

FOR SALE - Prime Industrial Outdoor Storage Opportunity



FARWELL AVENUE

424 FARWELL AVENUE, SOUTH SAINT PAUL, MN 55075

CBRE

424 FARWELL AVE, S. SAINT PAUL



FARWELL AVENUE

± 5.56 ACRES

CBRE

PROPERTY OVERVIEW

- Paved lot coverage
- Seconds away from Interstate 494
- Est. 18-20ft clear height
- Wash Bay
- Floor drains and oil water separator
- Zoned GB - General Business
- Current CUP in-place for trucking/ logistics use



PROPERTY HIGHLIGHTS

2

Buildings

19,000 SF

Building Area

5.56 ACRES

± Lot Area

Est. 5.00 ACRES

± Improved Acreage

ACCESS SPECIFICATIONS



Overhead Doors in Total

9



Est. 16'2"H x 16'2"W

2

Est. 15'H x 14'W

1

Est. 16'H x 14'W

2

Est. 14'H x 12'W

1

Est. 14'H x 14'W

2

Est. 9'H x 12'W

1



Electronic Rolling Security
Gate with Key Code Entry

INTERIOR PHOTOS



SHOP PHOTOS



EXTERIOR PHOTOS



AREA MAP

South Saint Paul, MN has a diverse industrial base. Over the years, the city has evolved to include various manufacturing, logistics, and distribution businesses. Key sectors include metal fabrication, food processing, and transportation services. The industrial area benefits from its strategic location near the Twin Cities and access to major highways, making it an attractive hub for businesses seeking operational efficiency. The city is also focused on economic development and revitalization efforts to support local industries and attract new investments.



Automotive

Kwik Trip, Peterbilt, Lamotte and Son Auto



Distribution

Twin City Hide, Cobra TS, Mathias Die Company



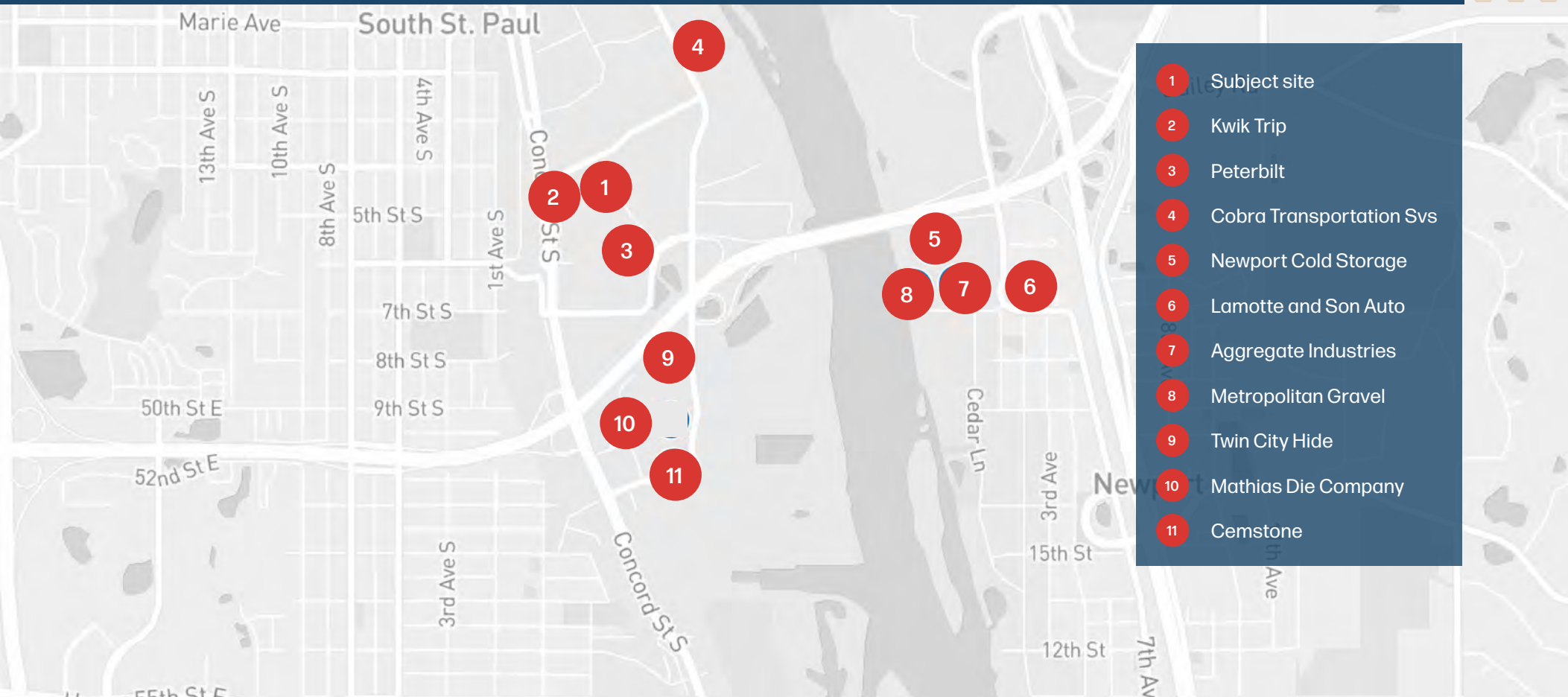
Construction

Metro Gravel, Cemstone, Aggregate Industries



Storage

Newport Cold Storage



AREA DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population			
Current Year Estimate	8,125	55,733	180,358
Household Income			
Average Income	\$83,541	\$99,914	\$112,255
Place of Work			
2024 Employees	6,050	24,654	72,00
Place of work			
2024 Businesses	393	1,776	4,518

3M Population

55,733

3M Household Income

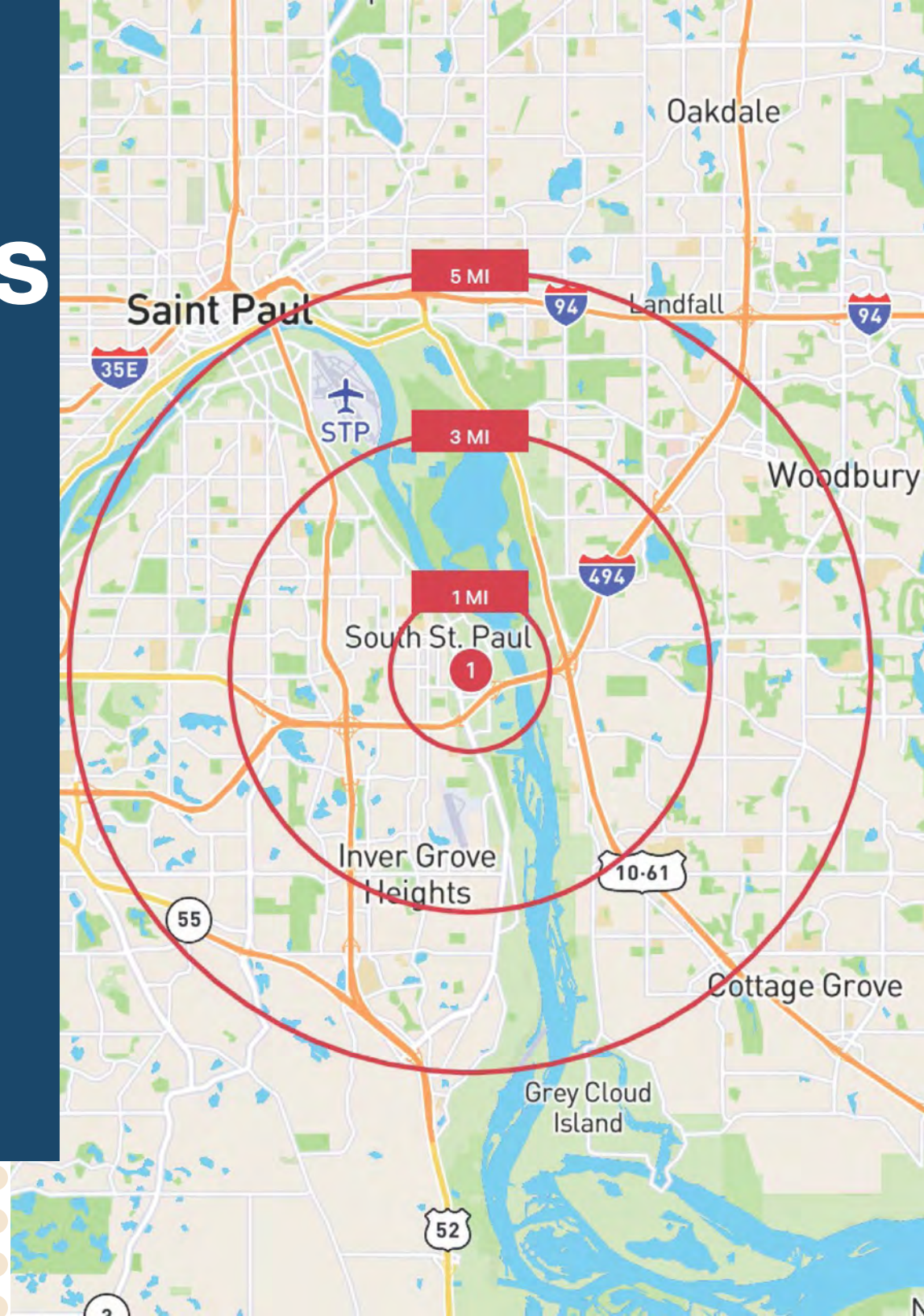
\$99,914

3M Place of Work

24,654 Employees

3M Place of Work

1,776 Businesses



WETLANDS



FARWELL AVENUE

424 FARWELL AVE, S. SAINT PAUL



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