, MN 55108 |
| Building Square Feet | 75,682 square feet total |
| Currently Available: | Suite 2570: <u>9,500 SF Warehouse</u> (3) Dock doors (1) Drive-in door |
| Clear Height: | 20' |
| Column Spacing: | 40' x 50' |
| Sprinkler System: | 100% Sprinklered |
| Zoning: | I2 - Medium Industrial |
| Lighting: | T-8 fluorescent |
| Electrical Service: | 3 phase, 240/480 volt |
| Net Rental Rates: | BTS office space \$4.75 per square foot Warehouse/production space |
| 2018 CAM & RET: | \$3.10 PSF |



CONTACT US

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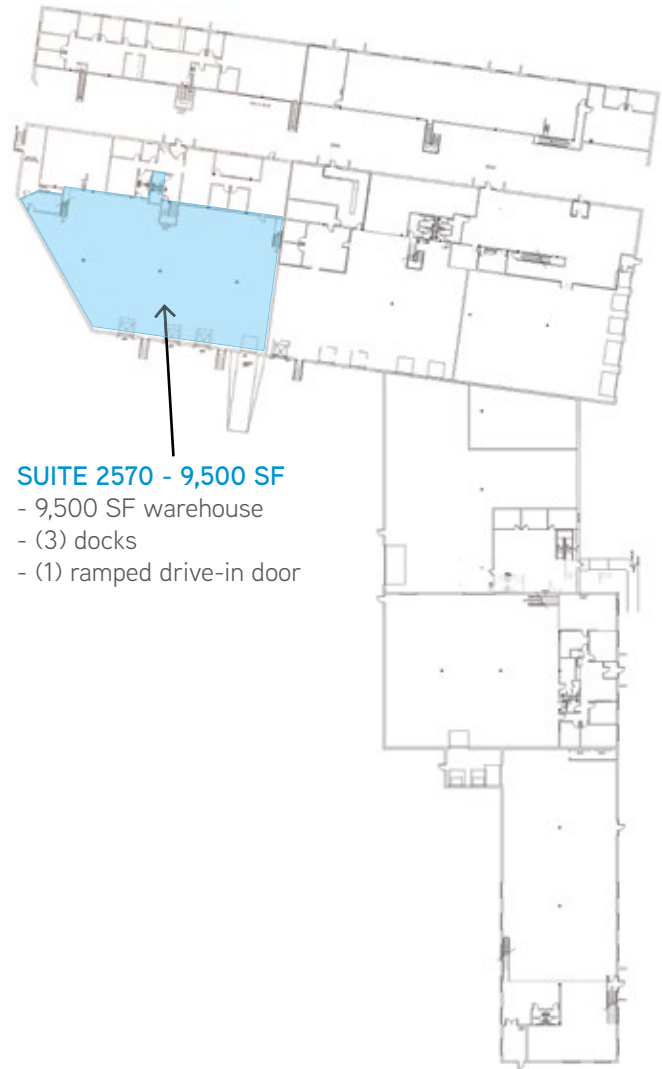
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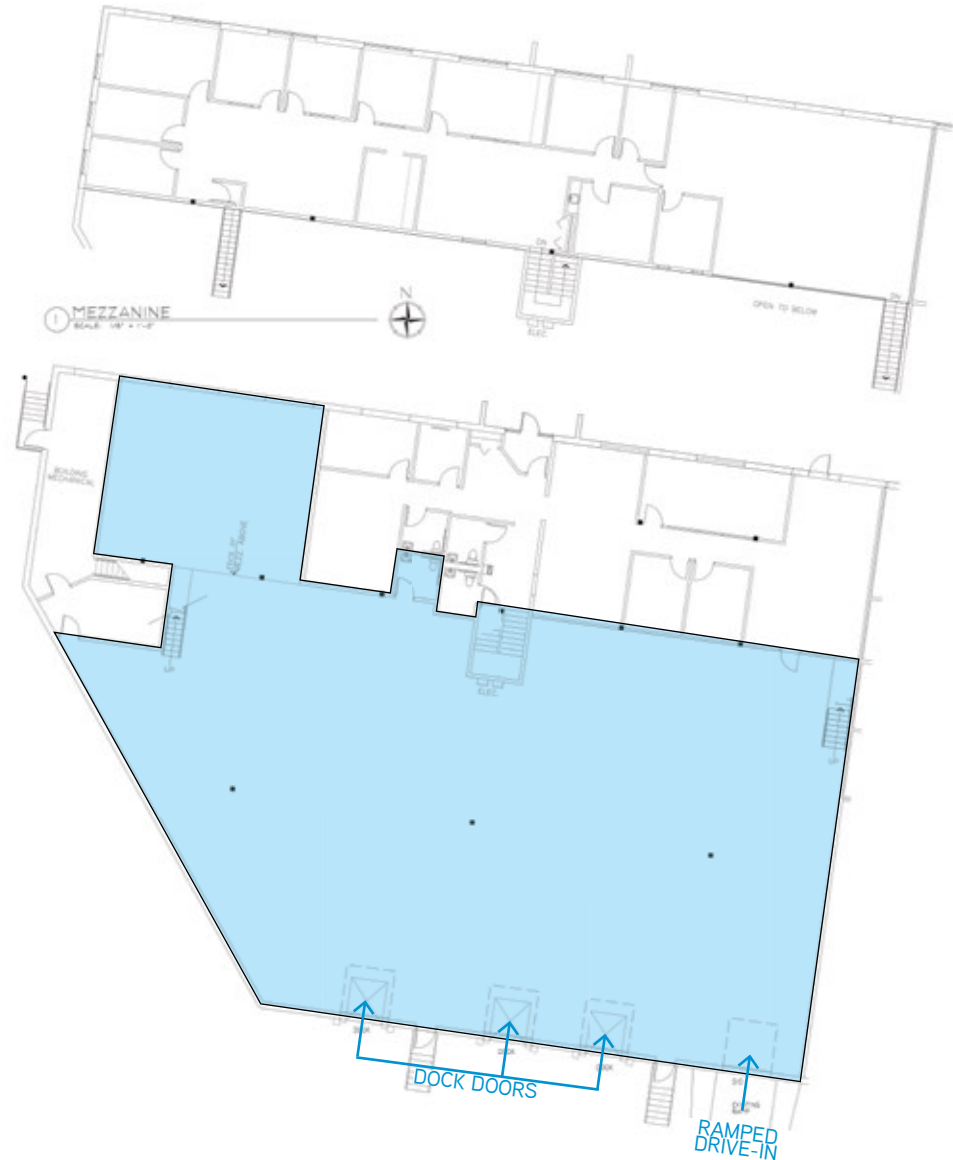


KASOTA INDUSTRIAL CENTER I

2530-2550 KASOTA AVE SE, ST. PAUL MN



- SUITE 2570 - 9,500 SF**
- 9,500 SF warehouse
 - (3) docks
 - (1) ramped drive-in door



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