

PROPERTY FOR SALE

# 754 & 780 RICE STREET

St. Paul, MN 55117



TRANSWESTERN

REAL ESTATE  
SERVICES



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# PROPERTY SPECIFICATIONS



## Overview

- **Location:** 754 & 780 Rice St, St. Paul, MN 55117
- **Building SF:** 25,451 SF
- **Office/Showroom SF:** 4,719 SF
- **Air Conditioned:** 5,981 SF
- **Acres:** 3.69 Acres
- **Zoning:** Light Industrial/General Business (I1/I2/B3)
- **PIDs:** 30-29-22-33-0130, 30-29-22-33-0241, 30-29-22-33-0247, 30-29-22-33-0261
- **Clear Height:** Max - 29' | Avg - 23'
- **Year Built:** 2005
- **Year Renovated:** 2013

## Structural Characteristics

- **Foundation:** Masonry
- **Building Frame:** Steel
- **Exterior Walls:** Brick and stucco
- **Roof Type/Material:** Flat/rubber membrane



## Sale Price

- Negotiable



# PROPERTY SPECIFICATIONS



## Interior Characteristics

- **Floors:** Sealed concrete and ceramic tile
- **Walls:** Drywall and concrete block
- **Ceiling:** Exposed and acoustic ceiling tile
- **Lighting:** LED lighting

## Mechanical Systems

- **Heating & Cooling:** The building is serviced via rooftop HVAC units, in-floor radiant tubes and supplemental suspended forced-air heating units.
- **Fire Protection/Sprinklers:** Yes
- **Number of Elevators:** 1



## Demographics

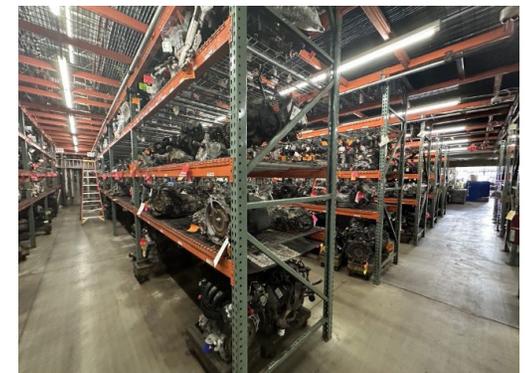
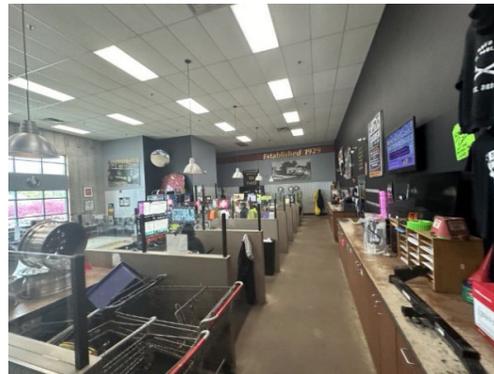
Radius:	1 Mile	3 Mile	5 Mile
Population	20,807	176,668	376,446
Current Households	6,598	68,431	147,973
Average HH Income	\$64,636	\$90,524	\$100,345
Daytime Employment	27,284	139,804	231,105

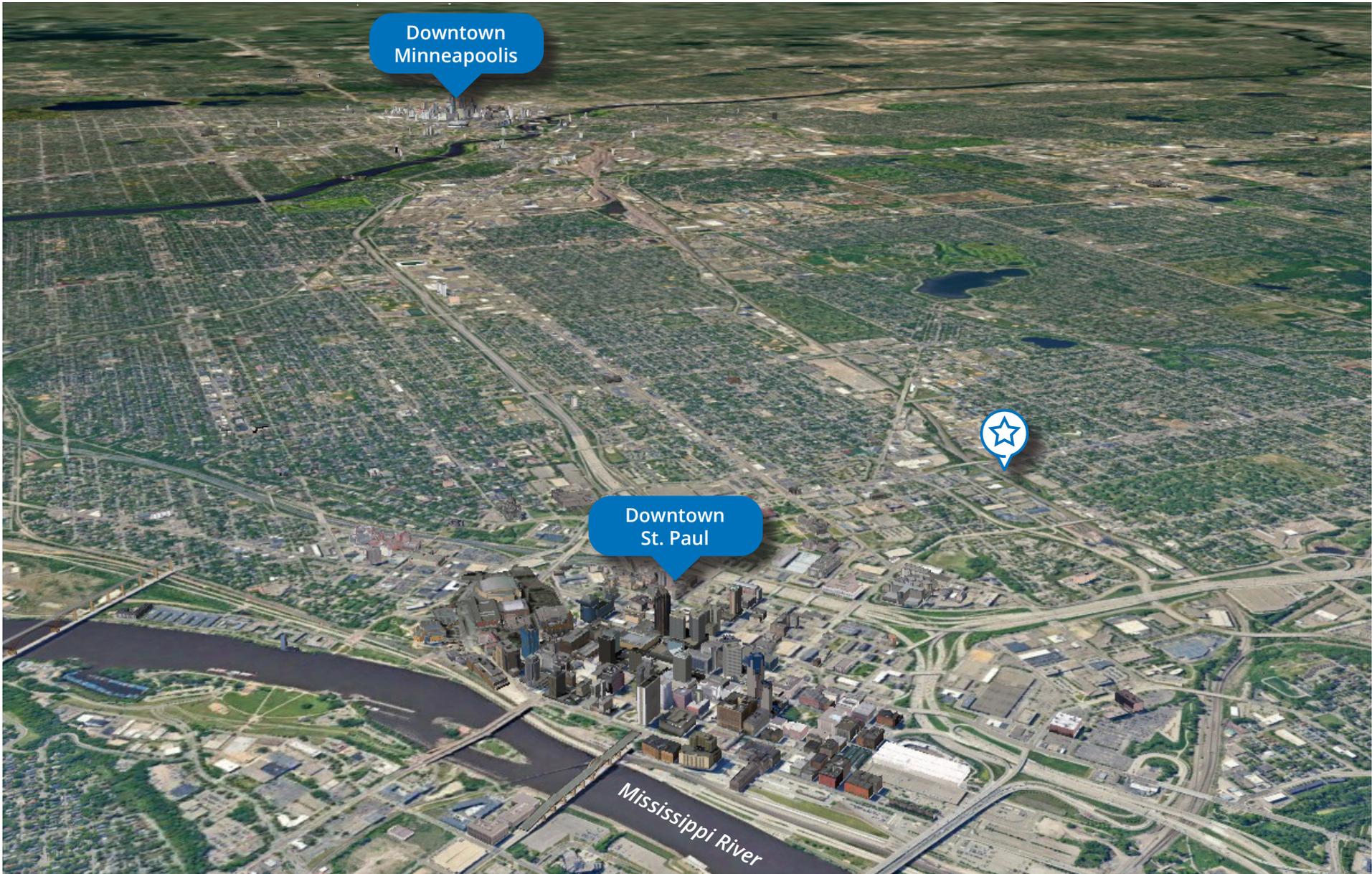


## Traffic Counts

- 9,000 vpd - Rice Street
- 3,000 vpd - W Sycamore St

Sources: ESRI 2024 est & MN Dept of Transportation 2024 Study avgs are per day total cars





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