

## PROPERTY INFORMATION

<b>Address</b>	756 Vandalia Street St. Paul, MN
<b>Building Size</b>	224,500 SF
<b>Available SF</b>	<b>44,870 SF total</b> 800 SF office 44,070 SF warehouse
<b>Date Available</b>	6/1/2026
<b>Zoning</b>	I-1
<b>Site</b>	10.30 acres
<b>Year Built</b>	1955
<b>Parking</b>	2.54/1,000 SF
<b>Trailer Parking</b>	± Eight (8) trailer parking stalls
<b>Loading</b>	Seven (7) dock doors, (3 with levelers) One (1) drive-in door
<b>Column Spacing</b>	40' x 40'
<b>Clear Height</b>	23'
<b>Net Rental Rates</b>	Negotiable
<b>2026 CAM &amp; RE Tax</b>	\$2.40 PSF CAM \$2.07 PSF Tax <b>\$4.47 PSF Total</b>

### AMENITIES

- Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- Three blocks from new Central Corridor, Fairview Ave. Light Rail Station
- One mile from BNSF Railways and St. Paul Intermodal Yard
- This site is a six-minute drive time to both downtown Minneapolis and St. Paul

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

Connor Ott  
612 217 6741  
connor.ott@jll.com

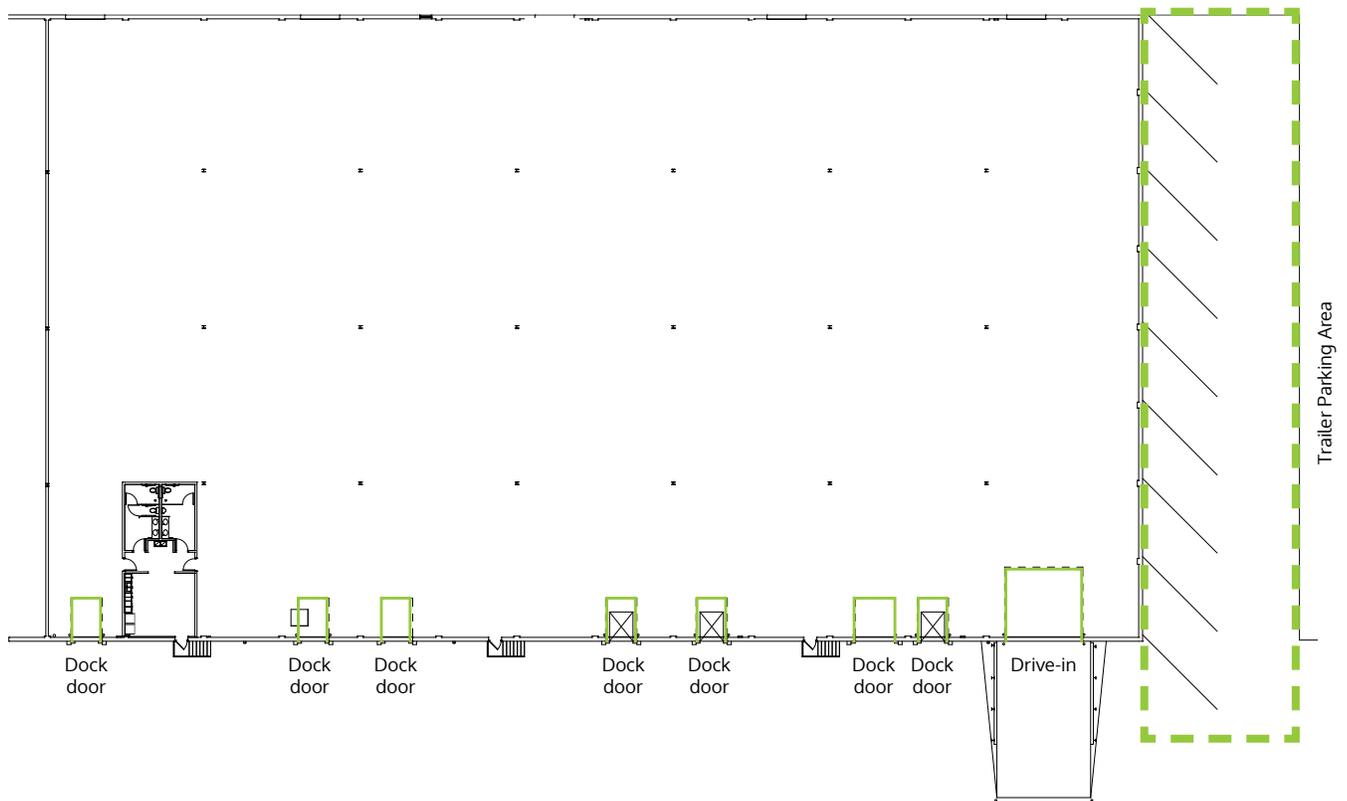
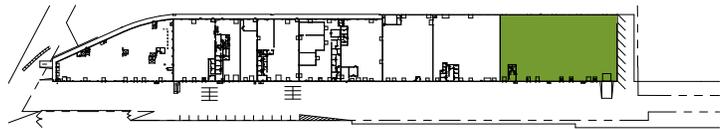


## FLOOR PLAN

### Suite 756 - 44,870 SF

800 SF Office

44,070 SF Warehouse



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