

INDUSTRIAL  
PROPERTY  
FOR SALE

# 860 Vandalia Street St. Paul, MN



Eric Batiza, Vice President  
DIRECT 952 837 3007  
EMAIL [eric.batiza@colliers.com](mailto:eric.batiza@colliers.com)

Brian Doyle, Vice President  
DIRECT 952 837 3008  
EMAIL [brian.doyle@colliers.com](mailto:brian.doyle@colliers.com)



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# Disclaimer

860 Vandalia St  
St. Paul, MN

This Offering Package has been prepared by Colliers International for information purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources we consider reliable and while not guaranteed as to completeness and accuracy, we believe it to be correct as of this date.

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The expenses set forth in this Package do not constitute a representation, warranty or a guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Prospective purchasers should develop their own independent estimates of expenses before making any decisions on whether to acquire the property.

# Property Description

860 Vandalia St  
St. Paul, MN



## PROPERTY SUMMARY

860 Vandalia Street in St. Paul, Minnesota is the current home of Crown Lift Trucks. It is centrally located to the entire metro area in the aptly-named “Midway” industrial market of St. Paul. This industrial cluster is located just east of the intersection of I-94 and Highway 280, and offers unparalleled freeway system access. It is just north of the Green Line of the Light Rail Transit system which runs between the downtowns of Minneapolis and St. Paul along University Avenue. This location offers industrial buyers access to a diverse labor pool as well as an ideal site from which to distribute to the overall metro area.

The property consists of a 91,380 total square foot building situated on 3.04 acres of land (132,422 SF). The concrete block building was built in 1959 with subsequent office renovations and upgrades. There is 8,224 SF of existing office space, including training and conference rooms, private offices, open areas, and a will call/service counter with a separate entrance.

The warehouse area features 16’ clear height, (9) loading docks, (1) grade-level oversized drive-in door, and (1) 2’ high “UPS-height” loading dock. Columns are 32’ x 34’. Roughly 53,156 SF of the warehouse space is currently being heated while the remaining 30,000 SF has historically been cold storage space. The unheated area does have existing gas lines so adding unit heaters could be easily accomplished. The building is also actively served by MN Commercial Railroad, the main short line provider to the metro, which allows buyers access to all major rail carriers – A major positive for logistics providers. The roof has been re-done in 2009 (+/- 61k SF) and 2013 (+/- 30k SF).



# Property Specifics

860 Vandalia St  
St. Paul, MN



## OFFERING PRICE

\$3,500,000 (\$38.30 PSF)

## ZONING

I-2 | Industrial

## LAND SIZE

3.04 Acres (132,422 SF)

## ADDRESS

860 Vandalia St  
St. Paul, MN

## YEAR BUILT

1959

## BUILDING SF

8,224 SF Office  
83,156 SF Warehouse  
91,380 SF Total

## LOADING

(6) 8' x 8' Docks  
(3) 10' x 10' Docks  
(1) 14' x 14' Drive-in  
(1) "UPS Height" 2' High Dock

## SPRINKLER

None

## PARKING

41 surface stalls (striped)

## CLEAR HEIGHT

16'

## ROOF

2009 (61,380 sf)  
2013 (30,000 sf)

## RAIL

Served by MN Commercial (short line provider)

## HVAC

(3) Unit heaters in warehouse; (5) RTUs service the office area  
\* Note: +/- 30,000 sf of warehouse space is currently unheated but does have gas service

## WAREHOUSE LIGHTING

Mostly upgraded to T-8 light fixtures

## ELECTRICAL SERVICE

600 Amps | 240 Volt | 3-Phase

## EASEMENT

Slight access easement (see local Aerial section)

## COLUMNS

34' x 32'

# Real Estate Information

860 Vandalia St  
St. Paul, MN



Below is a summary of information including tax identification and real estate taxes for the subject property.

## PROPERTY IDENTIFICATION NUMBERS (PIN)

29.29.23.41.0017

## LEGAL DESCRIPTION

N 1.13 Ft Of Lot 11 Blk 1 Robbins And Others Re-ar & That Part Of Lot 1 Blk 1 Sd Plat Nly Of Fol Desc L; Beg At A Pt On N L Sd Blk 1 134.07 Ft W Of Ne Cor Sd Blk Th Ely 127.27 Ft Mol To Pt On E L Sd Lot 1 1.13 Ft S Of Ne Cor Sd Lot 1 & There Term & Subj To Esmts The Fol Tract; S 31 Ft Of Lot 5 & All Of Lots 6,7 & Lot 8 Blk 1 Martin Capp's Add

## 2018 REAL ESTATE TAXES PAYABLE

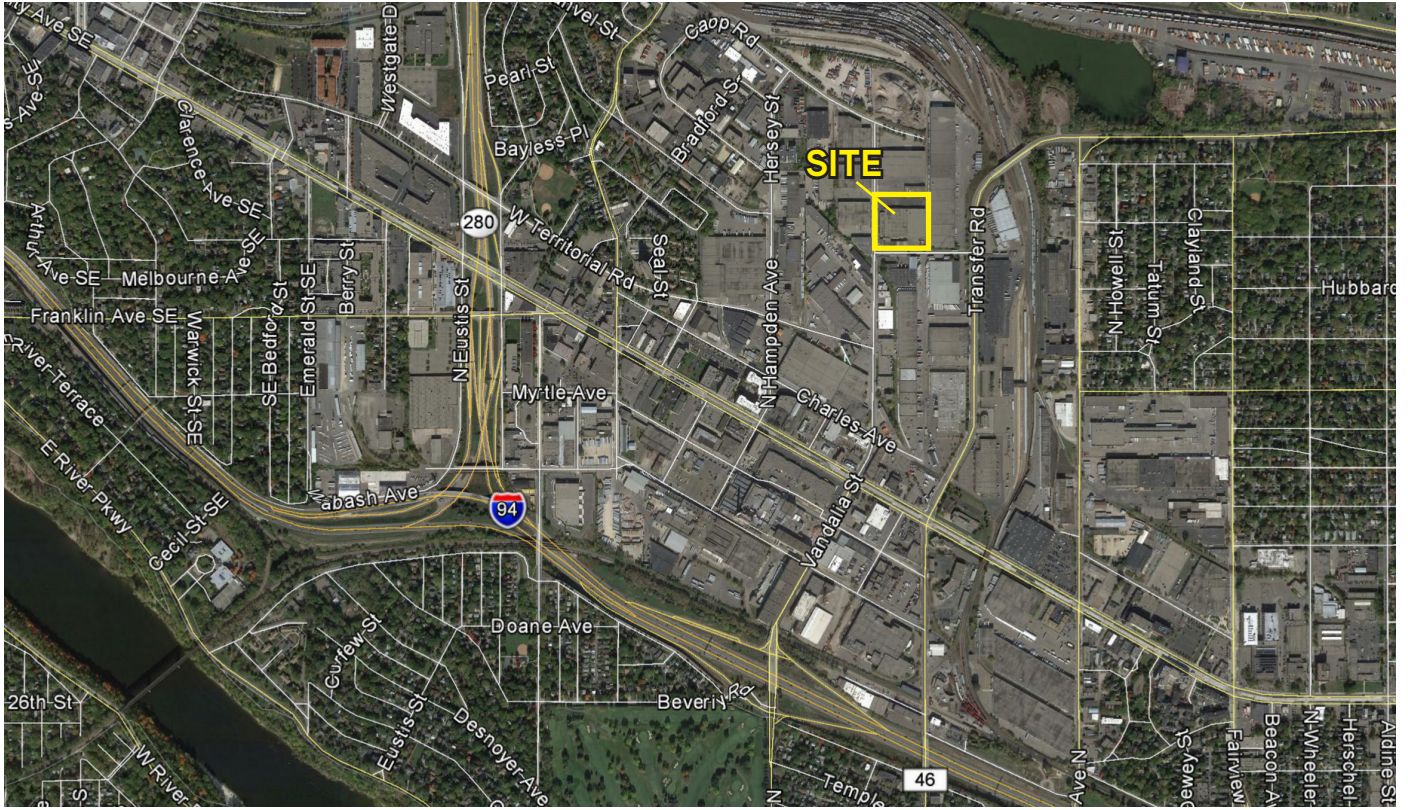
\$146,136.00 (\$1.59 psf)

## 2018 ASSESSED VALUE

\$3,714,600

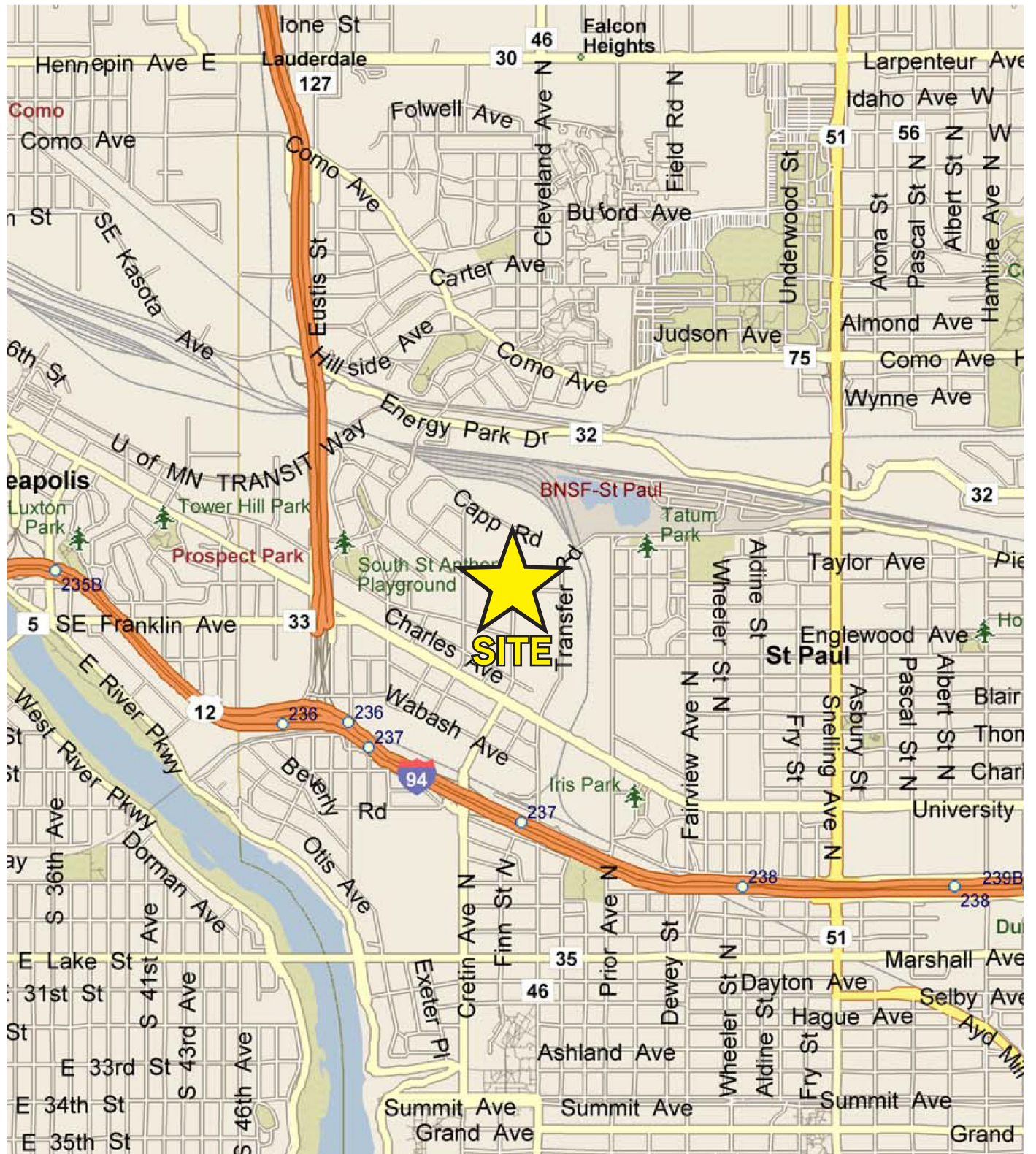


## Local Aerial

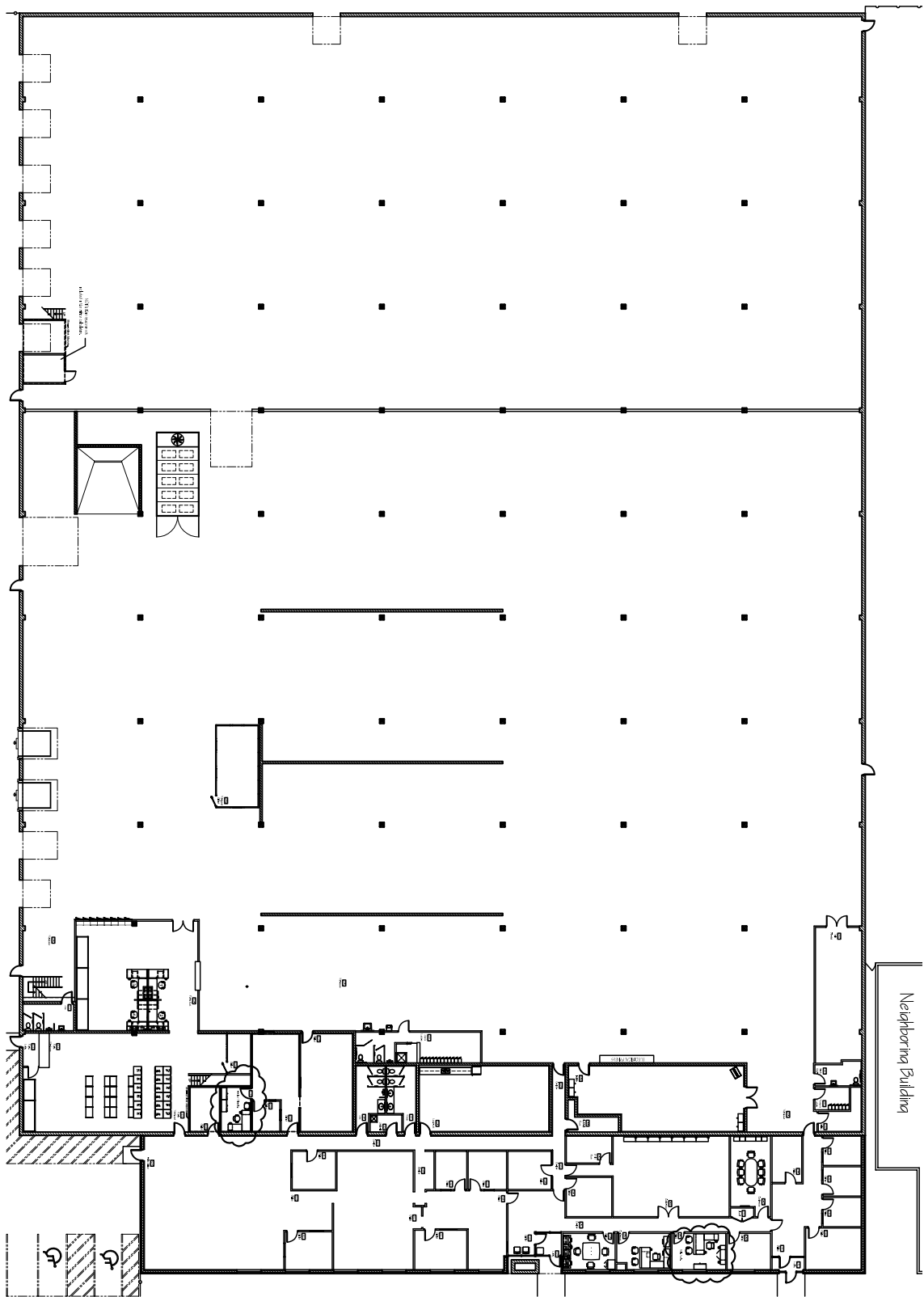




# Local Map



# Floor Plan





# Building Photos





# Building Photos






# Interior Photos





## Interior Photos



The background of the page is a solid dark blue color. Overlaid on this are several translucent, wavy lines in various shades of blue, ranging from a medium blue to a lighter, almost white blue. These lines create a sense of movement and depth, resembling a stylized landscape or a series of overlapping planes.

Colliers International | Minneapolis-St. Paul  
900 2nd Avenue South, Suite 1575  
Minneapolis, MN 55402

[www.colliers.com/msp](http://www.colliers.com/msp)