



# Available

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

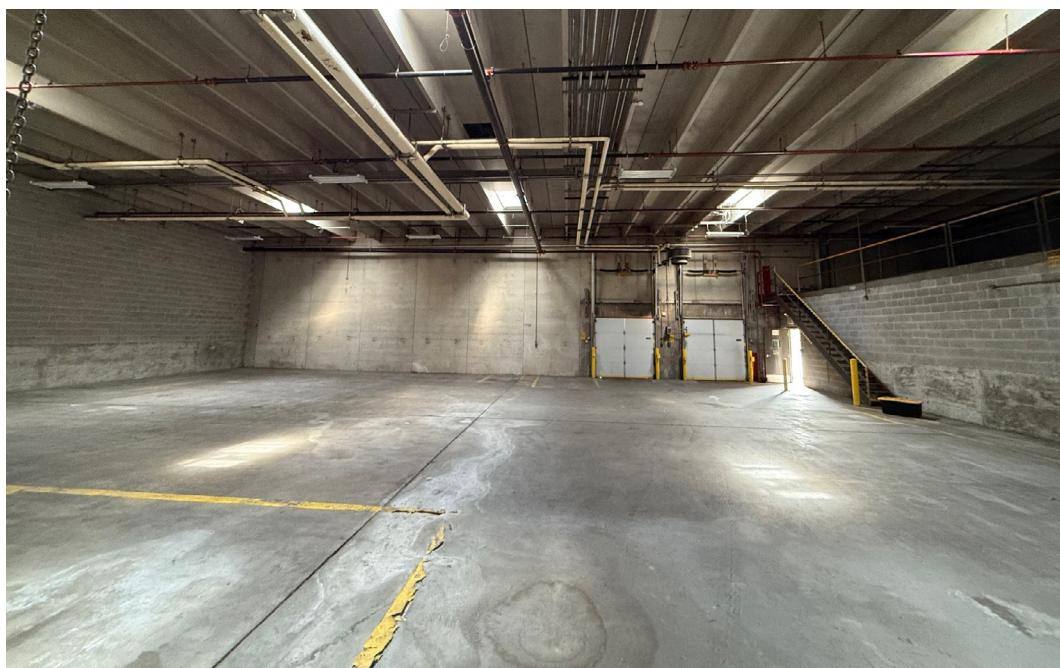
395 W James Ave, St. Paul, MN 55102

# Property details

## Property highlights

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

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



# Floor plan

## Suite 136

1,494 SF Office

578 SF Utilities

19,528 SF Warehouse

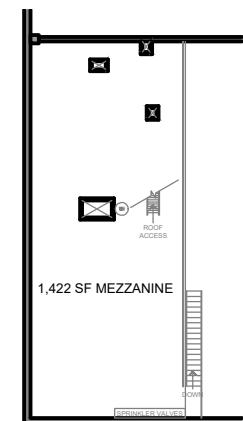
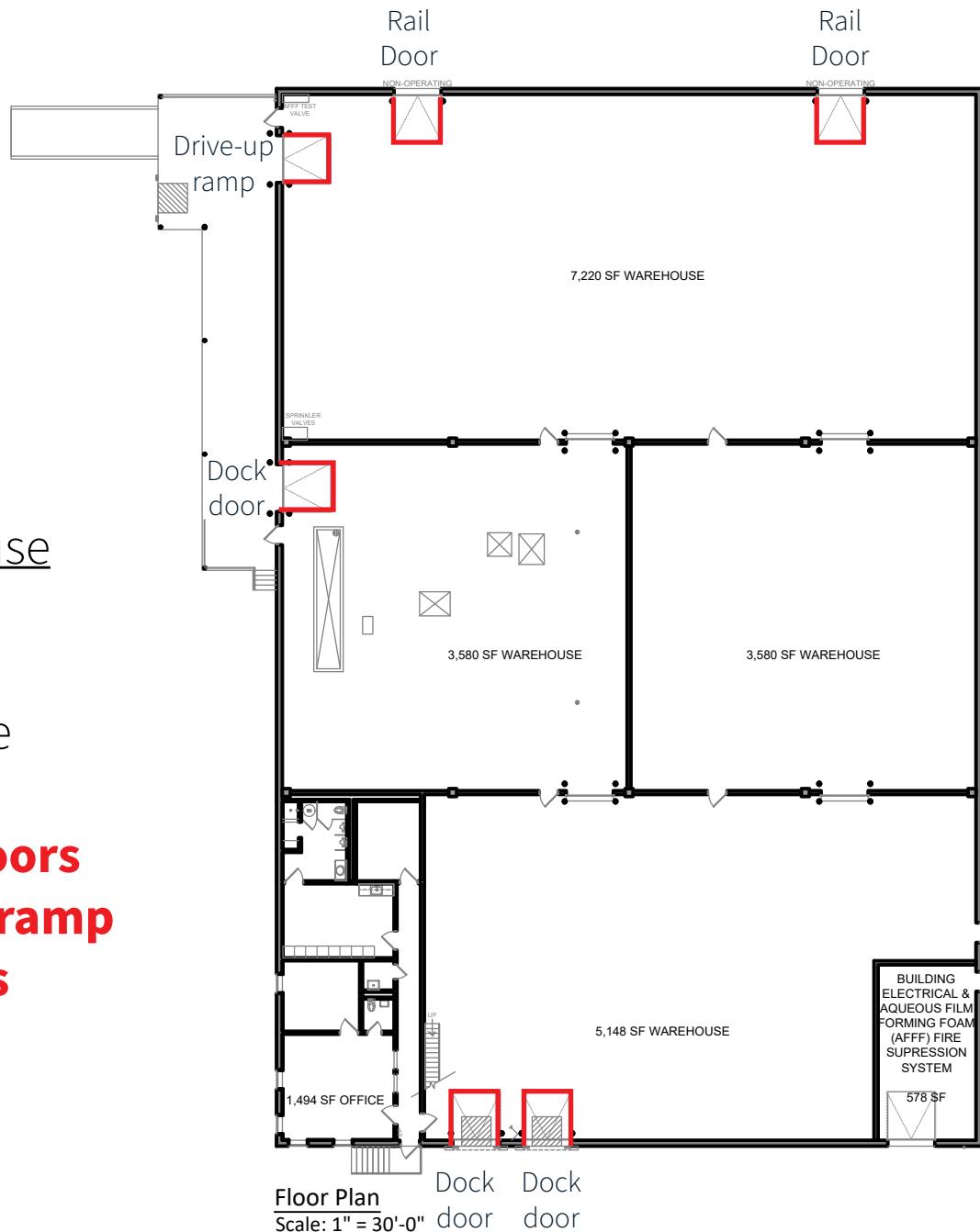
**21,600 SF Total**

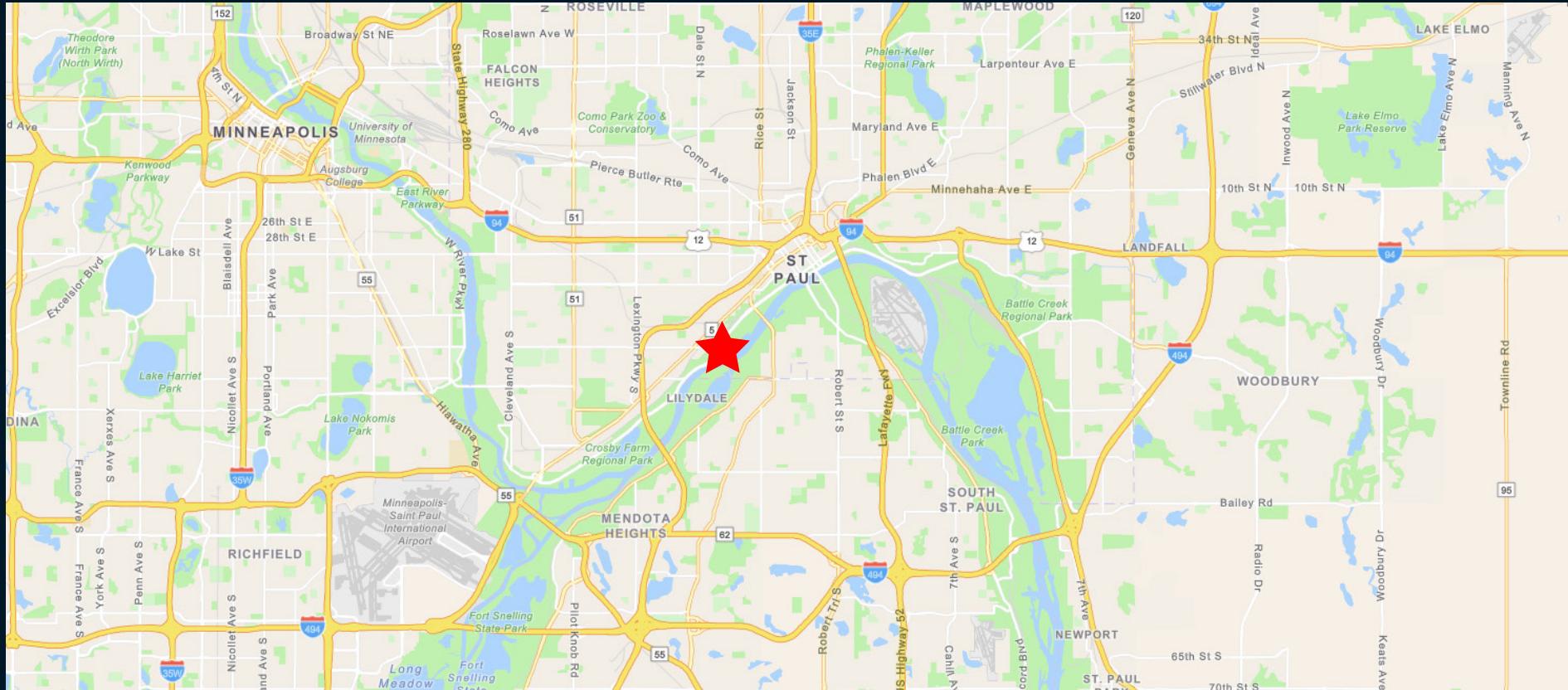
1,422 SF Mezzanine

**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.