



Colliers

Available | For Sale or Lease

855 - 865 Vandalia Street
St. Paul, MN

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Minneapolis

University Avenue

HWY 280

Metro Green Line

N Hampden Avenue

Vandalia Street

Capp Road

855 FOR LEASE
865 LEASED

union
Midway Cold Storage

BRAUN

kidZib!ts

ROHN

WYCLIFF

MACARTHUR Co.

Infinity

urban Growler

WALKER ROOFING

tech dump

WE ARE NUTS

UNITED REFRIGERATION INC.

dog days



New interior & exterior paint,
new parking lot, and new
motion sensor LED lighting



Close proximity to
area amenities



Great access
to major interstates
and thoroughfares

855-865 Vandalia St | For Sale or Lease

Property Profile

Property Overview

Location 855-865 Vandalia Street, St. Paul, MN

PID # 29.29.23.41.0012

Building Size 55,000 SF

855 Vandalia St
1,240 SF Office
26,264 SF Warehouse
27,504 SF Total

- 2 docks with shelters and flush mount levelers
- 1 drive-in door

Land Size 2.78 Acres

Year Built 1957, renovated 2004

Clear Height 17.5"

Column Spacing 31.5' x 31.5'

Power 2-400 amp 240V 3 phase

Lighting T-8

Sprinkler Yes

2026 Tax & CAM \$4.05 PSF

Lease Rate **Negotiable**

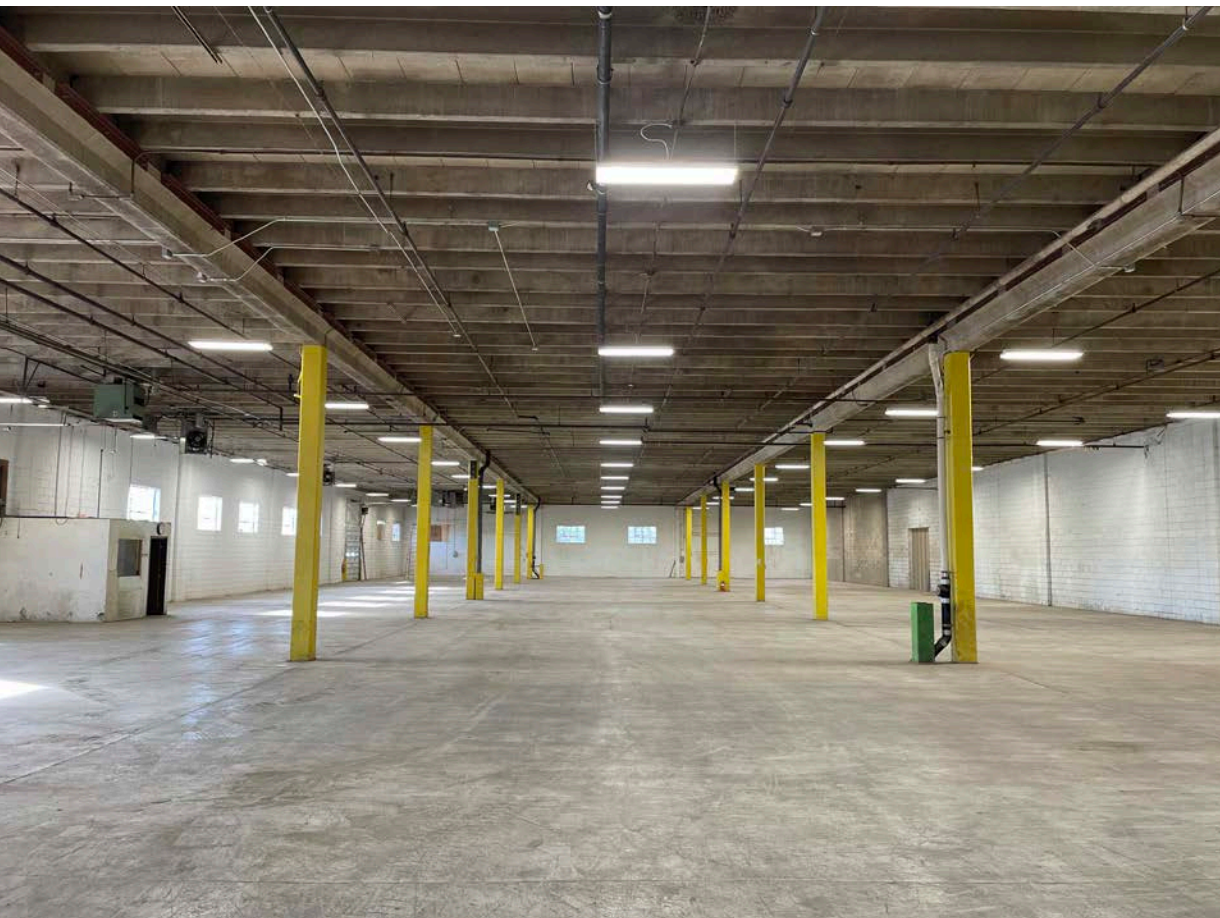
Sale Price **Negotiable**

FOR SALE | 55,000 SF
855-865 Vandalia Street



FOR LEASE | 27,504 SF
855 Vandalia Street





Building Plan

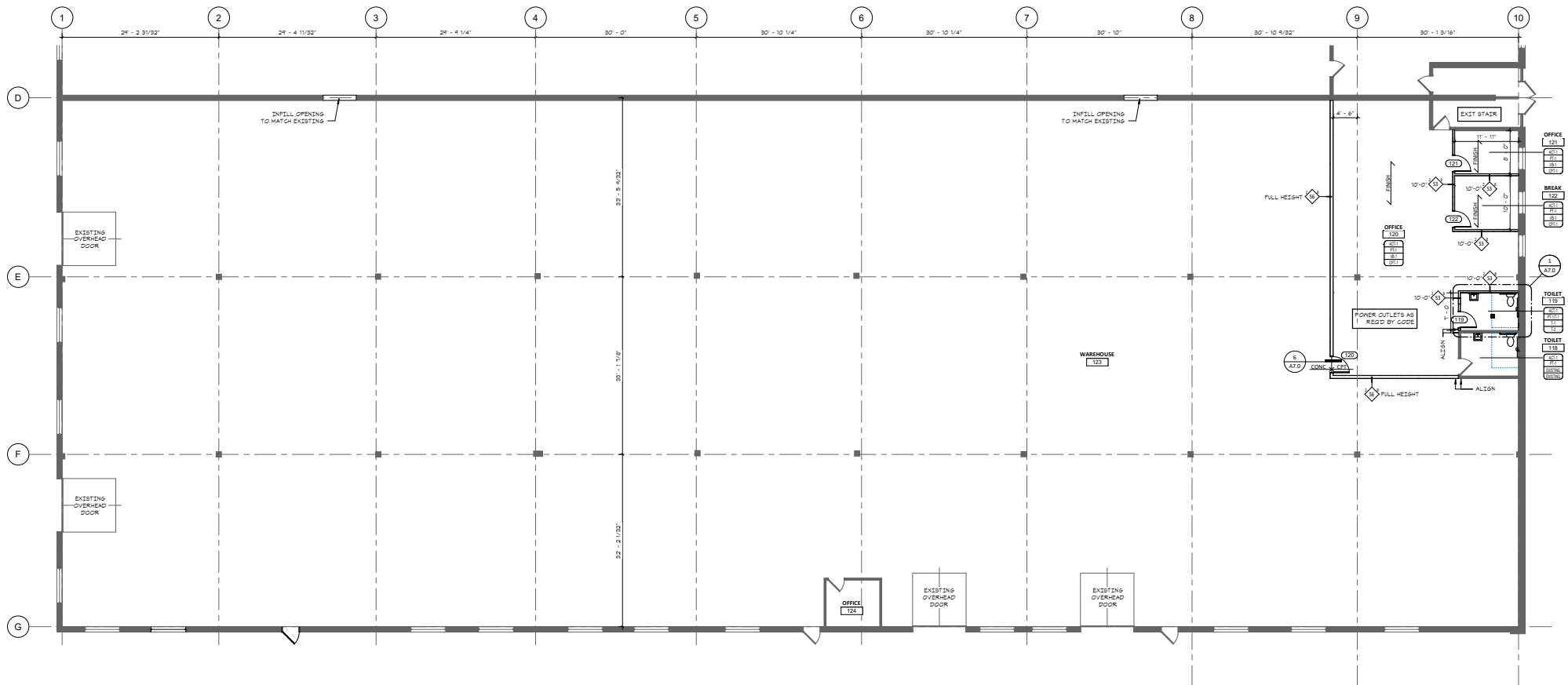


Floor Plan

For Lease

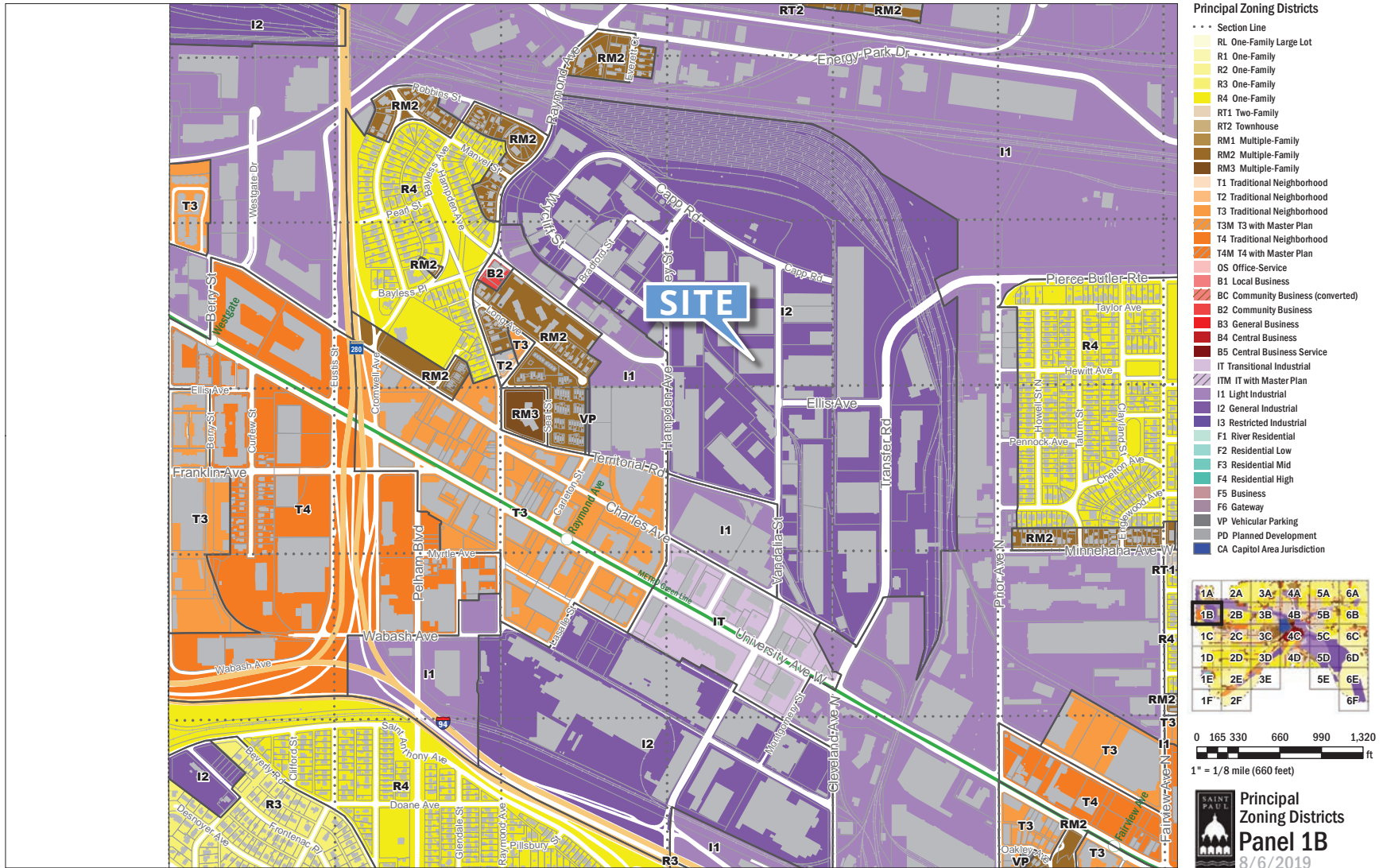
855 Vandalia St | 27,504 SF

- 1,240 SF Office, 26,264 SF Warehouse
- 2 docks with shelters and flush mount levelers
- 1 drive-in door



Zoning Map

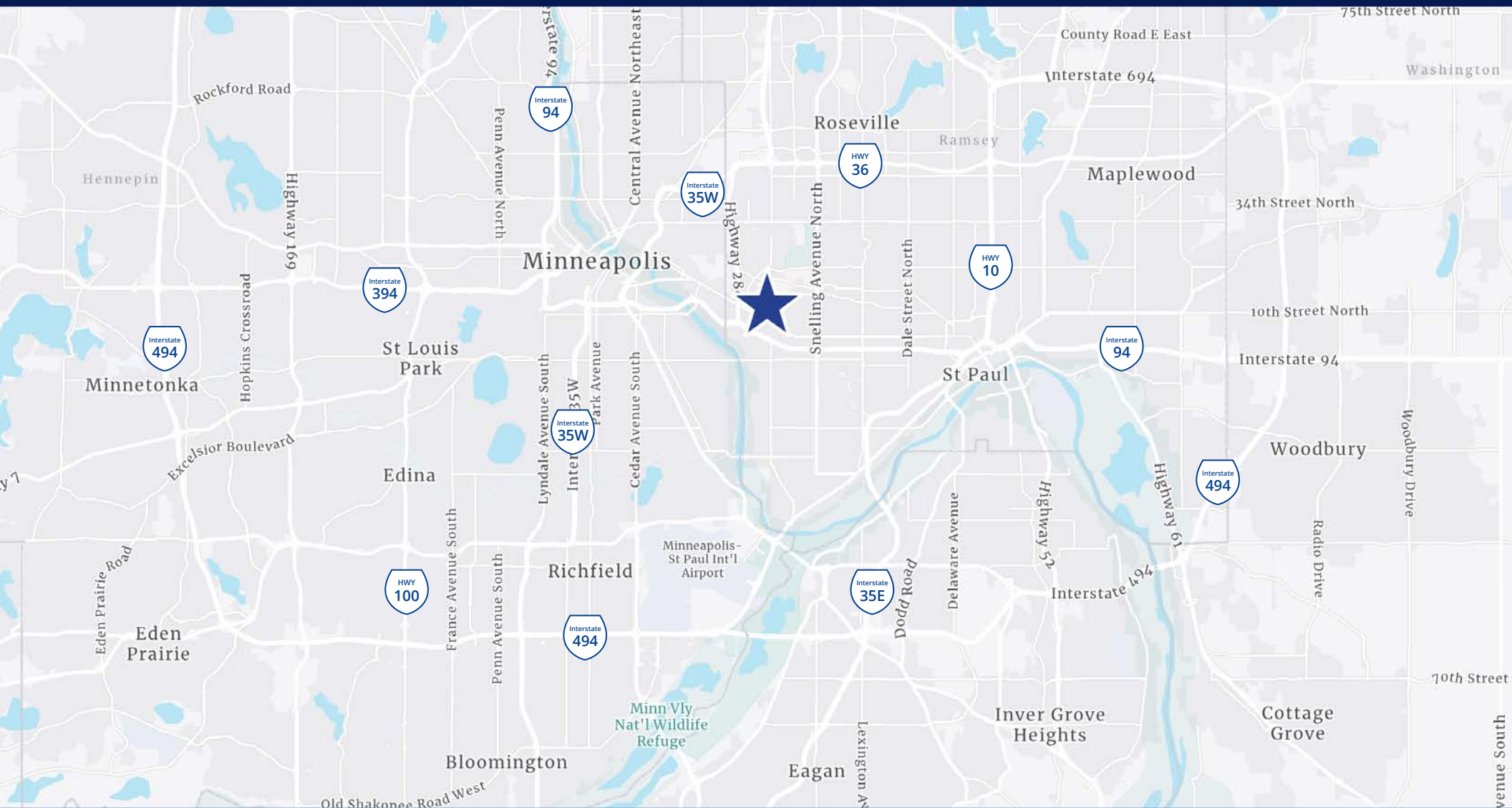
ZONED I2 GENERAL INDUSTRIAL



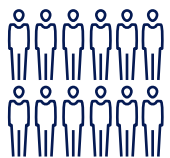
CLICK FOR FOR PRINTABLE ZONING MAP



CLICK FOR FOR PRINTABLE ZONING CODE



Demographics (5 mile radius)



2025
population

502,109



2025 Average
Household Income

\$106,670



0.4 Miles

to Metro Green Line
Light Rail Station



7.8 Miles

to Minneapolis/St. Paul
International Airport



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