 **JLL** SEE A BRIGHTER WAY

For sale

5 Empire Drive, St. Paul MN 55103
17,566 SF Building

Building specifications

Year Built	1987
Lot Size	1.79 acres
Available SF	17,566 SF
Office SF	14,097 SF
Warehouse SF	3,469 SF
Clear Height	16'
Loading	One (1) dock door (8' x 9') Two (2) drive-in doors (14' x 14')
Power	600 amps, 480-volt, 3-phase
Sprinkler	100% wet system
Trailer Parking/Outside Storage	22,000 SF available
Parking	42 stalls
Zoning	B-2
Sale Price	Negotiable
2025 RE Taxes	\$60,704 (\$3.41 PSF)
Available for Occupancy	4/1/2026



Four-minute drive to I-35 E



Backup generator on-site



New roof with warranty and newer asphalt lot



Trench drain throughout warehouse, with flammable waste trap

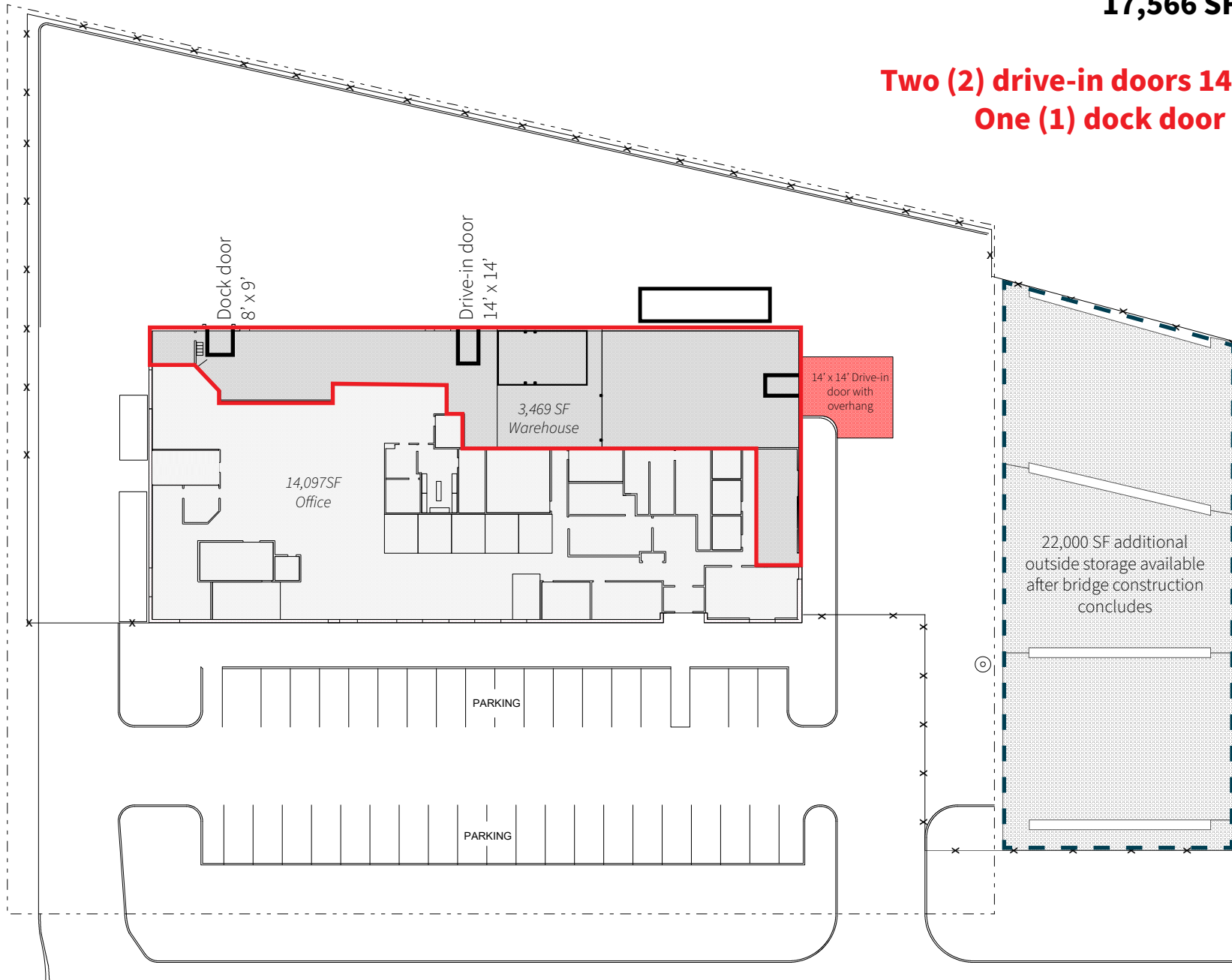


Trailer parking/outdoor storage available

Site plan

14,097 SF Office
3,469 SF Warehouse
17,566 SF Total

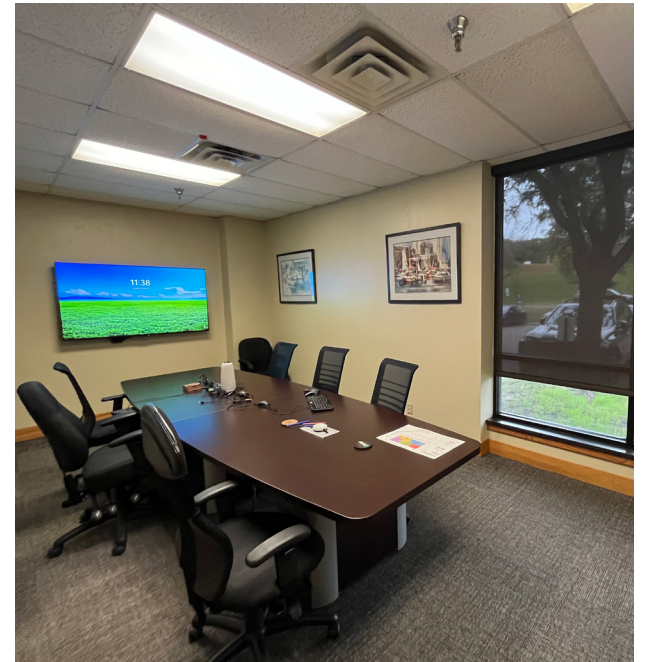
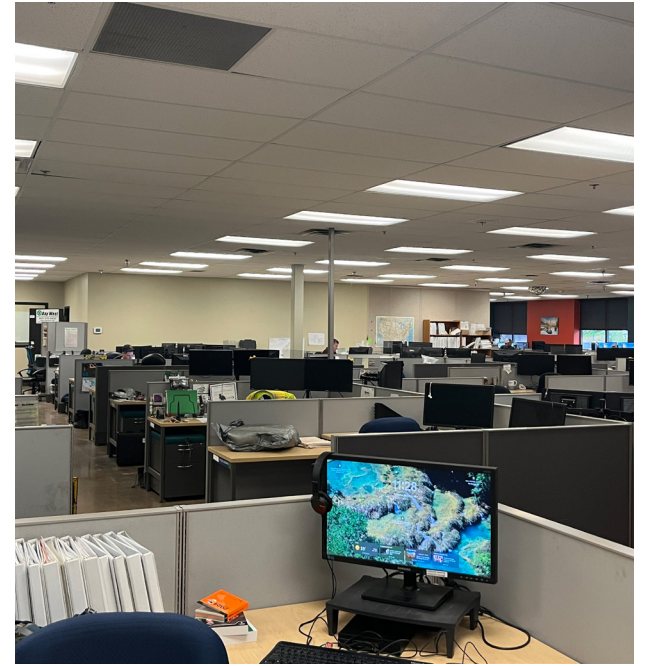
Two (2) drive-in doors 14' x 14'
One (1) dock door 8' x 9'

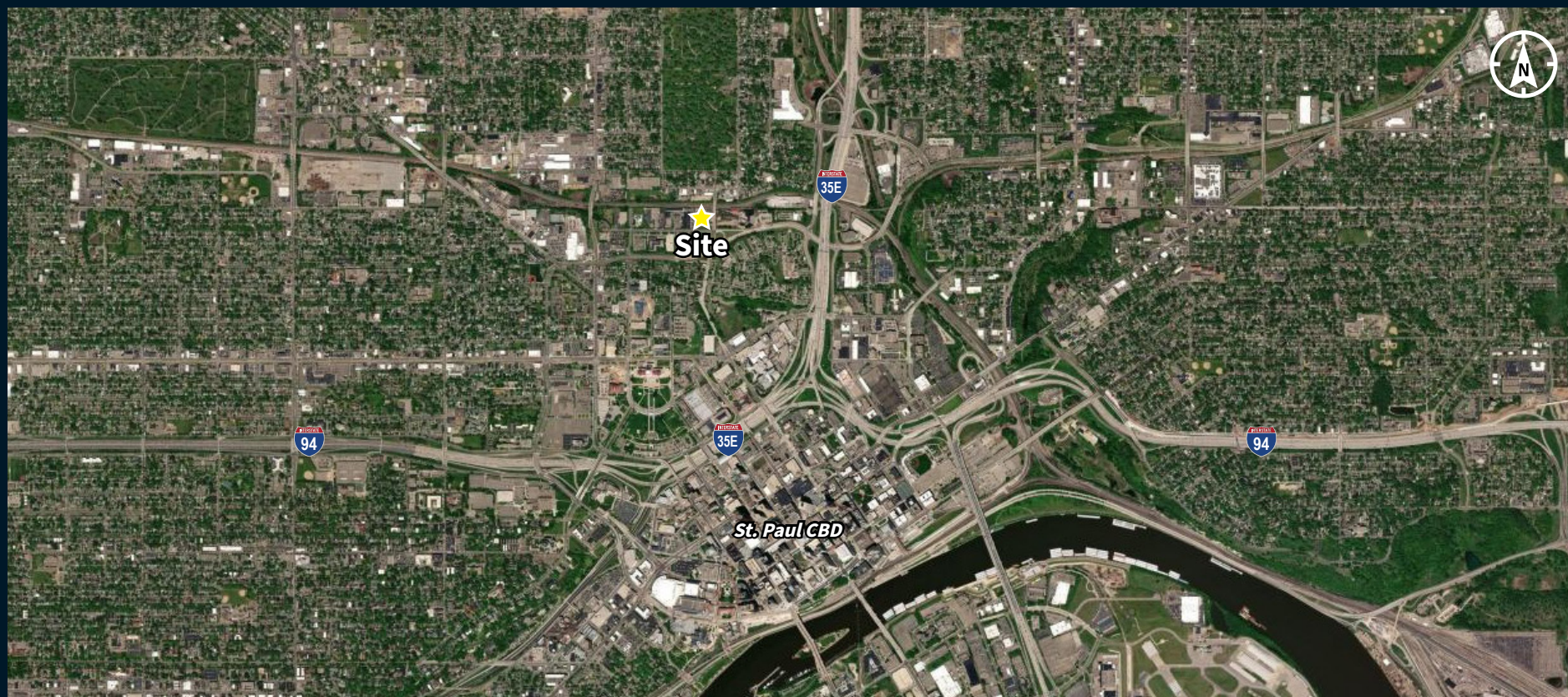


Property photos



Interior photos





JLL

Eric Batiza, SIOR
Managing Director
+1 612 217 5123
eric.batiza@jll.com

Jack Nei
Associate
+1 612 217 5128
jack.nei@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.