



FREIGHT HOUSE DISTRIBUTION CENTER

355 8TH STREET EAST
ST. PAUL, MN

120,630 TOTAL SF AVAILABLE
GROSS LEASE RATE
UTILITIES INCLUDED

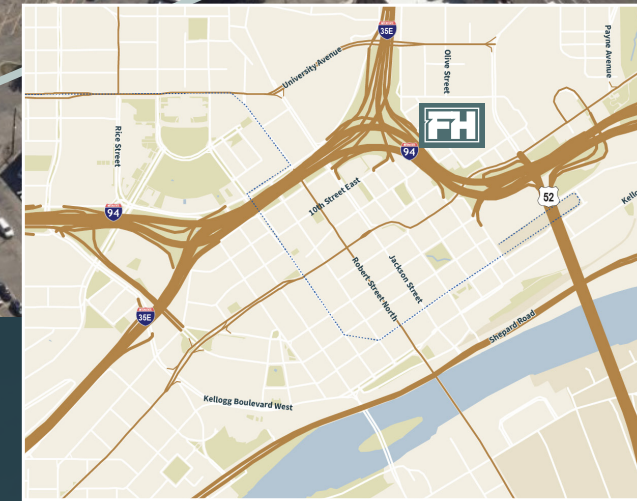


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A SITE BUILT FOR FREIGHT

Throughout history the Lafayette Park region of Saint Paul has remained an essential location for freight distribution. Ideally situated, this area has been designed to efficiently bring large volumes of freight into the Twin Cities for the Great Northern Pacific, the Chicago Milwaukee, the Chicago Northwestern, and the Soo Line.

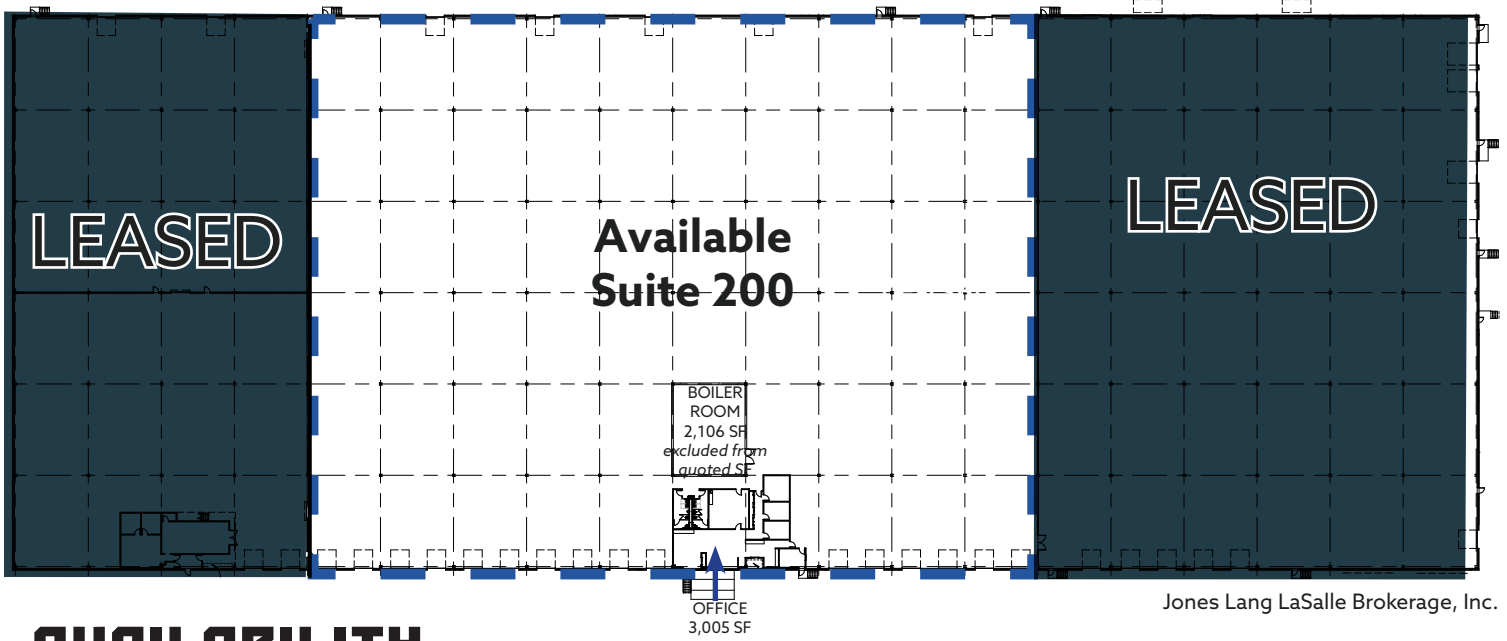
Today, Freight House Distribution Center remains a vital asset for freight distribution, providing a strategic location for transport and great freeway access to I-94, I-35E, and Highway 52.



PROPERTY INFORMATION

Available SF	120,630 SF Total
Date Available	1/1/2024
Year Built	1967
Clear Height	19' - 22'8"
Dock-High Doors	16, 10' high x 10' wide (5 with levelers)
Lighting	Fluorescent: T8 with motion sensors
Power	TBD
Column Spacing	40' x 50'
Sprinklers	Sprinklered throughout
Vacancy Dimensions	Approx. 300' deep by 560' wide
Zoning	I-1, Light Industrial
Construction	Concrete tip-up and concrete roof
Parking	18 stalls
Trailer Parking	Available
Lease Rate	\$8.75 PSF Gross Including Utilities





AVAILABILITY

Total Building Square Footage	240,000 SF
Space Available 1/1/2024	120,630 SF Total
Suite 200	3,005 SF Office 117,625 SF Warehouse Sixteen (16) 10' x 10' dock doors (Five (5) with levelers)



**FREIGHT HOUSE
DISTRIBUTION CENTER**
ST. PAUL, MN

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