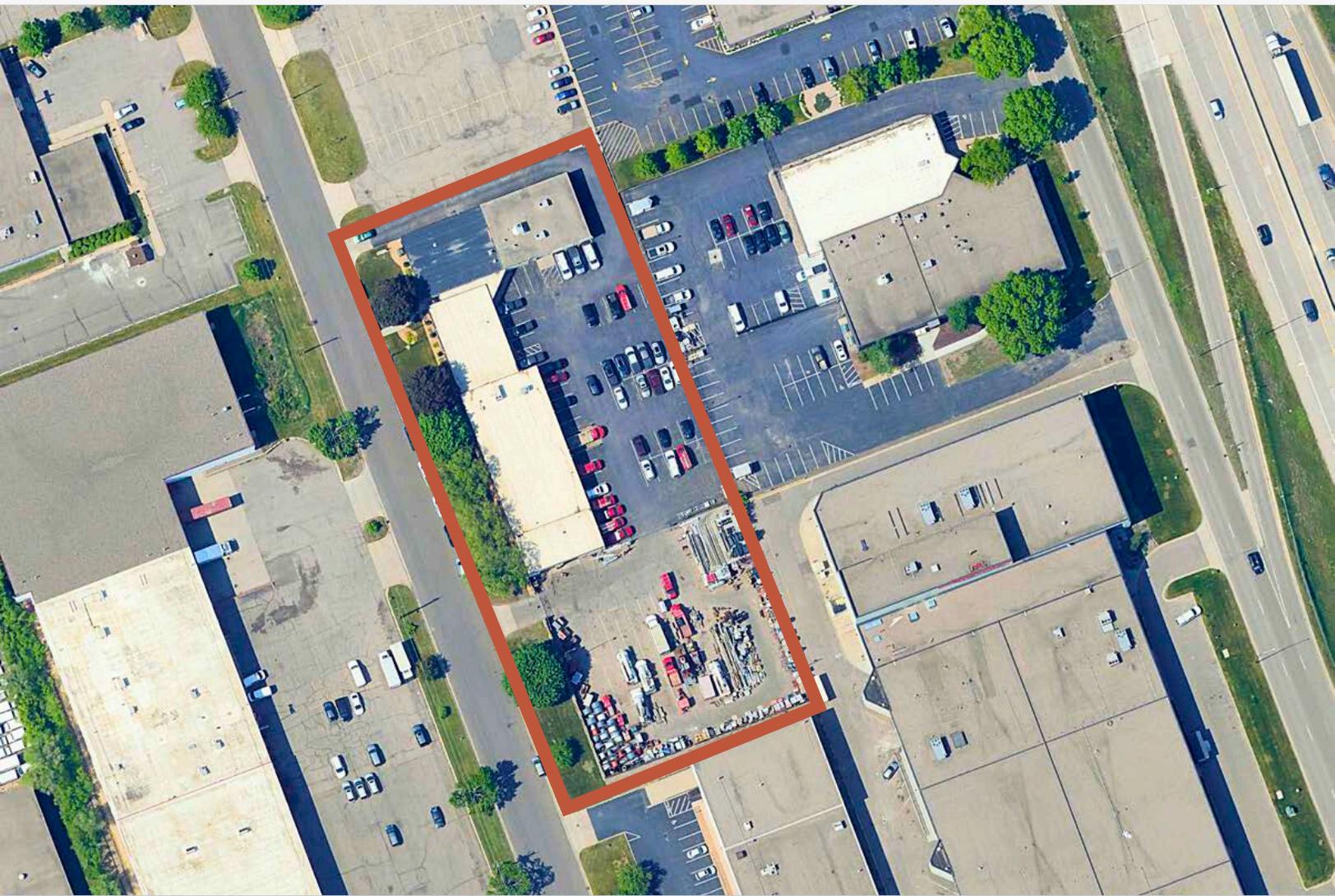


FOR SALE OR LEASE

278 STATE STREET

St. Paul, MN 55107



STACK
INDUSTRIAL PARTNERS

PROPERTY OVERVIEW

General Building Information

Year Built

1969

Construction Type

Masonry

Zoning

I-1 (Light Industrial)

PID

05-28-22-34-0001

Building Specifications

Building Size

18,700 SF

Parcel Size

1.84 Acres

Office Size

11,950 SF

Warehouse Size

6,750 SF

IOS Size

25,000 SF

Parking

50 Stalls

Loading

(1) Loading Dock
(2) 12' High Drive-In Doors

Clear Height

12'6" (Warehouse)
8'-9" (Office)
2/3 Building is 12'6" Clear

Building Exterior

Windows are solid, tuckpointed re-caulked, and painted

Building Interior

Office refreshed in 2016

RTU's

Regularly Serviced by Nasseff

Roof Age

2/3 Replaced approx. 5 Years Ago

Sprinklers

Not Sprinkled

Security

Entire Property is Fenced, Gated

Power

120/208v Power 2 400A services separately metered

Divisible

Ability to subdivide building, multi-tenant

Sale and Lease Pricing

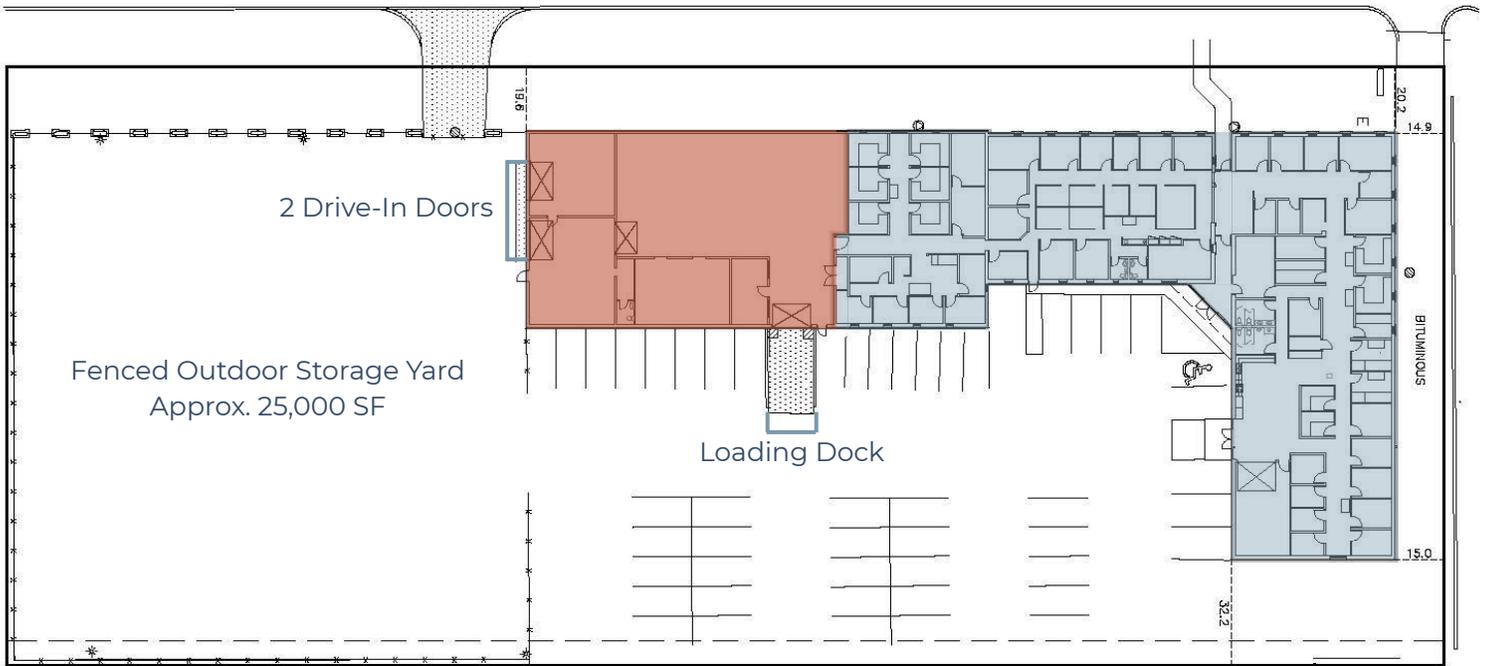
Sale/Lease Price

Negotiable

2026 Property Tax

\$57,030

SITE PLAN



18,700 SF
Total

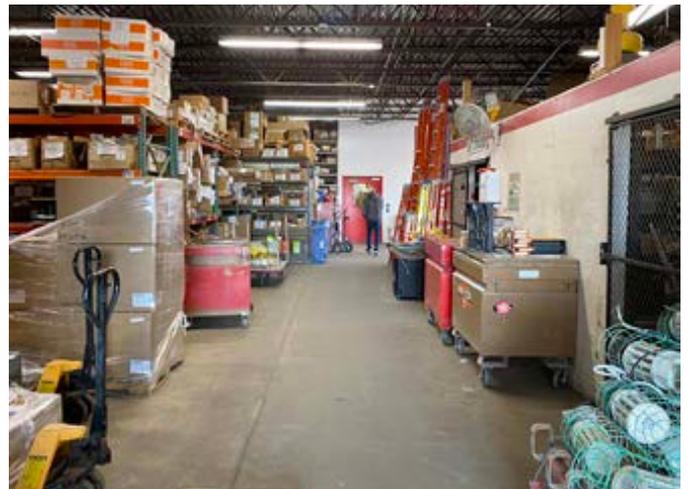


11,950 SF
Office



6,750 SF
Warehouse

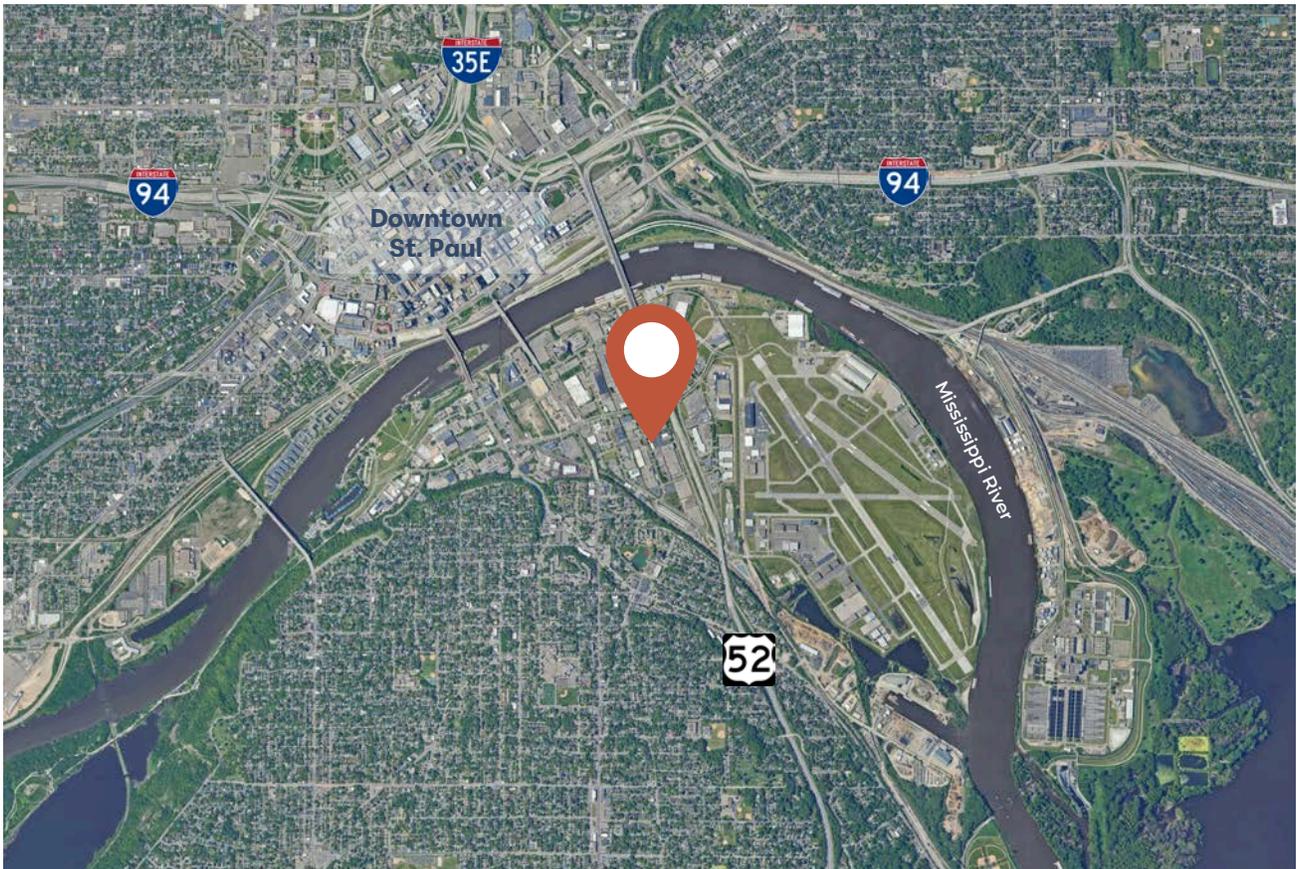
PROPERTY PHOTOS



PROPERTY AERIAL



LOCATION



Nearby Restaurants

Joseph's Grill
Dark Horse Bar & Eatery
Kitchen 601
1881 Eating House
Loon Cafe St. Paul
Saint City
Citizen Saint Paul
The Bulldog Lowertown
Lost Fox
Afro Deli & Grill



Nearby Retail and Attractions

Patina
Holiday Station Stores
Affinity Plus Credit Union
Grand Casino Arena
Science Museum of Minnesota
Minnesota Children's Museum
Minnesota History Center
Saint Paul River Center
St. Paul Farmers' Market
Los Campeones Gym

Chris Weirens

chris.weirens@stackindustrial.com

651-373-9641

Nate Erickson, SIOR

nate.erickson@stackindustrial.com

612-201-8943

stackindustrial.com 

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