



FOR SALE

480 Kenny Road | St. Paul, MN

Prime owner/user industrial opportunity in St. Paul — **8,400 SF building on 0.64 acre site** featuring **2 dock doors, 4 drive-ins**, and **secured outdoor storage**, ideal for logistics or light manufacturing in a dynamic metro location.

Freeway Visibility

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Freestanding Industrial Warehouse

480 KENNY ROAD | ST. PAUL, MN 55130

PROPERTY DETAILS

Availability	6/1/2026
Building Size	8,400 SF
Warehouse	7,900 SF
Office	500 SF
Lot Size	0.64 Acres
Secured Outdoor Storage	±5,500 SF
Loading	Two (2) 8' x 8' dock doors with bumpers, levelers, and seals Four (4) 12' x 12' drive-ins (one automatic)
Clear Height	13' 8"
Roof	New in 2015 Warranty through September 2035
Year Built	1961
Zoning	I-1 Light Industrial
2025 Property Taxes	\$29,172 (\$3.47/SF)
PID	32-29-22-24-0089
Sale Price	\$1,554,000 (\$185.00/SF)



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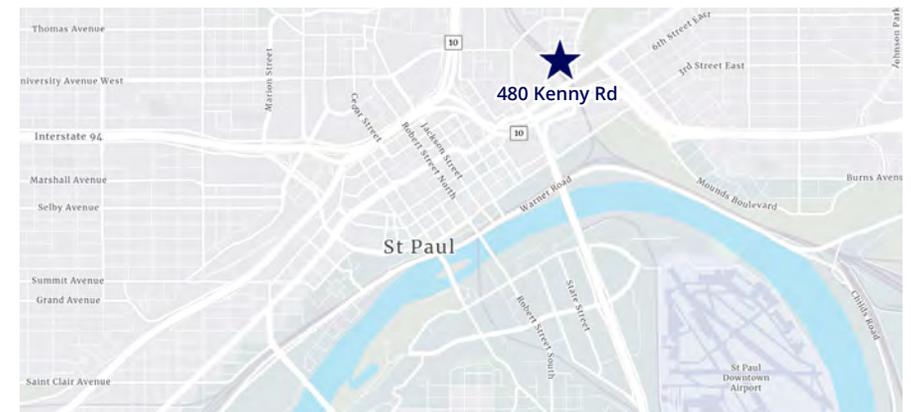
ABOUT THE PROPERTY

Built in 1961, this **8,400-square-foot industrial building** offers a highly functional layout with **7,900 square feet of warehouse space** and **500 square feet of modular office**.

The building features a **13' 8" clear height**, **one restroom**, and efficient loading with **two 8' x 8' dock doors** (with bumpers, levelers, and seals) and **four 12' x 12' drive-in doors**, including one automatic.

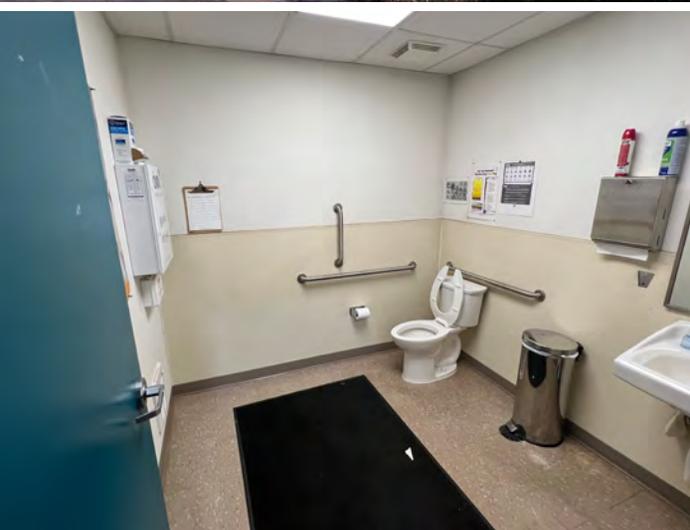
The ±5,500-square-foot outdoor storage area is **fully secured with a new fence and gate**, providing rare added utility.

Situated in an attractive location with visibility to I-94, the property offers users access to **significant branding opportunities** with traffic counts of 108,000 vehicles per day.



LOCATION SUMMARY

Located just off I-94 in St. Paul's established east metro industrial corridor, this site offers **excellent regional access** for distribution, service operations, and commuting. Surrounded by a mix of industrial and commercial users, the area provides convenient proximity to major roadways and everyday amenities. **Zoned I-1 Light Industrial—a flexible district** that allows for manufacturing, assembly, warehouse/storage, auto, retail, athletic, religious, education, office, and other uses—the location supports a wide range of operational needs, making it a **highly accessible and versatile setting for growing businesses**.



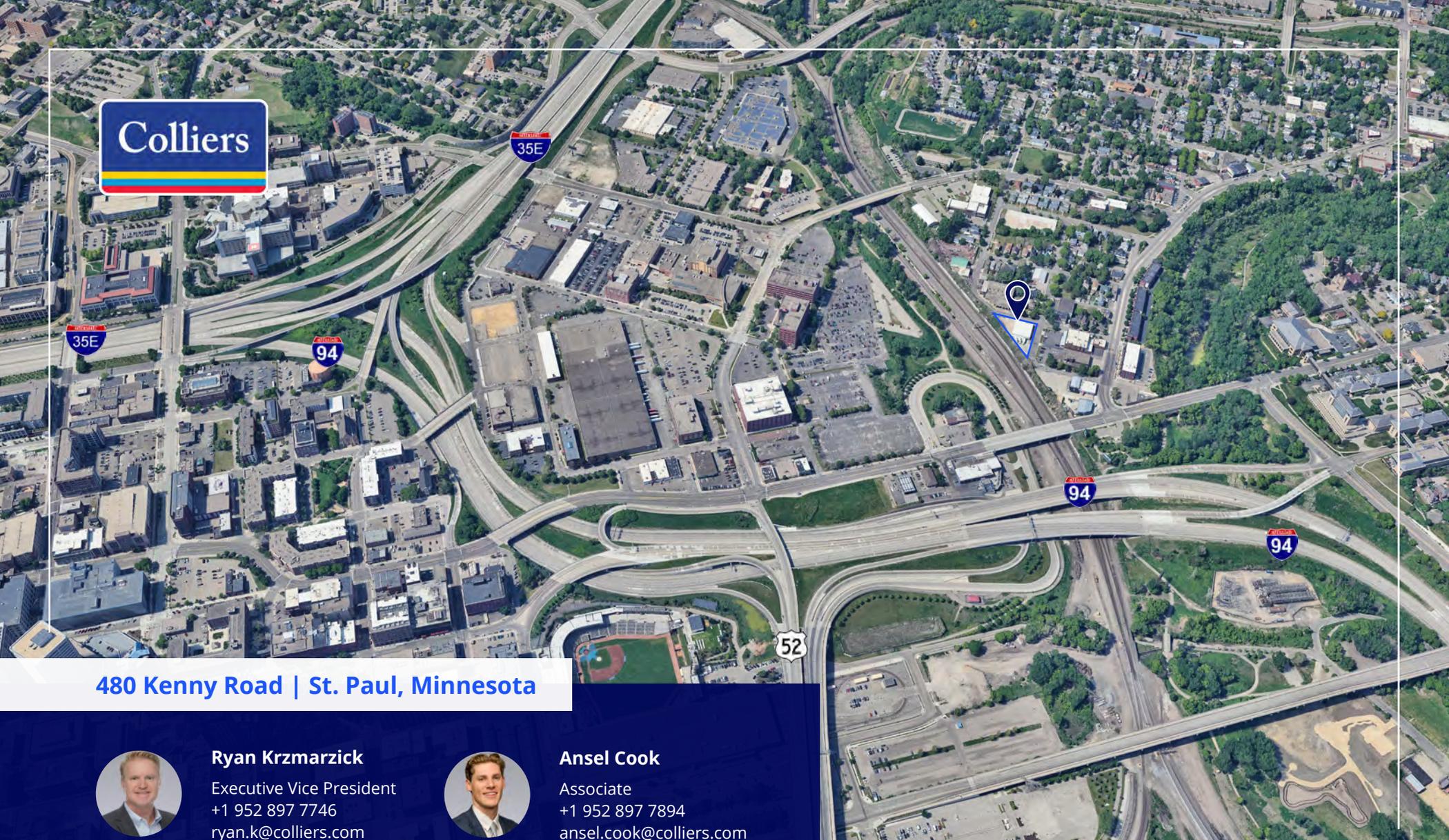
NEARBY AMENITIES | St. Paul, Minnesota



St. Paul CBD



Mississippi River



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