

FOR LEASE

# 692 Glendale Street

692 Glendale Street, Saint Paul, MN 55114

Industrial building with large open warehouse and small office space - perfect for growing businesses needing accessible, high-functionality workspace in a great St. Paul location.



**Building Size**

5,150 SF

**Year Built**

1980

**Space Available**

5,150 RSF

**Rent Rate**

\$12.50 NNN

**CAM & Taxes**

\$4.78/SF/yr

- ✓ Large oversized 12' x 14' drive-in door
- ✓ Open layout with no columns and 21' clear height
- ✓ Solar paneling on roof
- ✓ 200 SF of corner office with mezzanine above
- ✓ Basement storage

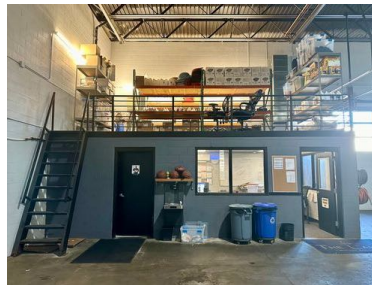
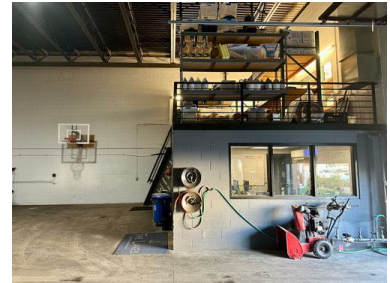
# 692 Glendale Street

## About the Property

This versatile 5,150 square foot industrial building, with an additional mezzanine and basement storage space, offers an ideal solution for businesses needing warehouse space with modern amenities. Featuring a large, column-free warehouse area of approximately 4,950 square feet, the building includes an office space of about 200 square feet. The building is equipped with trench drains, flammable waste trap, makeup air, and 1200 Amp, 480-volt, 3-phase electrical service. Situated on a .15-acre lot near the I-94/Highway 280 interchange, this property is perfect for businesses seeking functional, heavy-duty space with easy highway access.

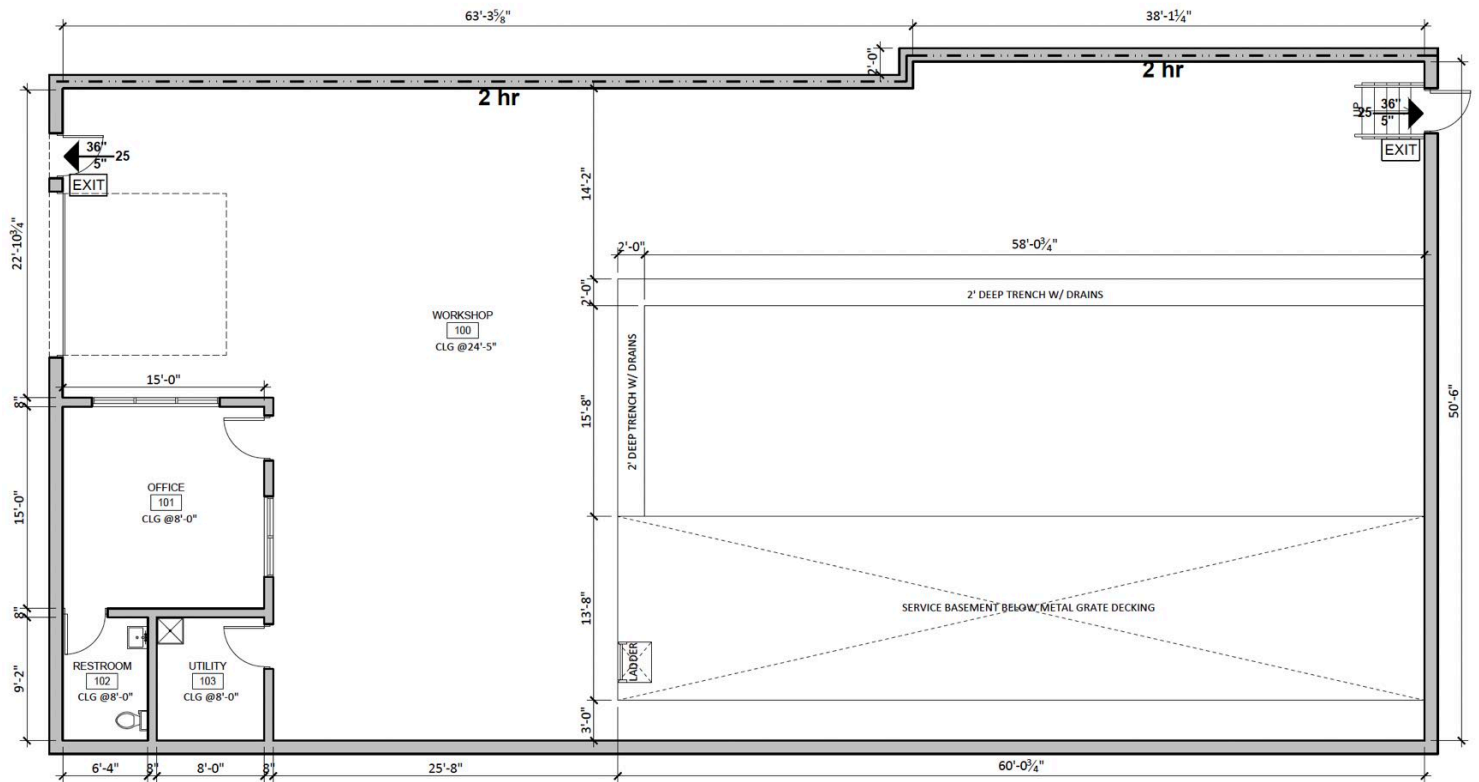
## Location

Located just off the Hwy 280 and I-94 interchange in St. Paul's Creative Enterprise Zone, this dynamic industrial building boasts a prime location with easy access to University Ave and a short walk to the Raymond Ave light rail station - allowing for excellent connectivity to both St. Paul and Minneapolis. The area is surrounded by popular local spots like Dual Citizen Brewing, Spicy Feta, The Original Keys Cafe, and Cafe Biaggio, as well as numerous shops along University Ave, making this a highly accessible and vibrant industrial hub.





# Site Plan



The Neighborhood

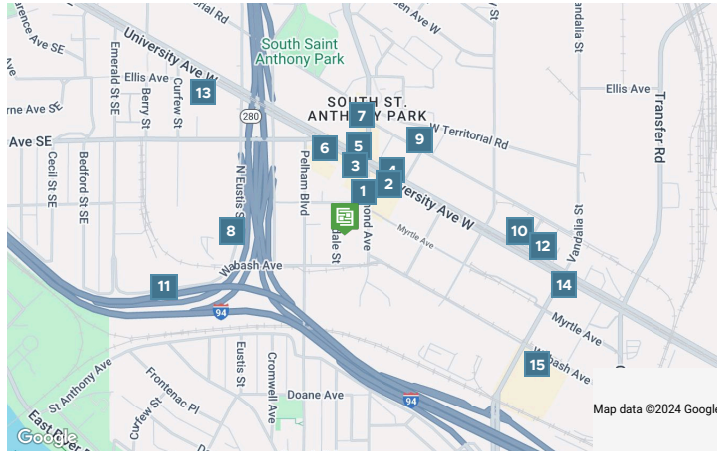
# Creative Enterprise Zone

Located mid-city between downtown Saint Paul and Minneapolis, The Creative Enterprise Zone (CEZ) is a city-recognized district and a nonprofit organization dedicated to attracting and supporting creative people and businesses. The CEZ is home to 300+ creative businesses, a transportation hub, and a growing residential community.

 **77**  
WALK SCORE

 **-**  
TRANSIT SCORE

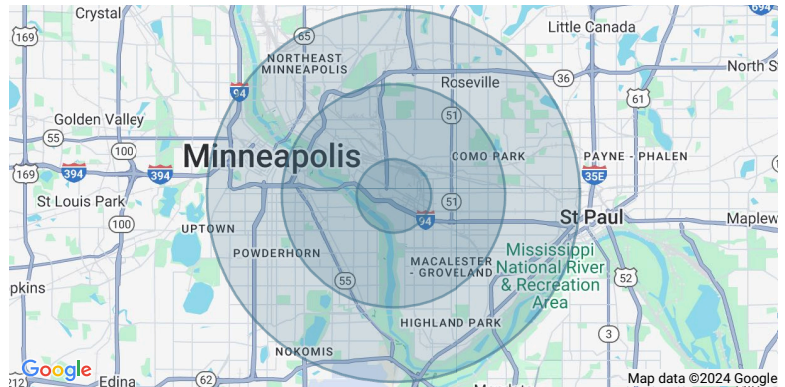
 **93**  
BIKE SCORE



- 1 Dual Citizen Brewing Company
- 2 Caffè Biaggio
- 3 Spicy Feta
- 4 Twin Cities Reptiles
- 5 Workhorse Coffee Bar
- 5 Keys Cafe - the Original
- 6 Jimmy John's
- 7 Herbst Eatery & Farm Stand
- 7 Hey Bear!
- 7 Chanson Voice & Music Academy
- 7 Roundtable Coffee Works
- 8 The Lab - Pilot & Quality Testing Facility
- 9 Studio on Fire
- 10 Mc Donald's
- 11 Public Storage
- 12 Holiday Stationstores
- 13 Egg and I
- 14 The Dubliner Pub
- 15 King Coil Spirits

| Demographics            | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------|-----------|-----------|-----------|
| Total population        | 13,131    | 193,194   | 515,508   |
| Median age in years     | 30.7      | 30.3      | 33.7      |
| Total households        | 6,294     | 79,046    | 229,896   |
| Median household income | \$77,164  | \$68,929  | \$74,661  |
| Average household size  | 2.04      | 2.23      | 2.12      |
| Average home value      | \$492,190 | \$463,578 | \$456,095 |

Data Source: ESRI/ArcGIS (2024)





Creative Enterprise Zone  
**Neighborhood Photos**

