



FREIGHT HOUSE DISTRIBUTION CENTER

**355 8TH STREET EAST
ST. PAUL, MN**

**60,800 TOTAL SF AVAILABLE
GROSS LEASE RATE
UTILITIES INCLUDED**



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A Site Built For Freight

Throughout history the Lafayette Park region of Saint Paul has remained an essential location for freight distribution. Ideally situated, this area has been designed to efficiently bring large volumes of freight into the Twin Cities for the Great Northern Pacific, the Chicago Milwaukee, the Chicago Northwestern, and the Soo Line.

Today, Freight House Distribution Center remains a vital asset for freight distribution, providing a strategic location for transport and great freeway access to I-94, I-35E, and Highway 52.





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ST. PAUL, MN

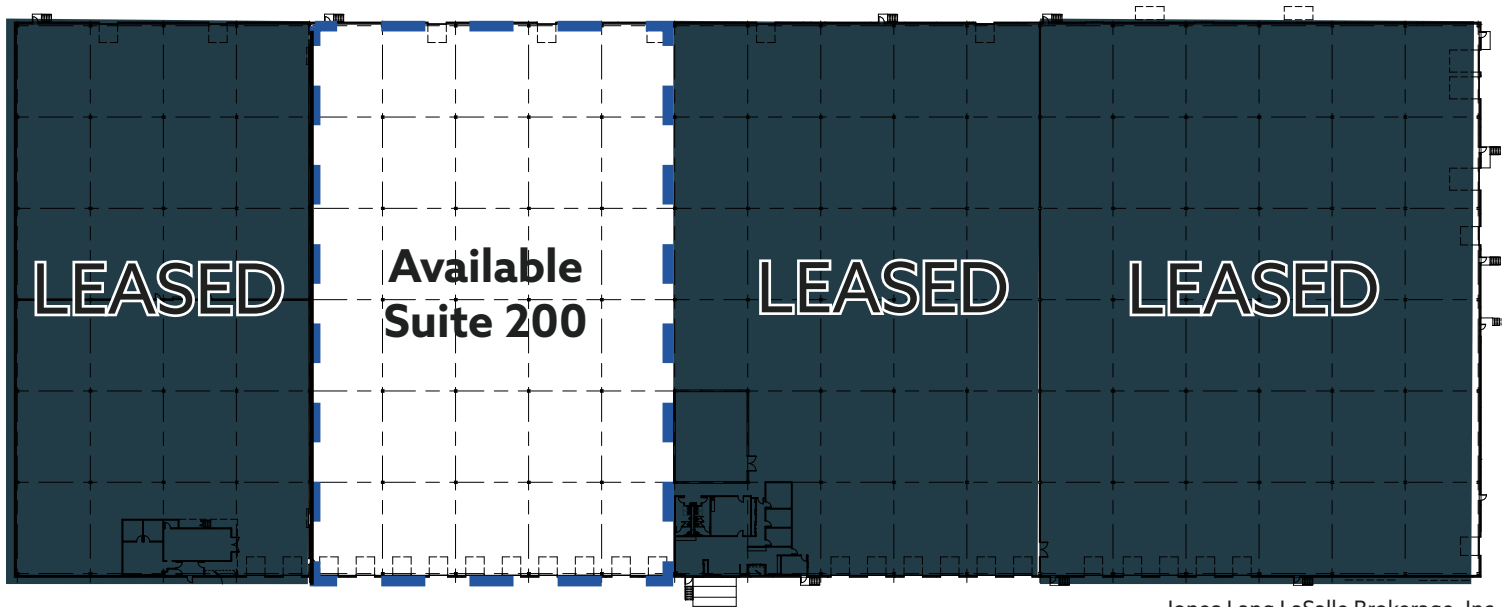
Office Space Available
Up to 18,000 SF
444 Pine Street



Property information

Available SF	60,800 SF Total
Date Available	1/1/2024
Year Built	1967
Clear Height	19' - 22'8"
Dock-High Doors	Ten (10) 10' high x 10' wide
Lighting	Fluorescent: T8 with motion sensors
Power	TBD
Column Spacing	40' x 50'
Sprinklers	Sprinklered throughout
Vacancy Dimensions	Approx. 300' deep by 560' wide
Zoning	I-1, Light Industrial
Construction	Concrete tip-up and concrete roof
Parking	18 stalls
Trailer Parking	Available
Lease Rate	\$9.65 PSF Gross <u>Including Utilities</u>





Jones Lang LaSalle Brokerage, Inc.

Availability

Total Building Square Footage	240,000 SF
Space Available 1/1/2024	60,800 SF Total
Suite 200	60,800 SF Warehouse Ten (10) 10' x 10' dock doors



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