



Kasota **Industrial Center I**

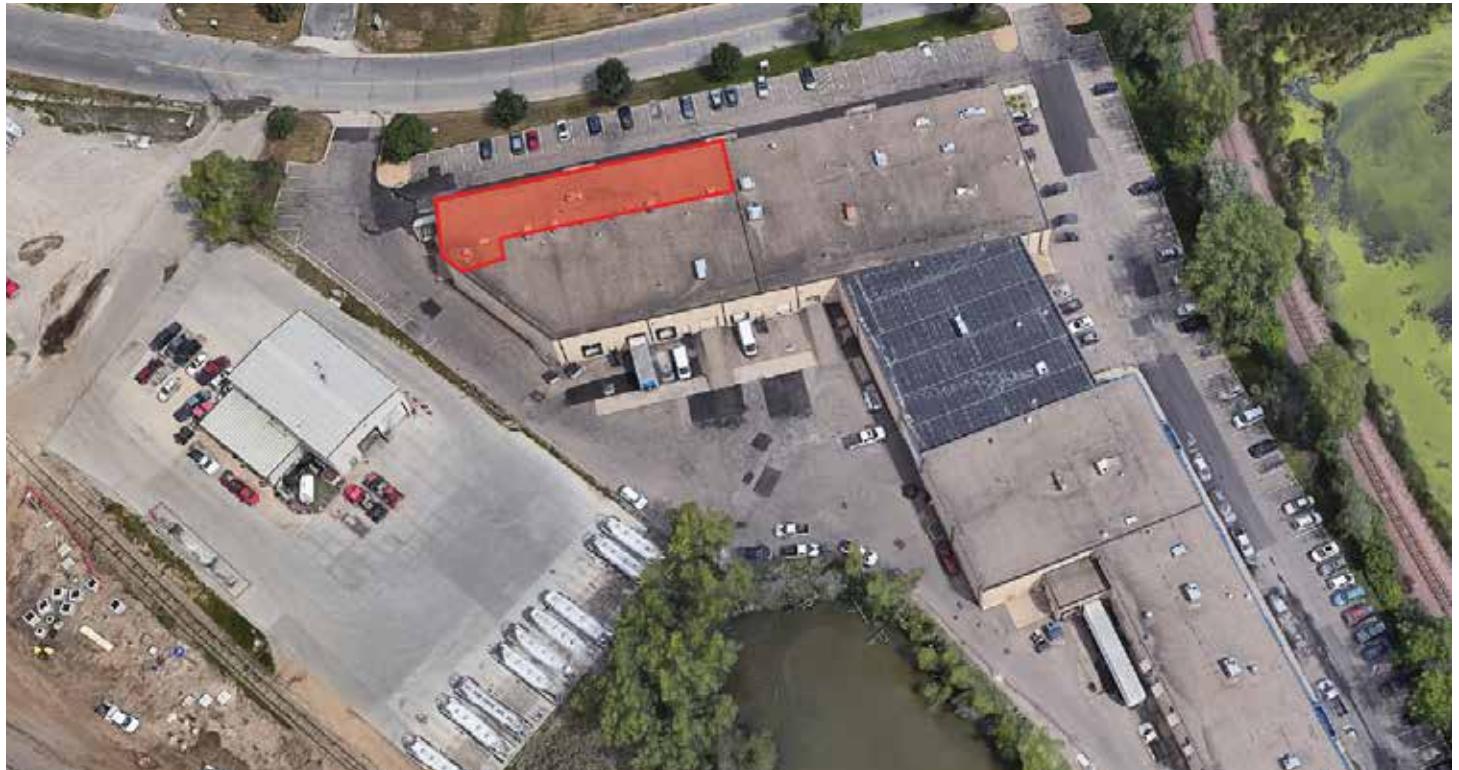
2530-2570 Kasota Ave SE
St. Paul, MN 55108

8,177 SF
Available for lease



Building amenities

- 75,471 SF high image office/warehouse building
- Flexible lease term available
- Well maintained multi-tenant office space
- Visible from Highway 280
- Located on the 50-yard line of the Twin Cities metro area
- I-2 zoning and outside storage permitted
- Fully sprinklered and monitored
- T-8 Fluorescent lighting
- Easy access to Highway 280, I-94, I-35W and Highway 36



Building Size:
75,471 SF



Available Space - Suite 2570:
3,959 SF 1st floor office
4,218 SF mezzanine
8,177 SF Total



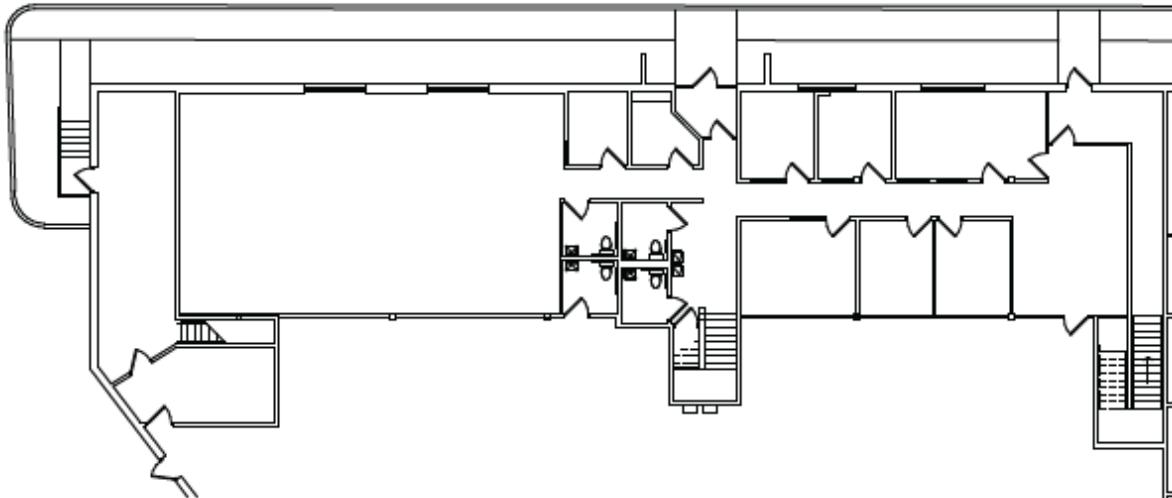
Asking Rate:
\$9.50 / SF Office



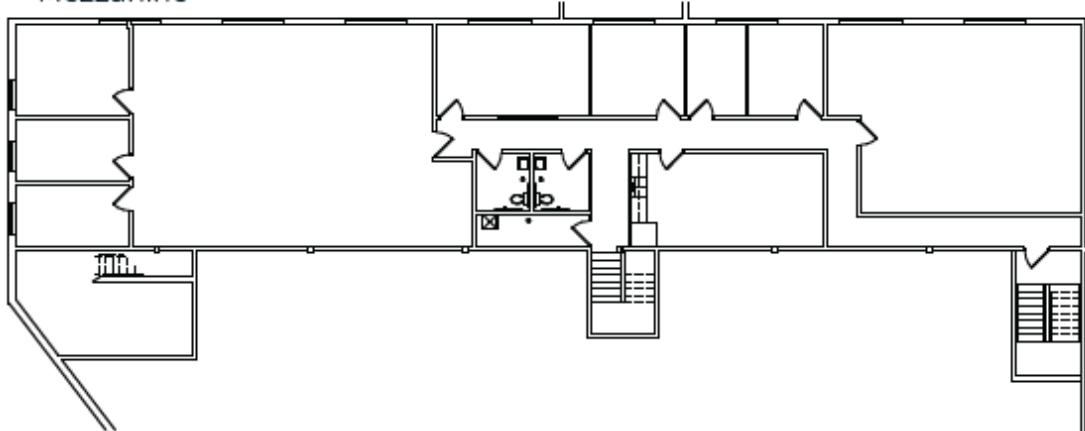
2024 Tax & CAM:
Tax: \$3.73
CAM: \$2.17
Total: \$5.90

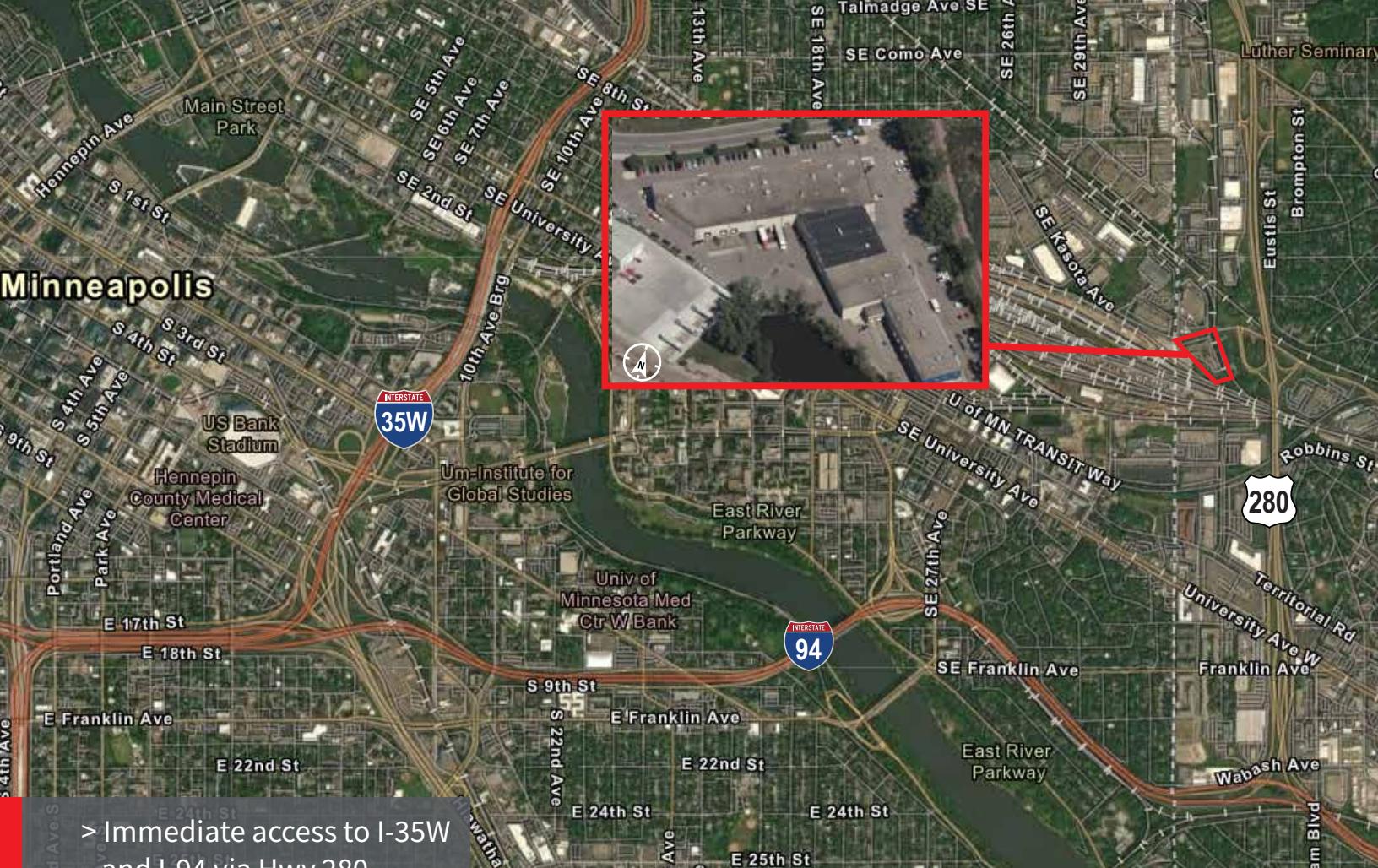
Floor plan

1st Floor



Mezzanine



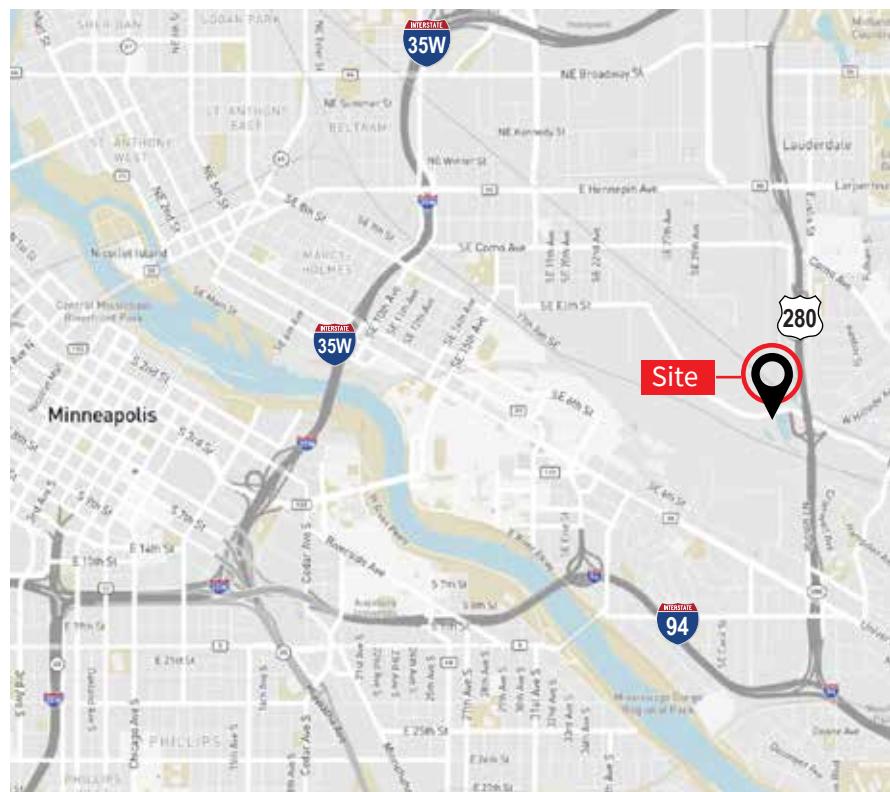


> Immediate access to I-35W and I-94 via Hwy 280

Eric Batiza, SIOR
 +1 612 217 5123
 eric.batiza@am.jll.com

Dan Larew, CCIM SIOR
 +1 612 217 6726
 dan.larew@am.jll.com

Kyle Rafshol
 +1 612 217 6780
 kyle.rafshol@am.jll.com



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