



 **JLL** SEE A BRIGHTER WAY

# For sale

431 N Griggs Street, St. Paul, MN 55104

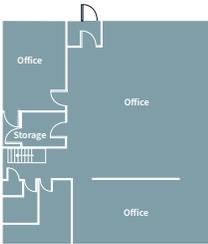
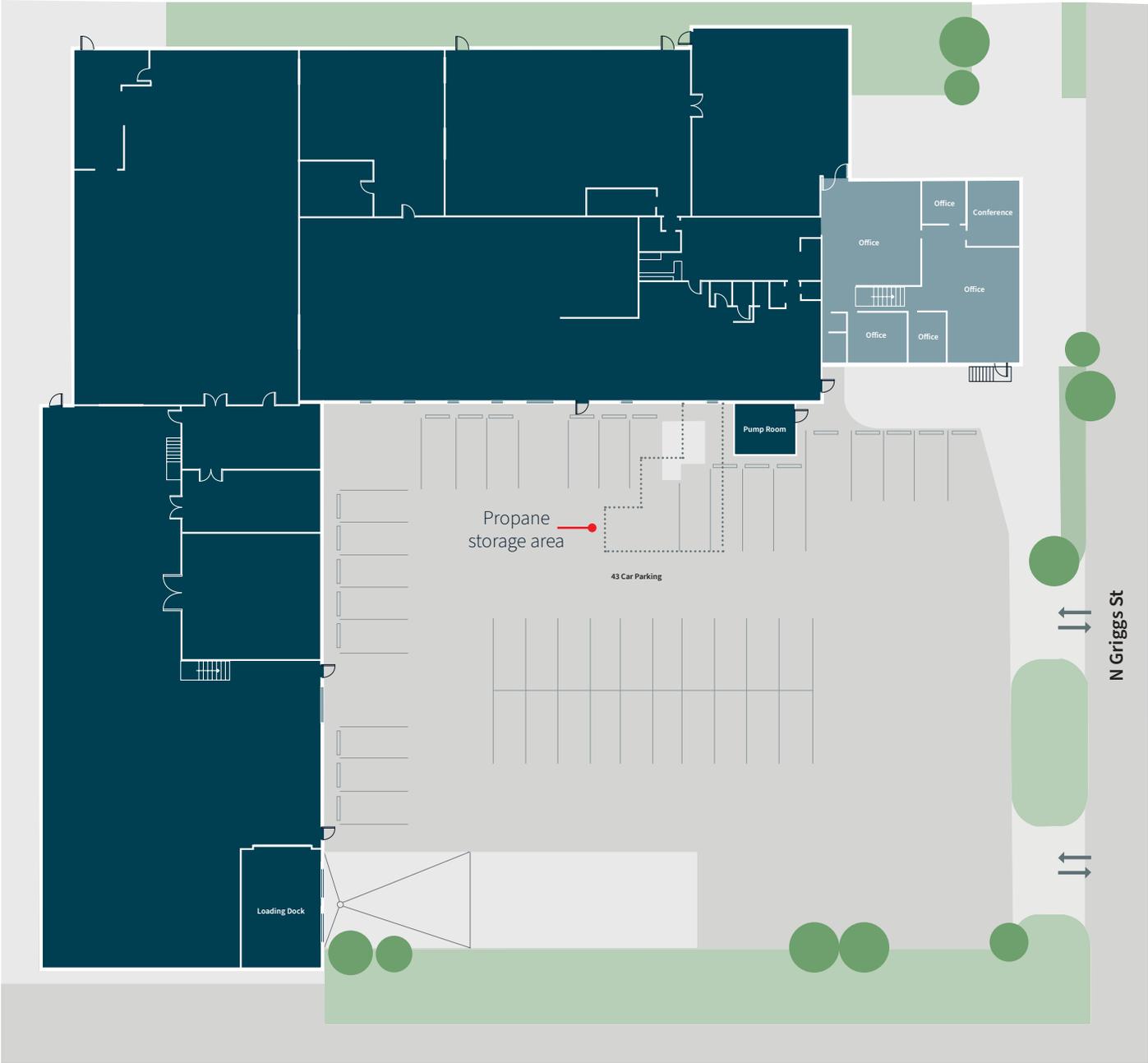
39,184 SF Available

# Building specifications

<b>Address</b>	431 N Griggs Street, St. Paul, MN
<b>County</b>	Ramsey
<b>PID</b>	342923420026
<b>Building size</b>	39,184 SF
<b>Office SF</b>	4,597 SF
<b>Warehouse SF</b>	34,587 SF
<b>Acreage</b>	1.72 Acres
<b>Year built</b>	1910 - 1988
<b>Clear height</b>	12' - 19'
<b>Dock doors</b>	Two (2) dock doors
<b>Drive-in door</b>	Two (2) drive-in doors
<b>Sprinkler</b>	Wet system
<b>Power</b>	Heavy (will confirm total power)
<b>Parking</b>	43 stalls
<b>Zoning</b>	T-4: Traditional neighborhood
<b>Sale price</b>	\$3,900,000 (\$99.53 PSF)
<b>2026 RE Tax</b>	\$106,582.00 (\$2.72 PSF)



# Site plan

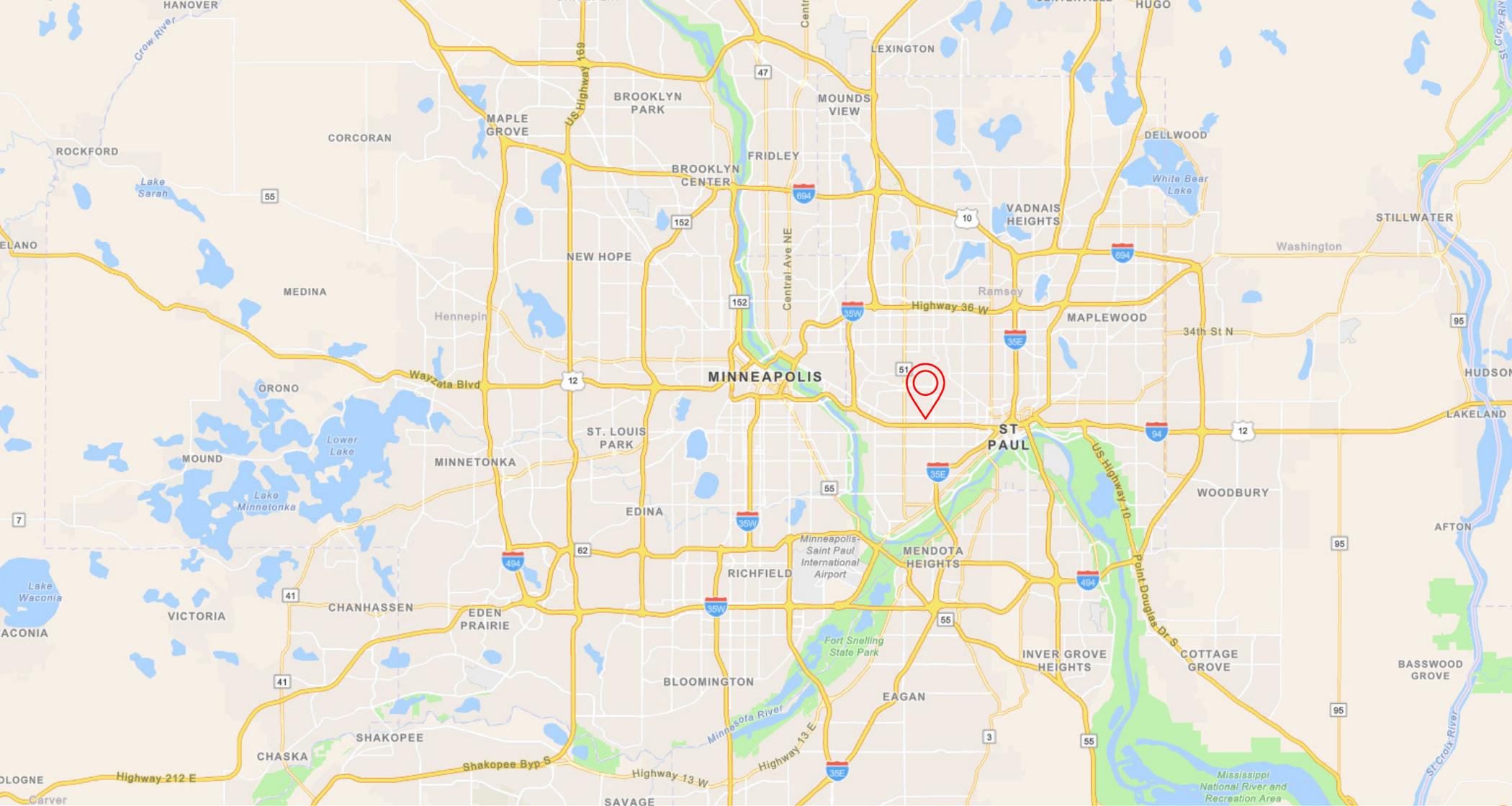


Lower Level Office



# Site aerial





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