

**FOR SALE
68,030 SF TOTAL**



**301 YORK AVE
ST. PAUL, MN**

PROPERTY INFORMATION



Address	301 York Ave, St. Paul, MN
List Price	\$5,700,000
Available Space	20,368 SF 1st Floor Office 11,117 SF 2nd Floor Space 11,117 SF Low Clear Warehouse <u>25,428 SF High Clear Warehouse</u> 68,030 SF Total
PID	30-29-2-41-0028
Acres	4.41 Acres
Loading	2 Docks 1 Drive-in
Ceiling Height	24'
Year Built	1981
Zoning	I-1 - Light Industrial
2025 Property Taxes	\$197,822

KRIS SMELTZER
Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

HUDSON BROTHEN
Executive Director
+1 952 893 8261
hudson.brothen@cushwake.com

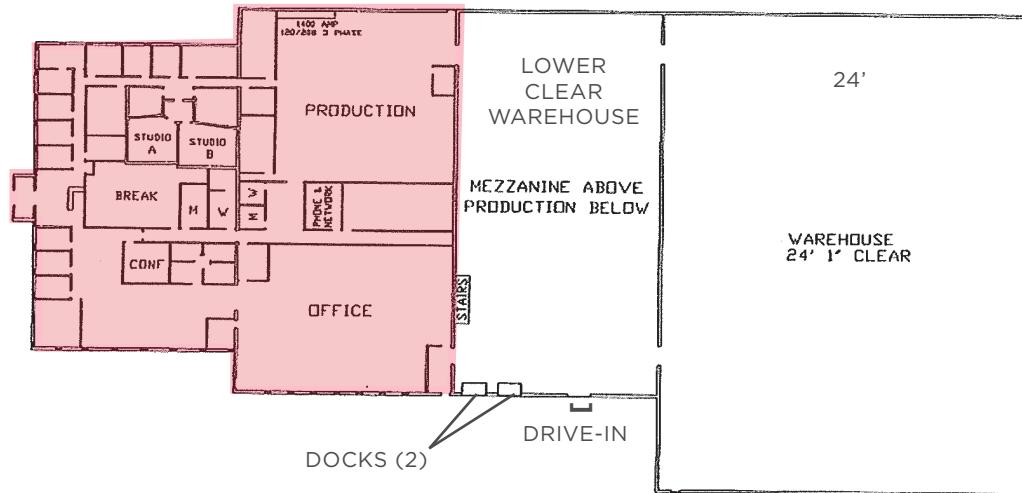


FLOOR PLAN

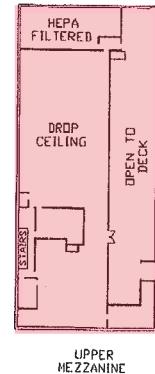


20,368 SF 1st Floor Office
11,117 SF 2nd Floor Space
11,117 SF Low Clear Warehouse
25,428 SF High Clear Warehouse
68,030 SF Total

1ST FLOOR

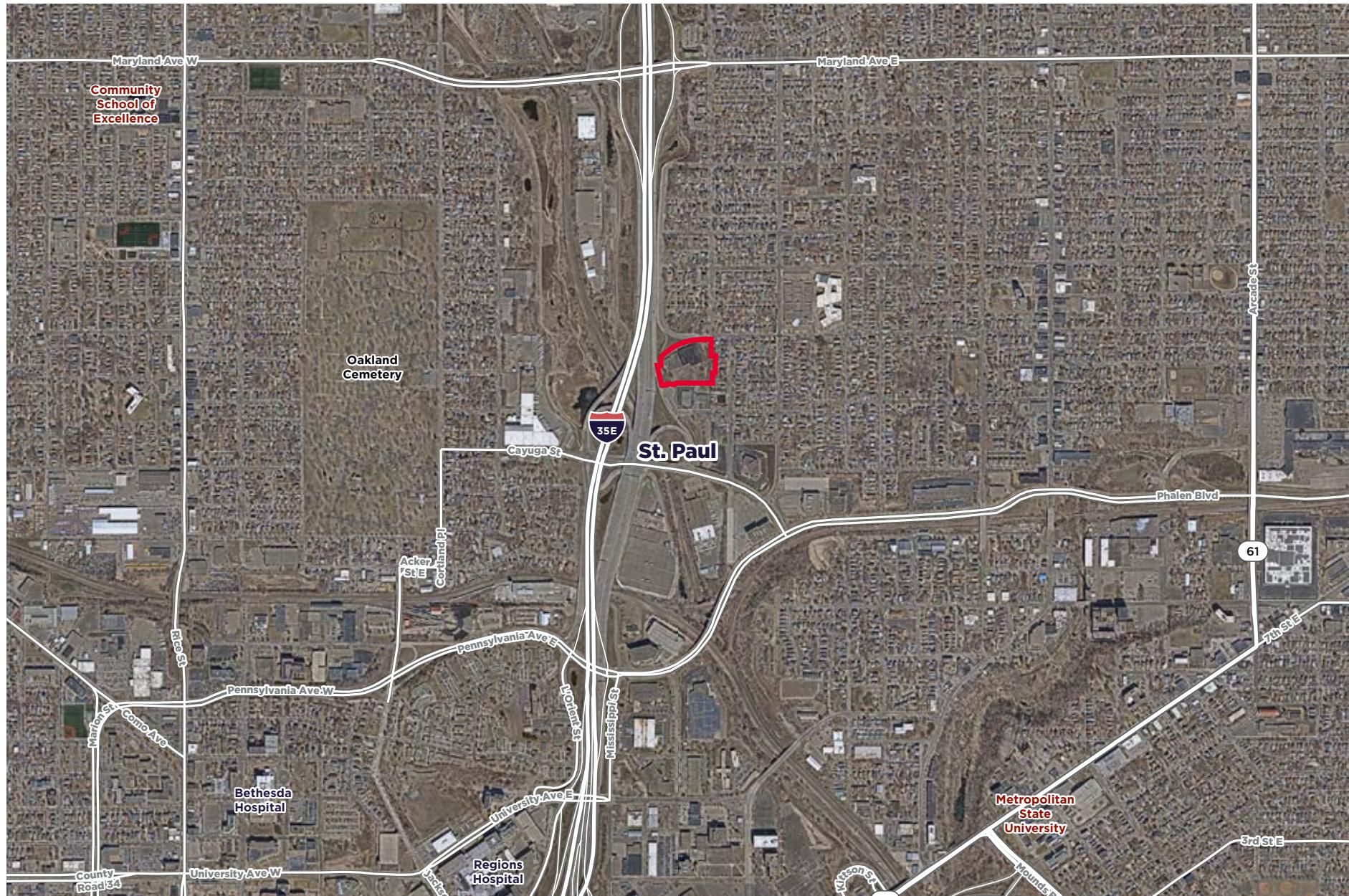


2ND FLOOR



PHOTOS





**KRIS SMELTZER**

Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

HUDSON BROTHEN

Executive Director
+1 952 893 8261
hudson.brothen@cushwake.com

3500 American Blvd W, Suite 200

Minneapolis, MN 55431
+1 952 831 1000
industrialmn.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

