

# FOR SALE OR LEASE

644 2nd Street | St. Paul Park, MN 55071

AVAILABLE FOR SHORT-TERM STORAGE  
80,350 SF OFFICE/WHSE BLDG



VIDEO



**Philip Simonet**

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**FORTE**  
REAL ESTATE PARTNERS

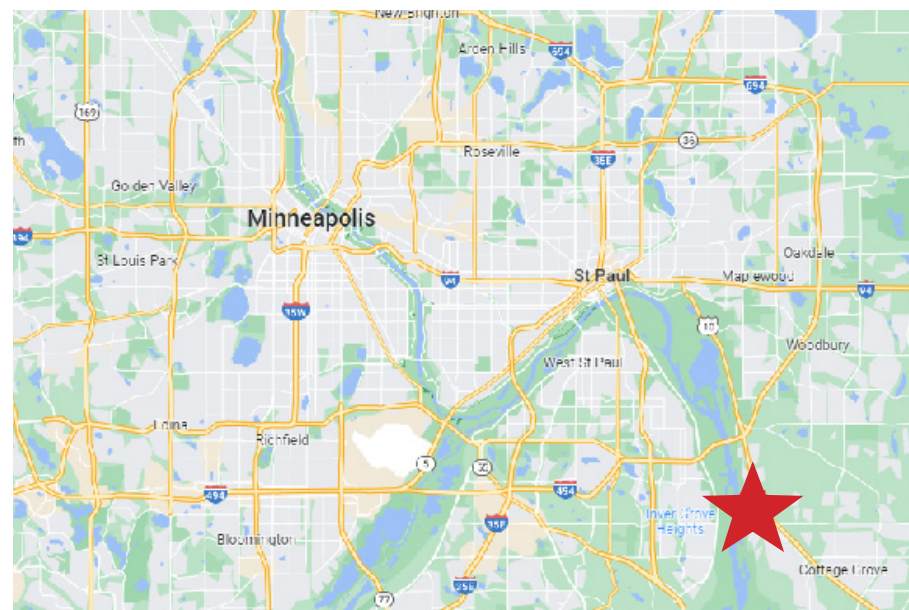
# PROPERTY FEATURES

644 2nd Street | St. Paul Park, MN 55071

## Building Information

Building Size	Approx. 80,350 SF	
Space Available	Office:	6,884 SF
	Warehouse:	69,466 SF
	Mezzanine - Showroom/ Training/Conference:	4,000 SF
Parking	0.78/1,000 SF	
Year Built	1956 Additions: 1963, 1968, 1972, 1979	
Power	TBD	
Clear Height	20' 6" 16' 6" 11'	
Loading	Five (5) drive-in doors Five (5) dock doors	
Sale/Lease Rate	Negotiable	
2023 Taxes	\$108,746   \$1.35 PSF	
Zoning	I 1	

- Industrial/manufacturing property
- Existing mezzanine office space
- Ability to accommodate multiple uses
- Easy access to Hwy 61 and I-494
- Available for short-term storage



### Philip Simonet

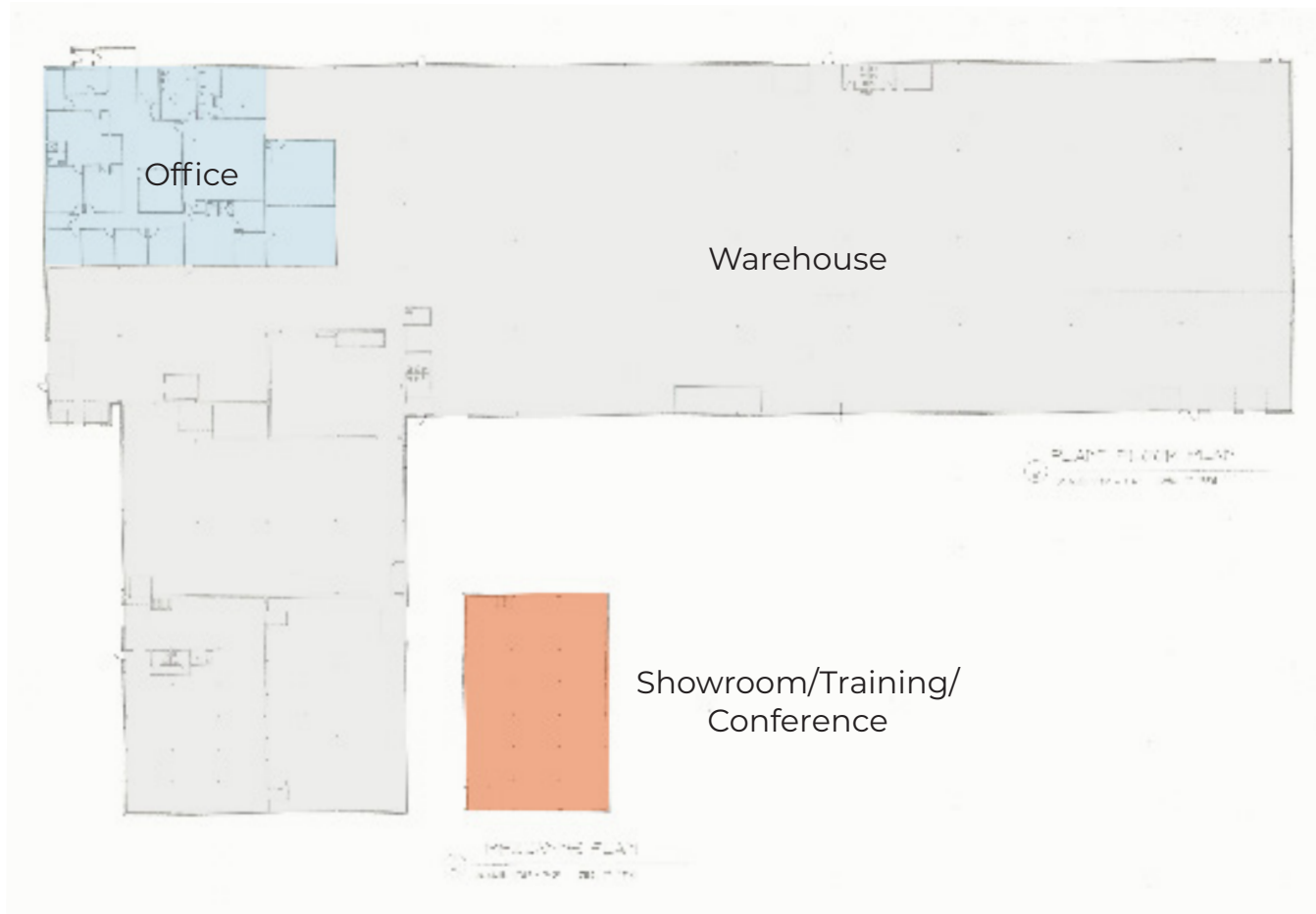
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# FLOOR PLAN

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# BUILDING PHOTOS

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# AERIAL VIEW

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# DEMOGRAPHICS

644 2nd Street | St. Paul Park, MN 55071



2,343

Total Businesses



35,403

Total Employees

## KEY FACTS

131,045

Population

38.6

Median Age

2.6

Average Household Size

\$92,983

Median Household Income

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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## AGE PYRAMID



The largest group: 2023 Females Age 35-39  
The smallest group: 2023 Males Age 85+

## EMPLOYMENT & EDUCATION

### EMPLOYMENT

69%

White Collar

20%

Blue Collar

11%

Services

4.3%

Unemployment Rate

### EDUCATION

4%

No High School Diploma



22%  
High School Graduate



32%  
Some College



42%  
Bachelor's/Grad/Prof Degree

Data reported within 5 mile radius

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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