



Colliers

Industrial Building For Sale or Lease

1457 Iglehart Avenue
St. Paul, MN

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Downtown Minneapolis

Allianz  Field®

Property Highlights

- Highly functional industrial building with office & lab space
- Excellent central location within an Opportunity Zone
- Easy access to I-94 and downtown Minneapolis & St Paul
- Close proximity to Allianz Field soccer stadium and numerous local amenities

Pascal St N



1457 Iglehart Avenue | For Sale or Lease

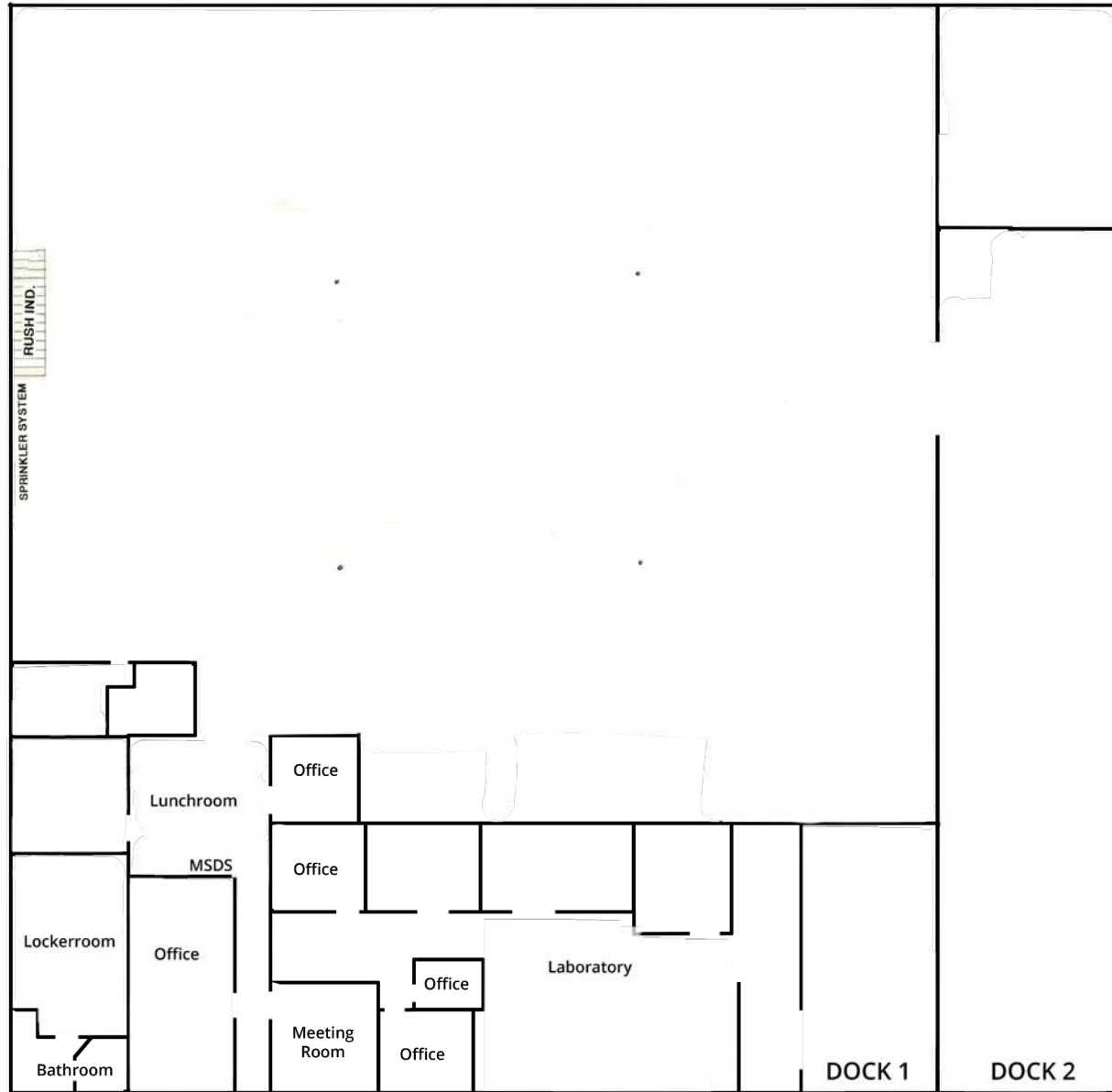
Property Profile

Property Overview

Location	1457 Iglehart Avenue St. Paul, MN 55104
PID	34-29-23-34-0036
Building Size	15,525 SF Warehouse <u>1,517 SF Basement</u> 17,042 SF Total
Land Size	0.35 Acres (15,246 SF)
Year Built	1952
Clear Height	12'
Loading	3 Drive-In Doors with access to 1 Hydraulic Exterior Dock
Power	3 phase, 800-amp, 480/277 volt
Roof	Replaced in 2011
HVAC	Air-conditioned Office & Lab
Zoning	I1: Light Industrial
2026 Taxes	\$49,454.00
Lease Rate	Negotiable
Sale Price	\$1,950,000



Floor Plan



Hamline Ave N



Pascal St N

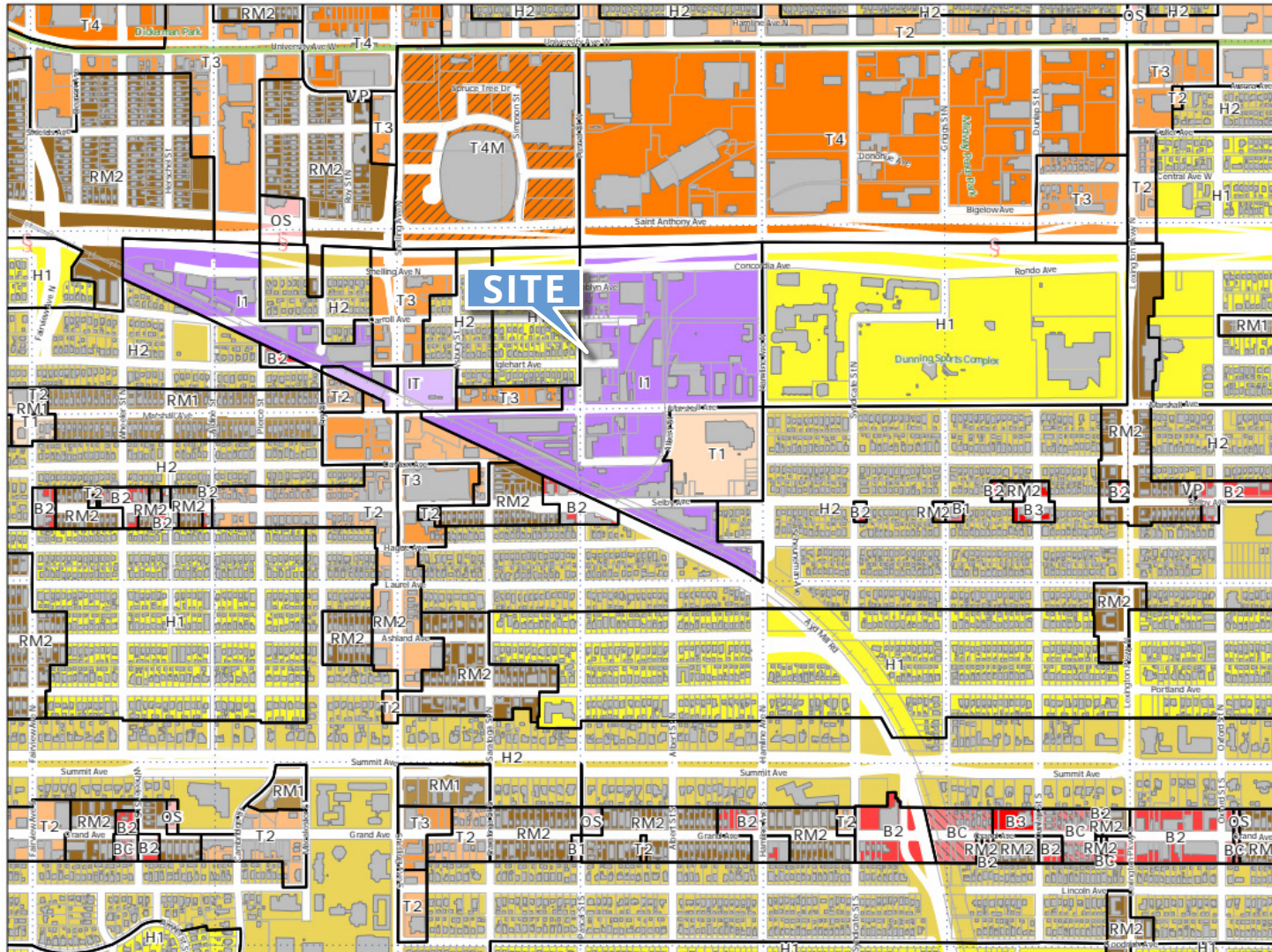


Hamline Ave N

INTERSTATE
94

Pascal St N

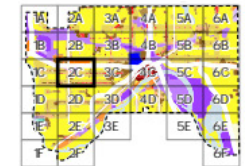
Zoning



Principal Zoning Panel 2C

Produced 6/26/24

- RL One-Family Large Lot
- H1 Residential
- H2 Residential
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T1 Traditional Neighborhood
- T1M T1 with Master Plan
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IT Transitional Industrial
- ITM IT with Master Plan
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- F1 River Residential
- F2 Residential Low
- F3 Residential Mid
- F4 Residential High
- F5 Business
- F6 Gateway
- VP Vehicular Parking
- PD Planned Development
- CA Capital Area Jurisdiction



0 165 330 660 990 1320
ft
1" = 1/8 mile (660 feet)

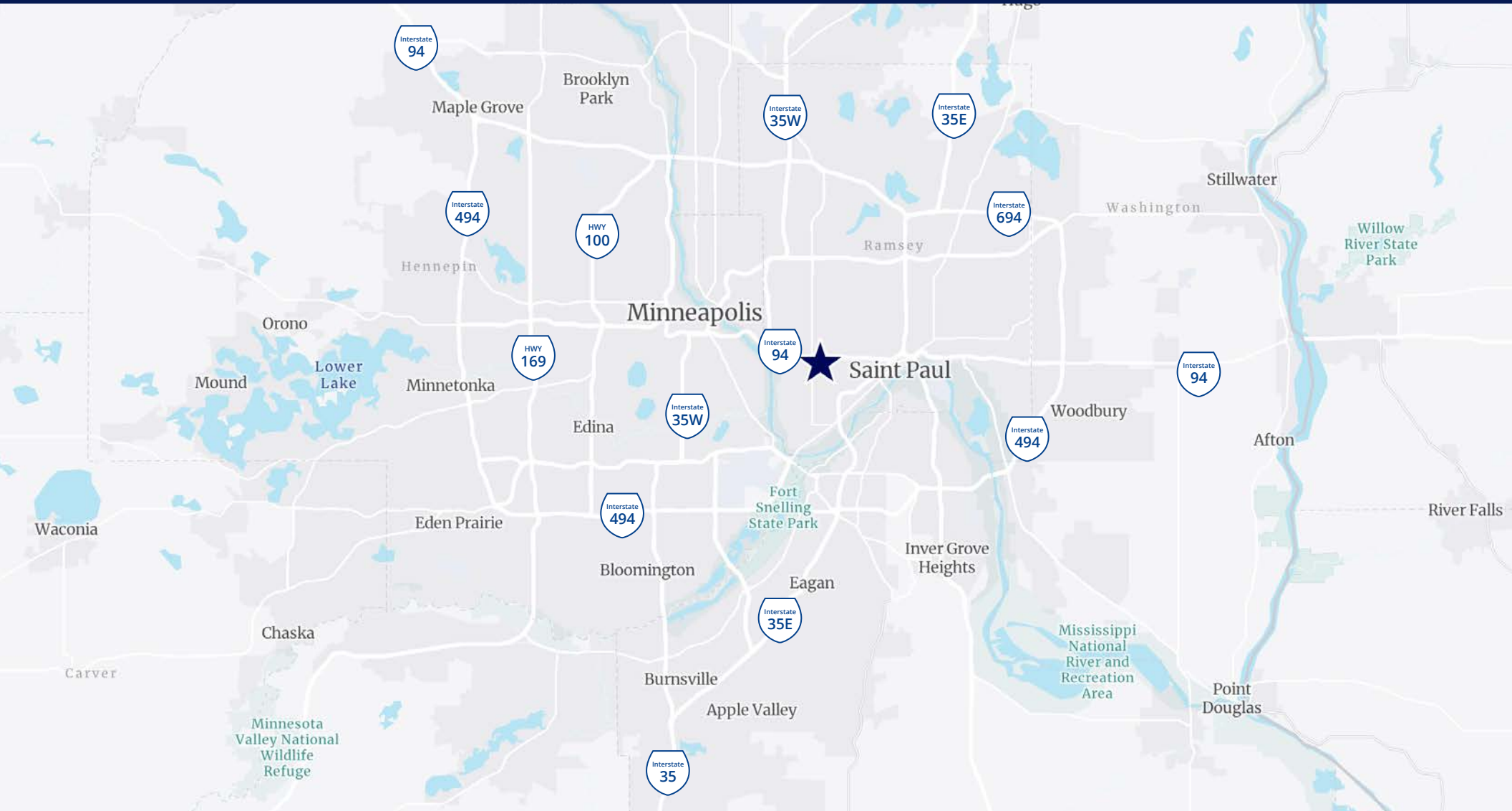
Sources: City of Saint Paul, Ramsey County (Parcel Data, and 2017 Impervious Surface Data), Minnesota DNR (Water Bodies). All data current unless otherwise noted. This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official fee map or engineering schematic and is not intended to be used as such.



CLICK FOR INTERACTIVE ZONING MAP



CLICK FOR I1: LIGHT INDUSTRIAL ZONING CODE



Demographics

(5 mile radius)



2025
Population

424,900



2025 Average
Household Income

\$105,590



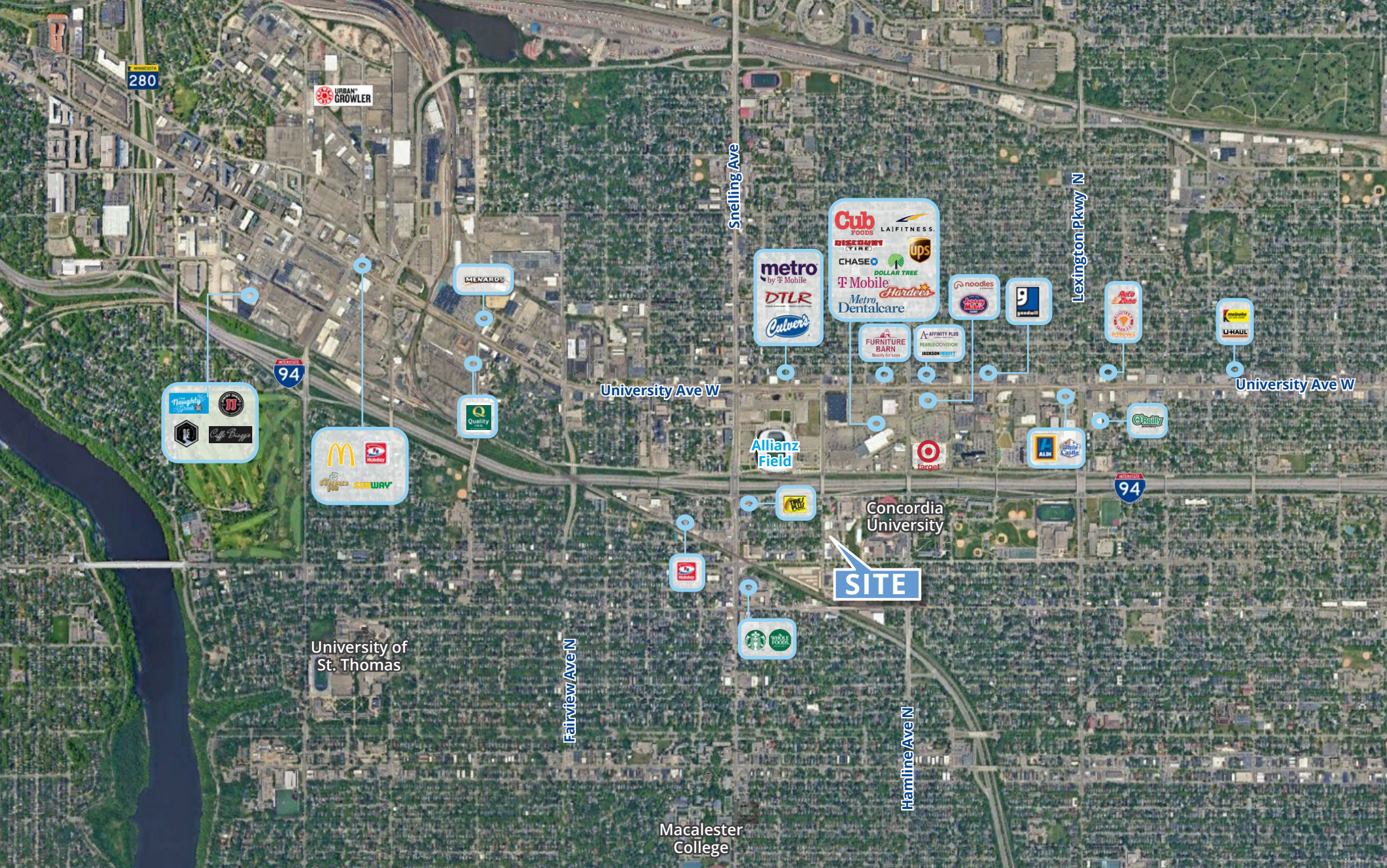
158 FT

to Metro Transit
Bus Stop



7.5 Miles

to Minneapolis/St. Paul
International Airport



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