

50,000 square foot industrial building near State Capitol and Downtown St. Paul

savills

FOR SALE

321 GROVE STREET, SAINT PAUL, MN 55101



SPACE PROFILE

49,498

Total SF

+/- 5,000

Office SF

4

Docks

2

Drive-ins

Negotiable

Sale price

Immediate

Availability

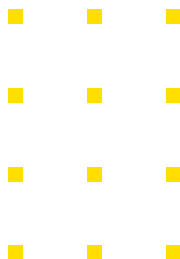
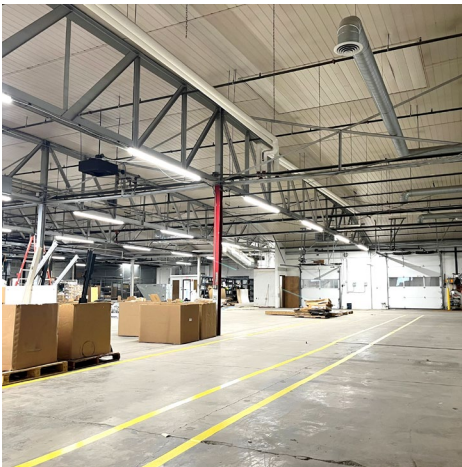
Gated

Parking



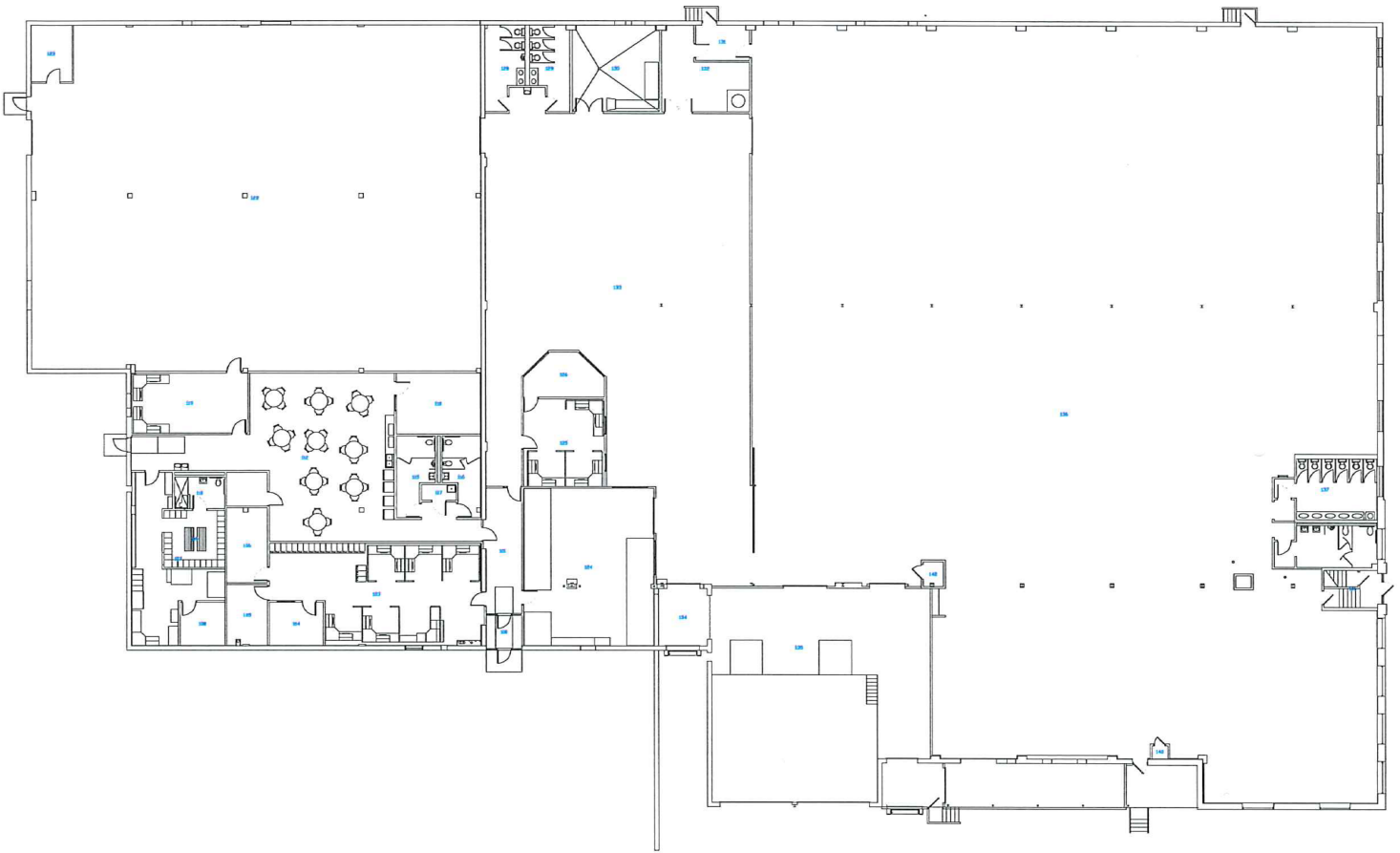
PROPERTY OVERVIEW

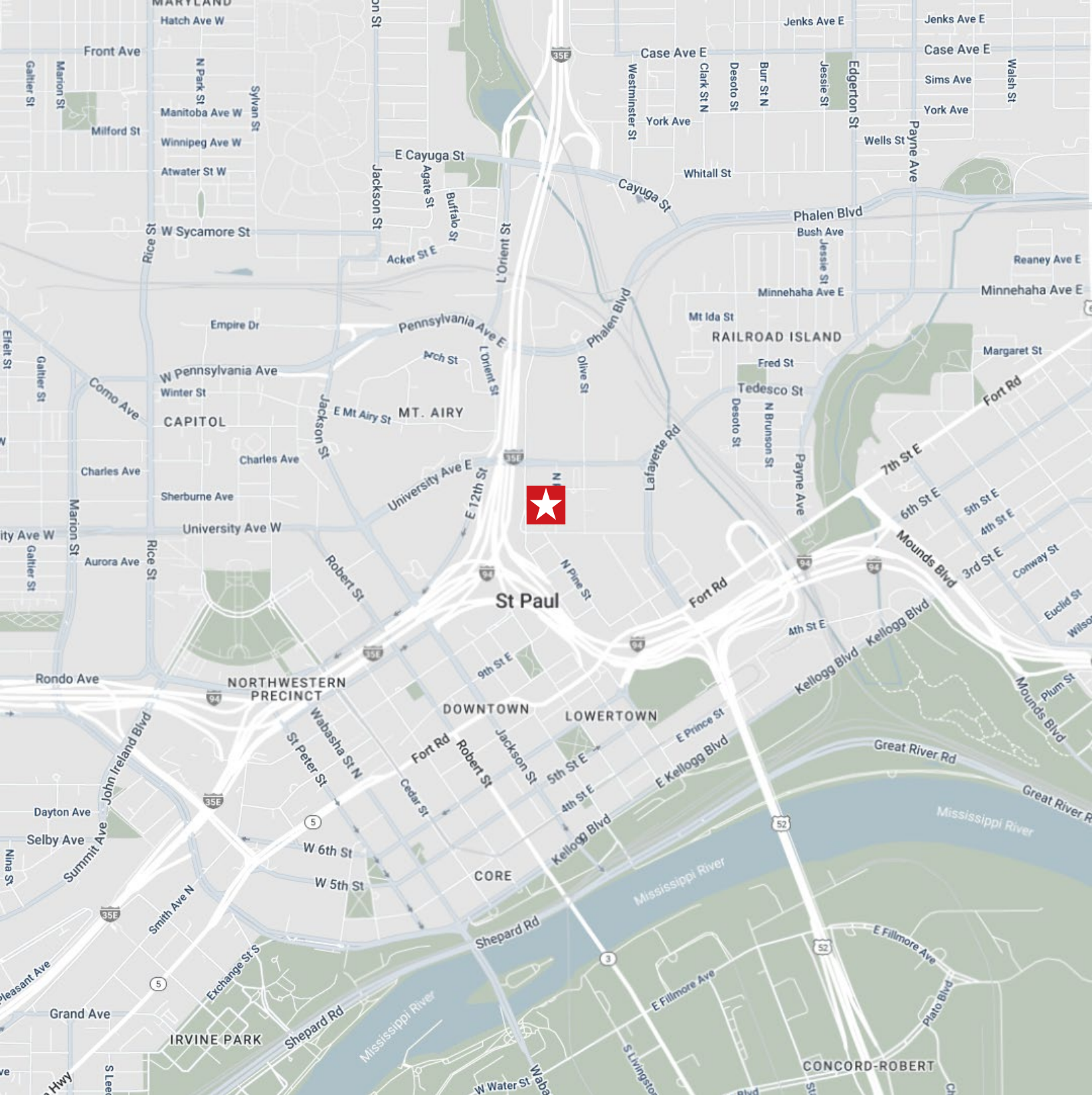
- Ceiling height: up to 17'
- Clear height: 12'
- Bay sizing: 19' x 63' typ.
- Docks: 4
- Drive-ins: 2
- Power: 240 V, 3-Phase, 800 Amps
- Fully sprinklered
- Full EPDM roof recently added
- Gated employee parking
- Billboard lease producing extra income through 2030



49,498 SF

+/- 5,000 SF Office





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