

PROPERTY INFORMATION

Address 742 Vandalia Street
St. Paul, MN

Building Size 224,500 SF

Available SF **24,101 SF Total***
4,138 SF office
19,963 SF Warehouse
**divisible*

Divisible SF Space A: 9,019 SF
Space B: 15,085 SF

Date Available 1/1/2026

Zoning I-1

Site 10.30 acres

Year Built 1955

Parking 2.54/1,000 SF

Loading Five (5) dock doors

Column Spacing 40' x 40'

Clear Height 23'

Net Rental Rates Negotiable

2025 CAM & RE Tax \$2.36 PSF CAM
\$0.26 PSF Insurance
\$1.92 PSF Tax
\$4.54 PSF Total

AMENITIES

- Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- Three blocks from new Central Corridor, Fairview Ave. Light Rail Station
- One mile from BNSF Railways and St. Paul Intermodal Yard
- This site is a six-minute drive time to both downtown Minneapolis and St. Paul

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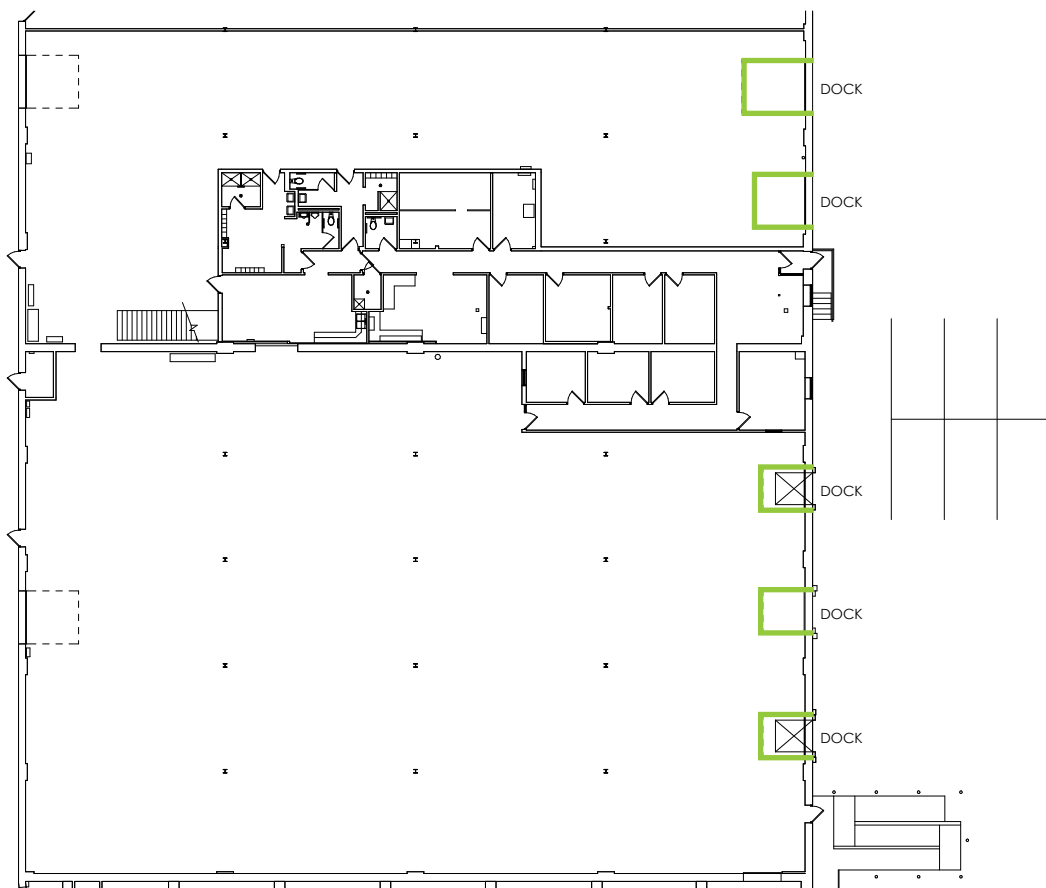
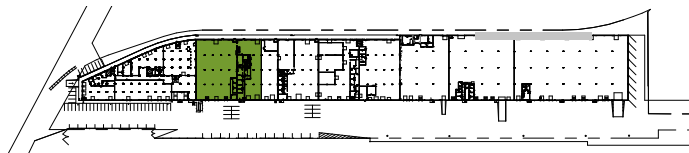


FLOOR PLAN

Suite 742 - 24,101 SF

4,138 SF Office

19,963 SF Warehouse



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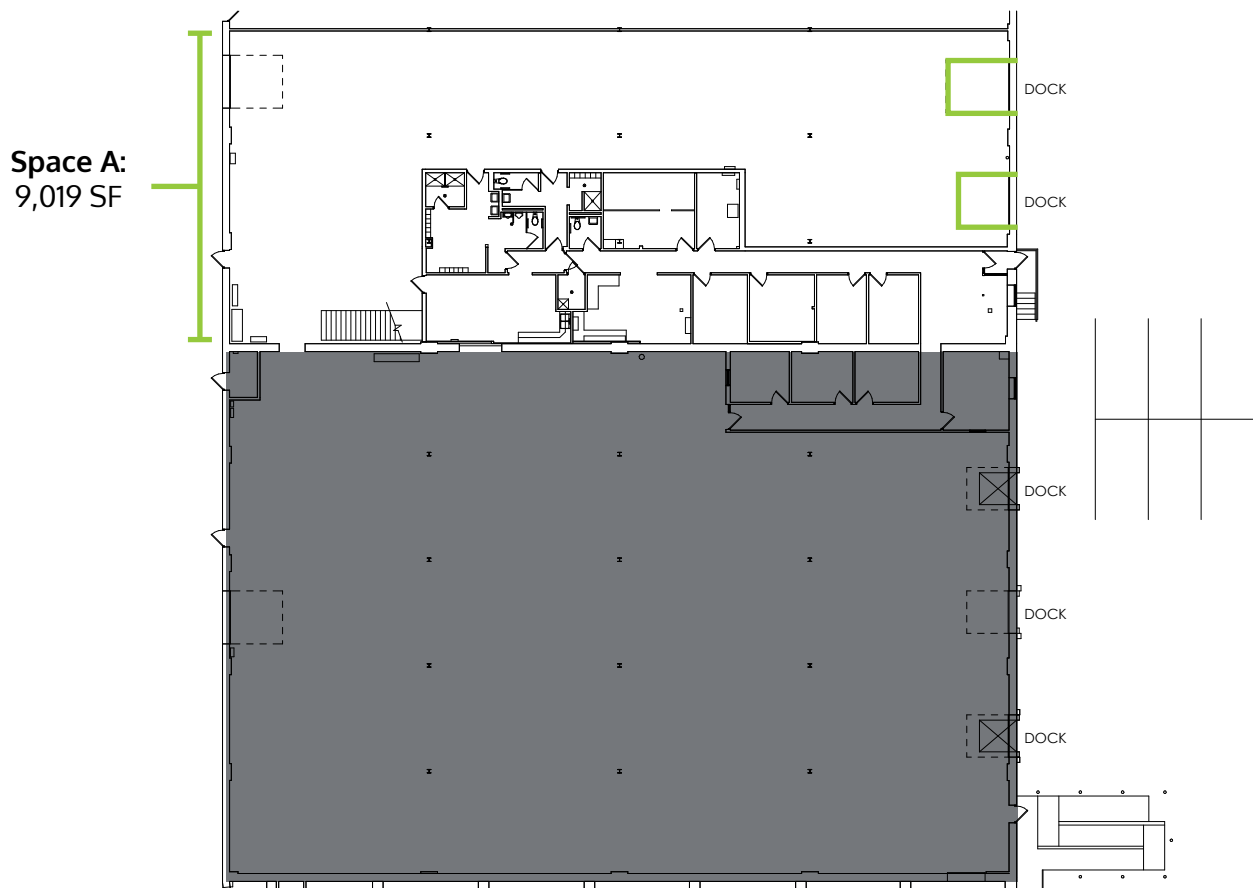
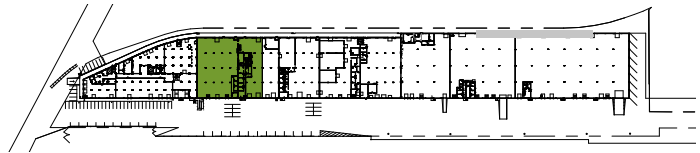


FLOOR PLAN

Space A: 9,019 SF

9,019 SF Total

Two (2) dock doors



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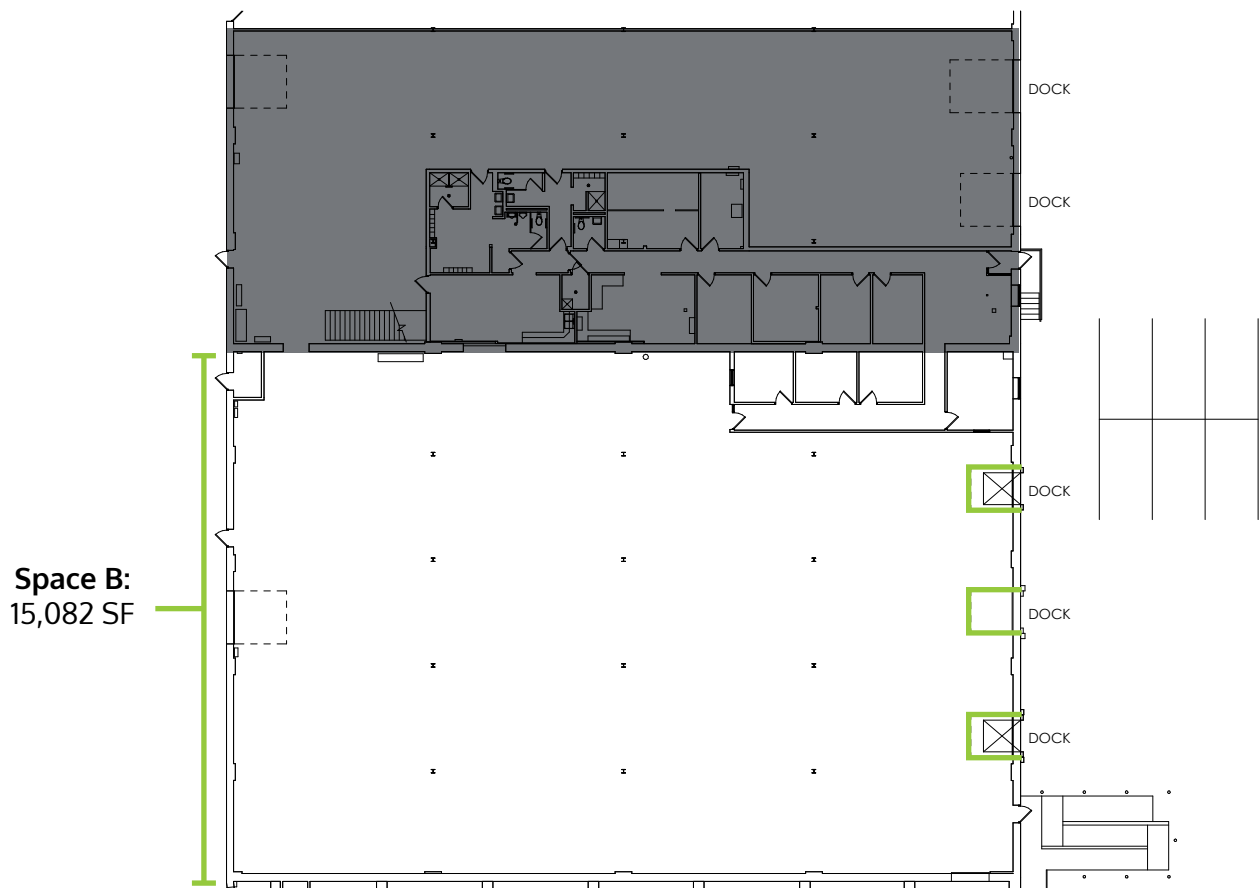
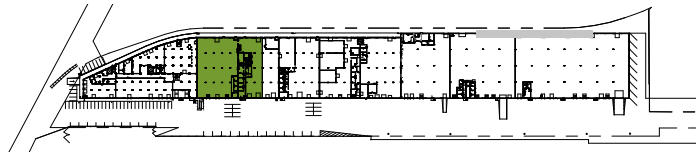


FLOOR PLAN

Space B: 15,082 SF

15,082 SF Total

Three (3) dock doors



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