



OFFER DEADLINE **DECEMBER 4**

Ideally Located 78,860± SF Industrial Facility

Versatile Layout for Redevelopment Potential

 543 W. James Ave., St. Paul, MN

HIGHLIGHTS

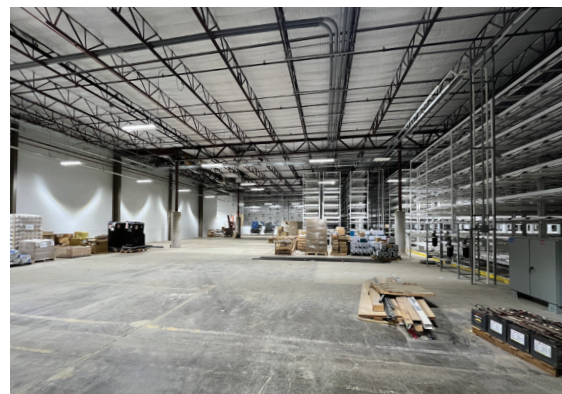
- Includes 20,000± SF of refrigeration & cold storage
- Site features office with conference room, large employee break room & kitchen
- Ceiling heights: 22 feet
- New LED motion censored lighting throughout
- Can include expansive vertical grow racking & accompanying equipment
- Two dock-high doors & two drive-in doors with potential to construct nine additional doors








DETAILS

This 78,860± SF industrial facility presents a highly coveted industrial opportunity in the Minneapolis-St. Paul MSA. This building was originally constructed in 1980 and fully renovated in 2022.

Previously utilized as a vertical grow operation, the property has been well maintained and offers a versatile layout suited for similar operations or converted for a wide range of industrial uses.

The building also features an office space, a conference room, an employee break room with kitchen and two dock-high doors, with the option to add additional dock doors as needed.



	Building Size	78,860± SF
	Year Built	1980 (Renovated 2022)
	Land Size	2.22± AC
	Parking	20 Spaces
	Tax ID#	122823230131
	Taxes (2025)	\$46,928.00
	Zoning	T3

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 543 W. James Ave., Saint Paul, MN

LOCAL INFORMATION

Minneapolis–St. Paul has become a strategic hub for commerce, warehousing, logistics and distribution. With direct access to I-35E and I-94, strong rail infrastructure and the Minneapolis–St. Paul International Airport just minutes away, this city offers exceptional regional and national connectivity.

The industrial market in this area remains one of the strongest in the Midwest, with vacancy rates consistently low around 4%–5%. This sector also demonstrates its strength with millions of square feet of space leased each year, steadily rising rental rates and a controlled development pipeline where most projects are pre-leased or build-to-suit, ensuring high occupancy across existing industrial properties. Supported by Minnesota's robust manufacturing base, which contributes 12% of state GDP and employs more than 320,000 workers, the Twin Cities provide an ideal environment for industrial users and long-term investment.

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

OFFER DEADLINE

December 4 by 5:00 p.m. (CT)

OFFER SUBMISSIONS

Offers should be made on the Purchase & Sale Agreement available on the HRE website. Offers must be submitted to Chet Evans at cevans@hilcoglobal.com and Henry Nash at hnash@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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