



Available

21,600 SF Available | \pm 2 Acres of Outdoor Storage

395 W James Ave, St. Paul, MN 55102

Property details

Property highlights

- Property located 6 minutes from I-35E
- Rail spur with rail doors
- I3- heavy industrial zoning

Lot Size	4.09 acres
Available SF	21,600 SF
Office SF	1,494 SF
Utilities	578 SF
Warehouse SF	19,528 SF Warehouse
Year Built	1981
Date Available	Now
Clear Height	18'
Loading	Three (3) dock doors One (1) drive-up ramp Two (2) rail doors
Outside Storage	±2.0 Acres
Rail	Approx. 550' rail spur
Zoning	I3
Rate	Negotiable
2025 Tax/CAM	\$2.98 PSF



Floor plan

Suite 136

1,494 SF Office

578 SF Utilities

19,528 SF Warehouse

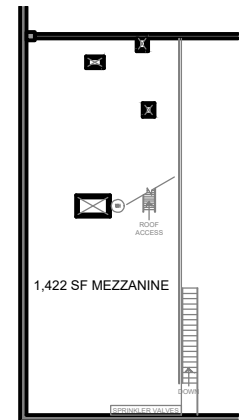
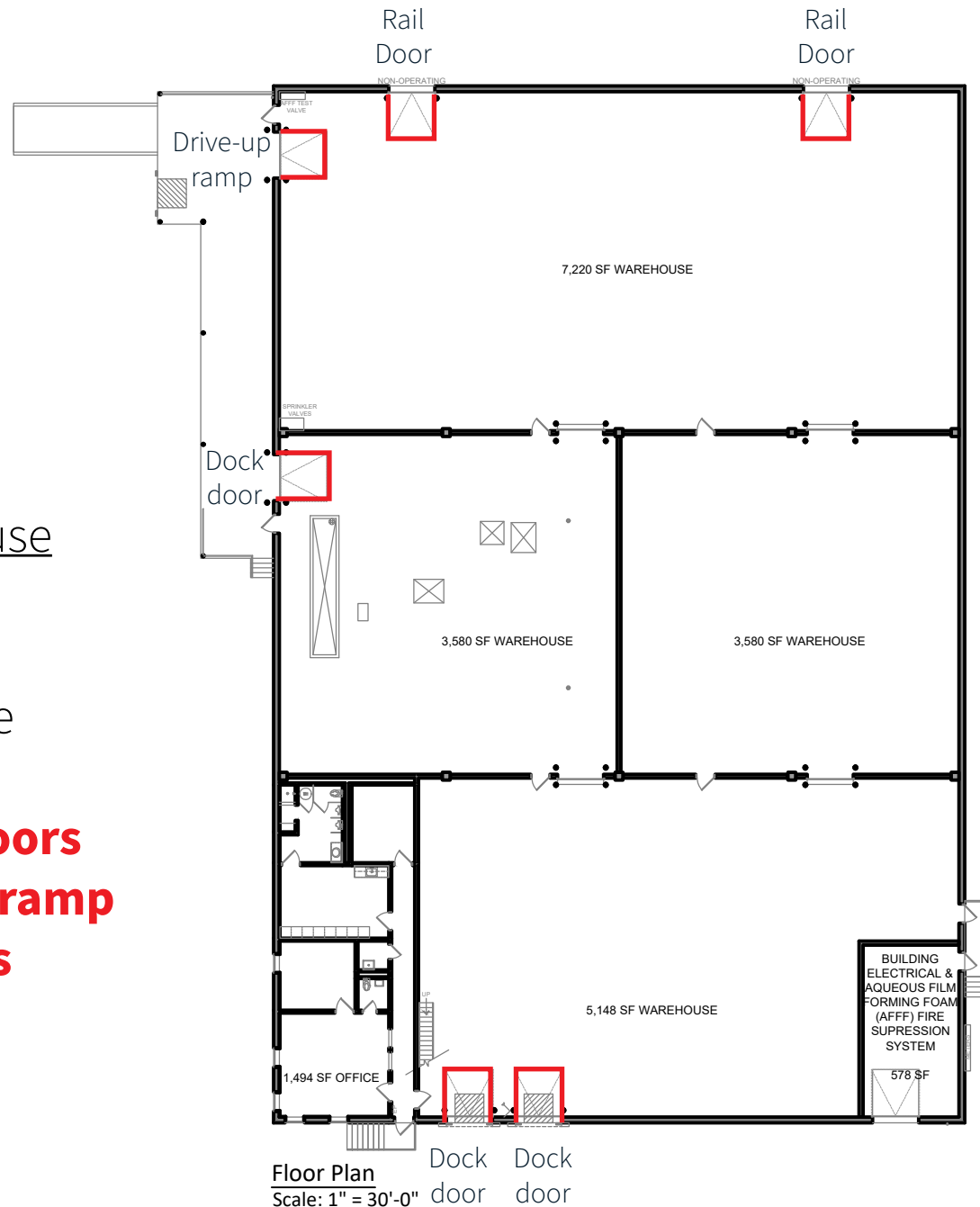
21,600 SF Total

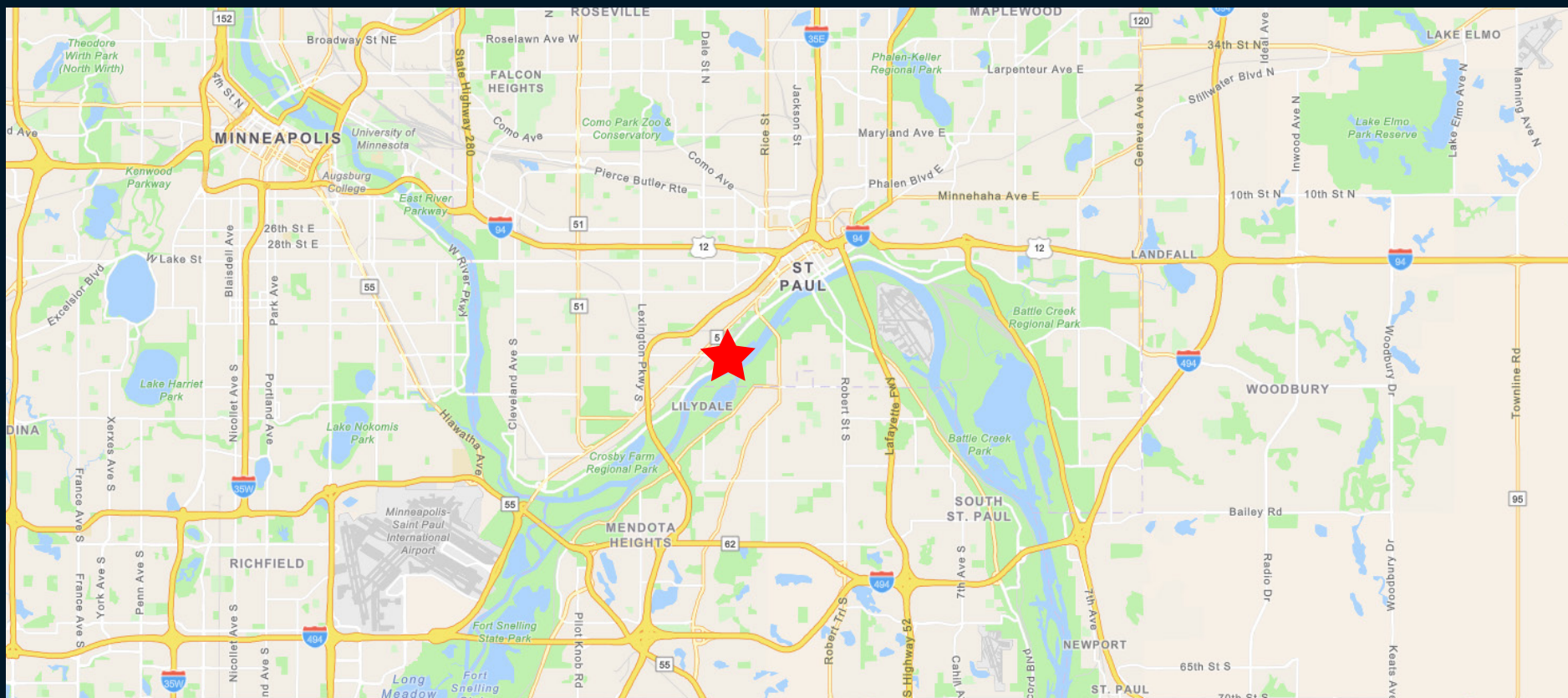
1,422 SF Mezzanine

Three (3) dock doors

One (1) drive-up ramp

Two (2) rail doors





JLL

Chris Hickok, CCIM

Managing Director

+1 612 217 5121

chris.hickok@jll.com

Connor Ott

Senior Vice President

+1 612 217 6741

connor.ott@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.