

**AVISON
YOUNG**

Industrial Property for Sale or Lease
860 Vandalia Street
Saint Paul, MN 55114

NEW PRICE REDUCTION



**Rare opportunity to own or lease a renovated
freestanding industrial building in the Midway**

**Get More
Information**

Kate Gillette, Senior Vice President
kate.gillette@avisonyoung.com
M: 612.875.5284

Avison Young | 1665 Utica Avenue South, Suite 300-E | Minneapolis, MN 55416 | 612 913 5640

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Property Overview

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860 Vandalia Street, St. Paul, MN

Don't miss this opportunity to own or lease a 91,380 square foot turn-key industrial building in the desirable Midway submarket. The property was extensively renovated starting in 2019 with improvements including a full renovation of the office space with modern finishes, open ceilings, and glass front offices, a new sprinkler system, upgraded LED lighting, new HVAC, a new roof on 70% of the building, a fenced and secured parking lot, and many other functional and aesthetic improvements.

TOTAL SF:	91,380 SF
OFFICE SF:	8,224 SF
SITE SIZE:	3.04 Acres
CLEAR HEIGHT:	16'
DOCKS:	8 Dock-height doors
DRIVE-IN DOORS:	1 Over-sized drive-in door
SALE PRICE:	\$7,250,000



Property Overview

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Demographics

	2 Mile	5 Mile	10 Mile
Population	66,327	493,257	1,265,675
Med. HH Income	\$78,876	\$78,767	\$88,501
2024 Households	29,065	222,955	543,210

Source: Avant



Property Overview

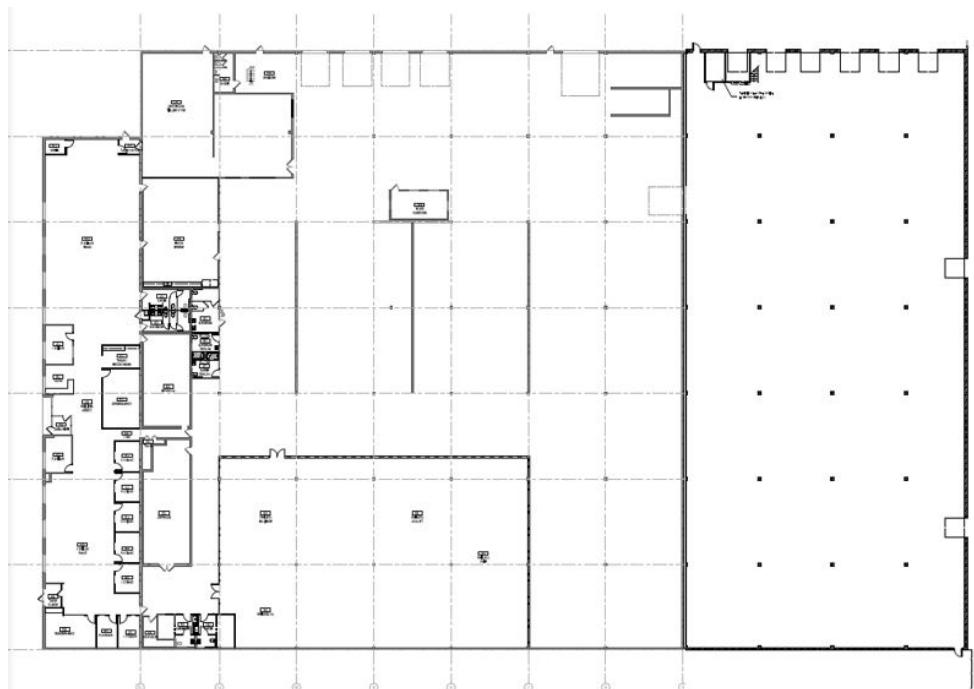
- Functional industrial property which is in high-demand and in short-supply in this market.
- Well located near major roadways and interstate highways.
- Recent property improvements include renovated office space, and roof improvements.
- Good loading and sufficient clear height.

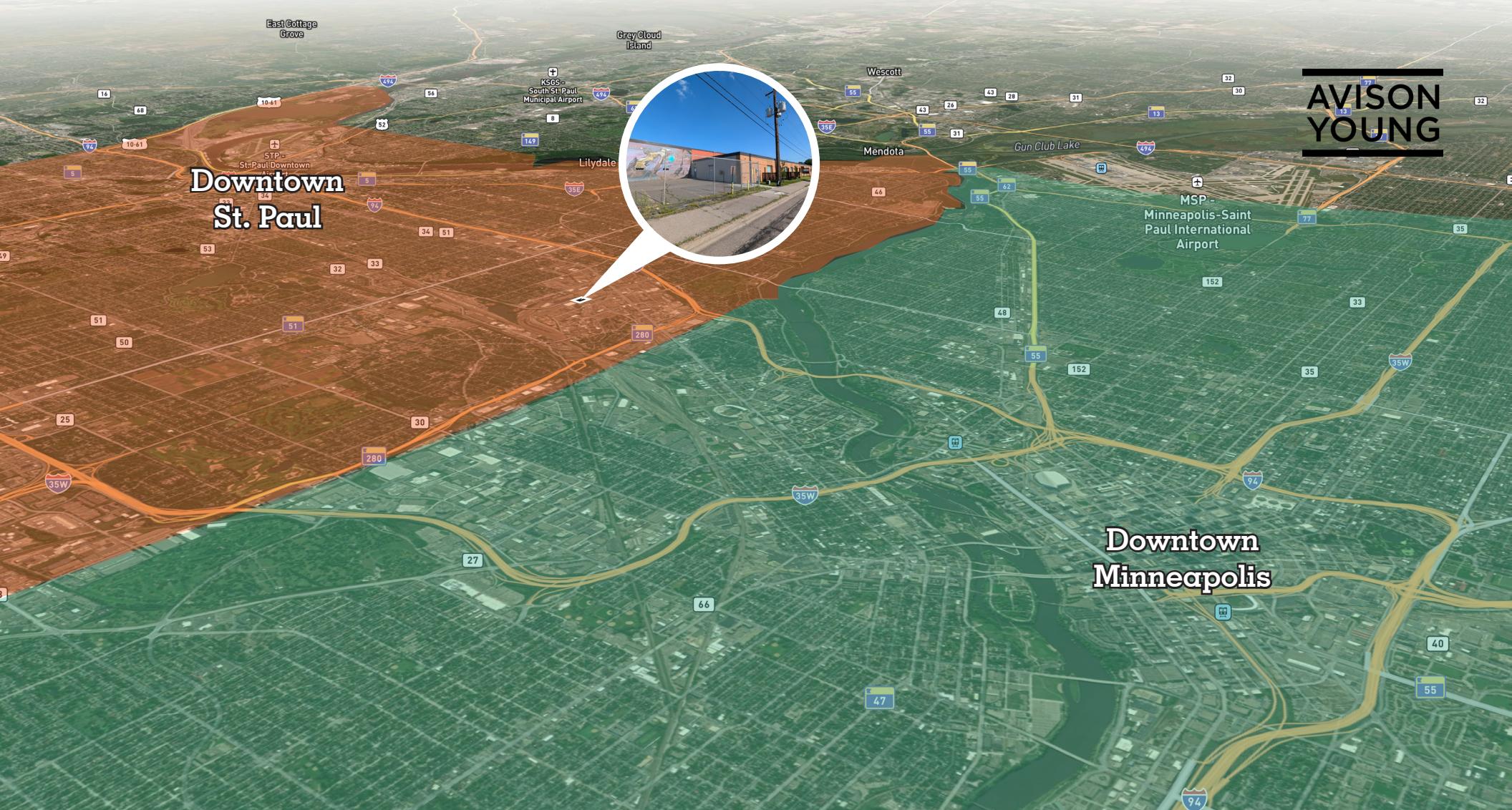
860 Vandalia Street

Saint Paul, MN



Floor Plan





The property is well-located in the Midway submarket of St Paul, located between the Minneapolis and St Paul CBD, and benefits from close proximity to major roadways including I-94, I-35W, and Highway 36. Additionally, the subject is located within blocks of University Avenue, a major throughfare which provides a variety of transit options including the Green Line light rail.

Area Overview

Get more Information

Kate Gillette, Senior Vice President
kate.gillette@avisonyoung.com
M: 612.875.5284

Mark Evenson, Principal
mark.evenson@avisonyoung.com
D: 612.889.5885

Industrial Property for Sale or Lease 860 Vandalia Street



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