

505 Randolph Ave

OFFICE WAREHOUSE SPACE FOR SALE OR LEASE
ST. PAUL, MN 55102

Office Warehouse
Flexibility

Secure Outdoor
Storage

8,900 SF
Available

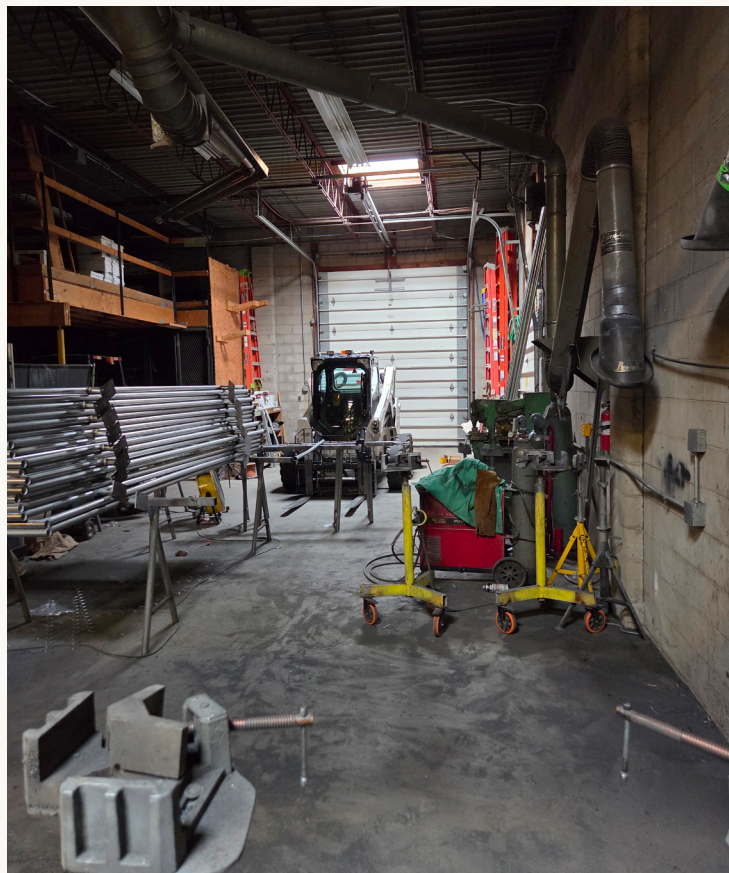


About 505 Randolph Ave

Located on a 0.75-acre site in Saint Paul's West Seventh corridor, 505 Randolph Avenue offers 8,900 SF of versatile office and warehouse space with ample parking and a large dock platform. The property is zoned TN-2 (Traditional Neighborhood), allowing for a variety of office, commercial, retail, and mixed-use applications, making it well-suited for owner-users and tenants alike. Conveniently positioned near Downtown Saint Paul, I-35E, and MSP International Airport, the property provides exceptional accessibility for businesses seeking a flexible and functional location.

PROPERTY FEATURES

- Approx. .25 acres of outdoor storage
- Varied clear height
- Well maintained building and grounds
- Easy access to I-35E
- Located in a highly sought after commercial corridor
- Many nearby shops and restaurants
- Easy access to walking and bike paths



SALE PRICE	\$1,200,000.00
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LEASE RATE	NEGOTIABLE
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EST. TAX/OPS	\$5.41 PSF
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BUILDING AREA	
OFFICE SF	4,700 SF
WAREHOUSE SF	1,900 SF
LOWER LEVEL SF	2,300 SF
TOTAL BUILDING SF	8,900 SF RENTABLE (EST)

LAND SIZE	0.75 AC / 32,670 SF
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ZONING	TN-2, TRADITIONAL NEIGHBORHOOD
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YEAR BUILT/ REMODEL	1969/REMODELED IN PHASES
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LOADING	ONE (1) DRIVE-IN, ONE (1) EXTERIOR DOCK
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POWER	208/120 VOLT; 400 AMPS
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