



Colliers

Available | For Sale or Lease

855 - 865 Vandalia Street  
St. Paul, MN

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New interior & exterior paint,  
new parking lot, and new  
motion sensor LED lighting



Close proximity to  
area amenities



Great access  
to major interstates  
and thoroughfares

855-865 Vandalia St | For Sale or Lease

# Property Profile

## Property Overview

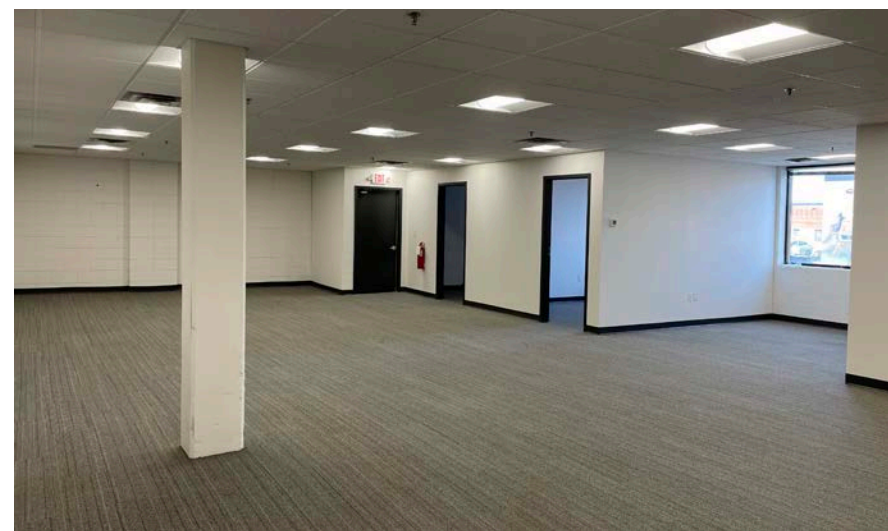
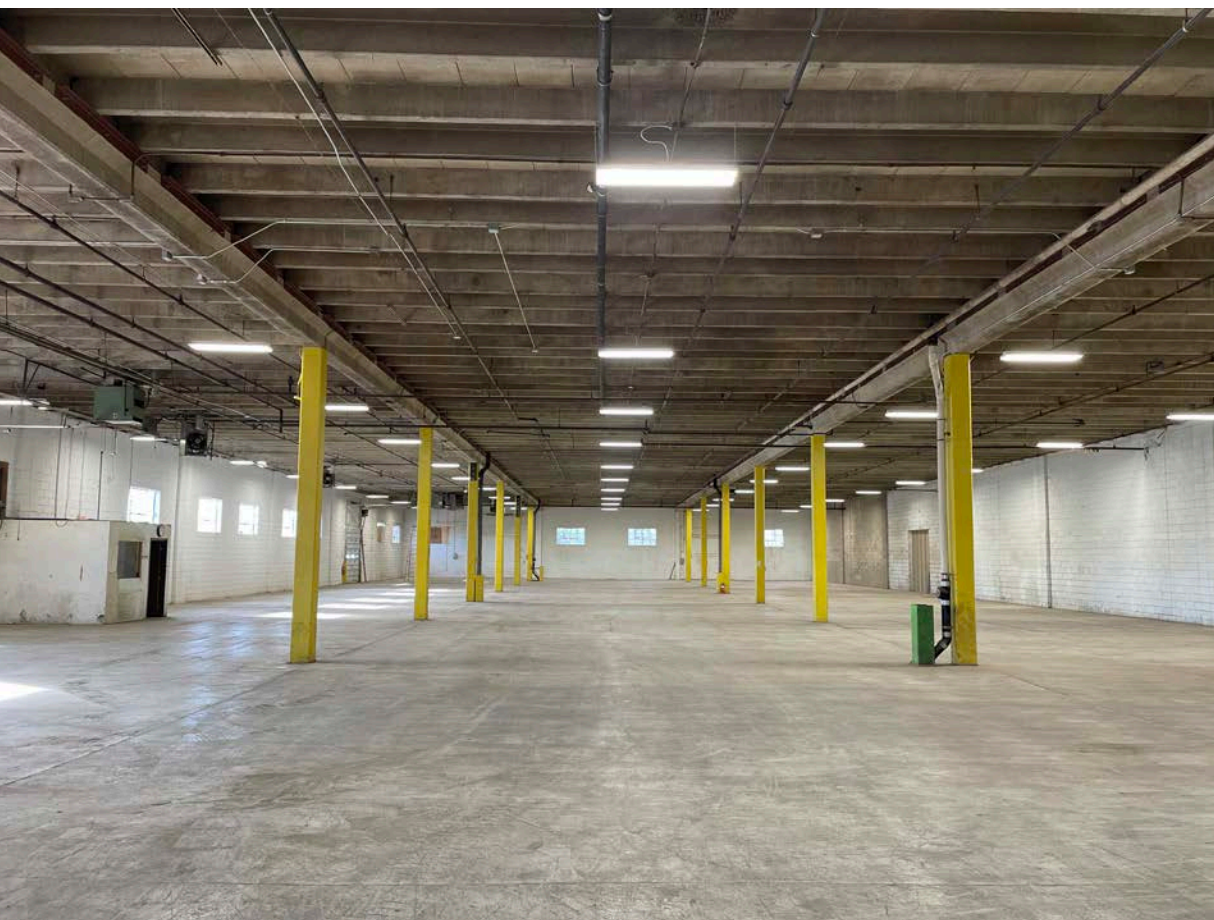
Location	855-865 Vandalia Street, St. Paul, MN
PID #	29.29.23.41.0012
Building Size	55,000 SF
Space Available For Lease	<b><u>855 Vandalia St</u></b> 1,240 SF Office <u>26,264 SF Warehouse</u> 27,504 SF Total <ul style="list-style-type: none"><li>• 2 docks with shelters and flush mount levelers</li><li>• 1 drive-in door</li></ul>
Land Size	2.78 Acres
Year Built	1957, renovated 2004
Clear Height	17.5"
Column Spacing	31.5' x 31.5'
Power	2-400 amp 240V 3 phase
Lighting	T-8
Sprinkler	Yes
2025 Tax & CAM	\$3.40 PSF
Lease Rate	<b>Negotiable</b>
Sale Price	<b>Negotiable</b>

FOR SALE | 55,000 SF  
855-865 Vandalia Street



FOR LEASE | 27,504 SF  
855 Vandalia Street





# Building Plan

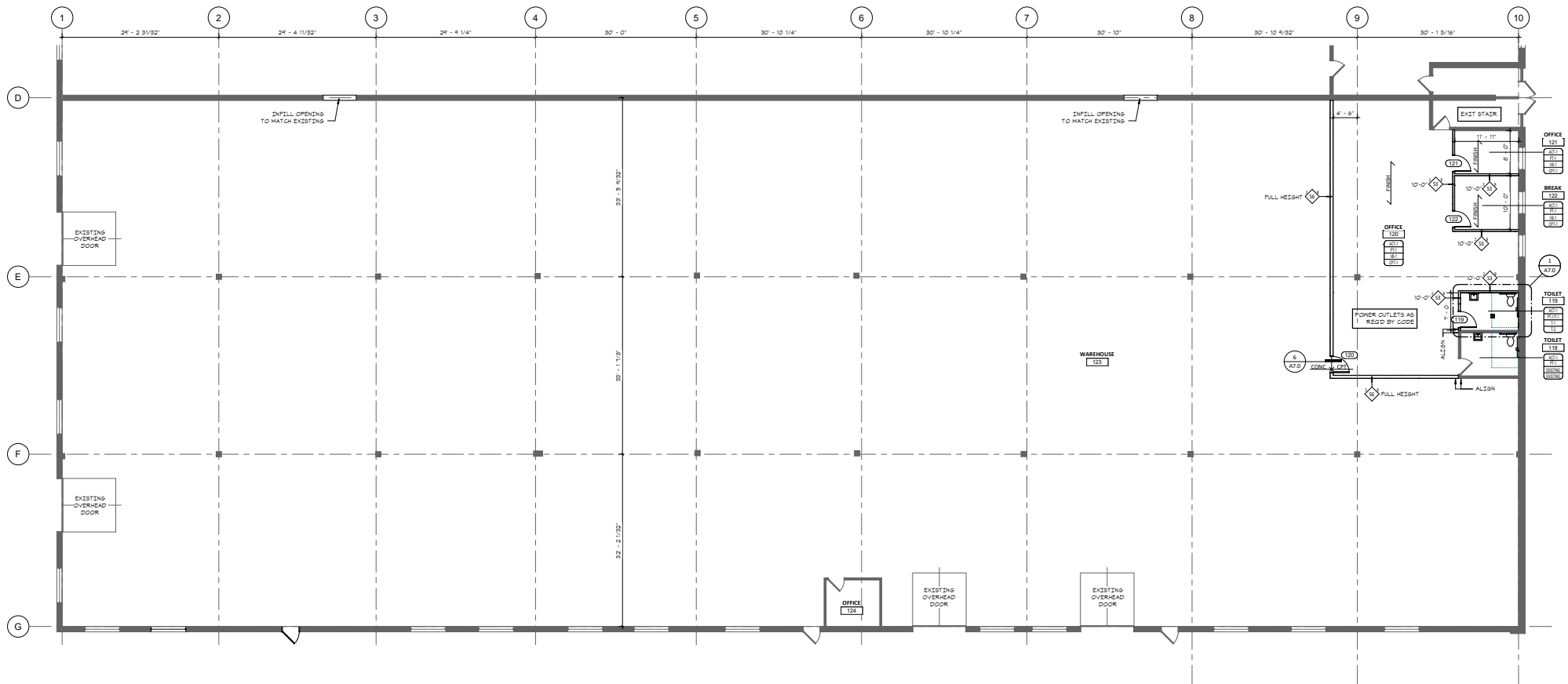


# Floor Plan

## For Lease

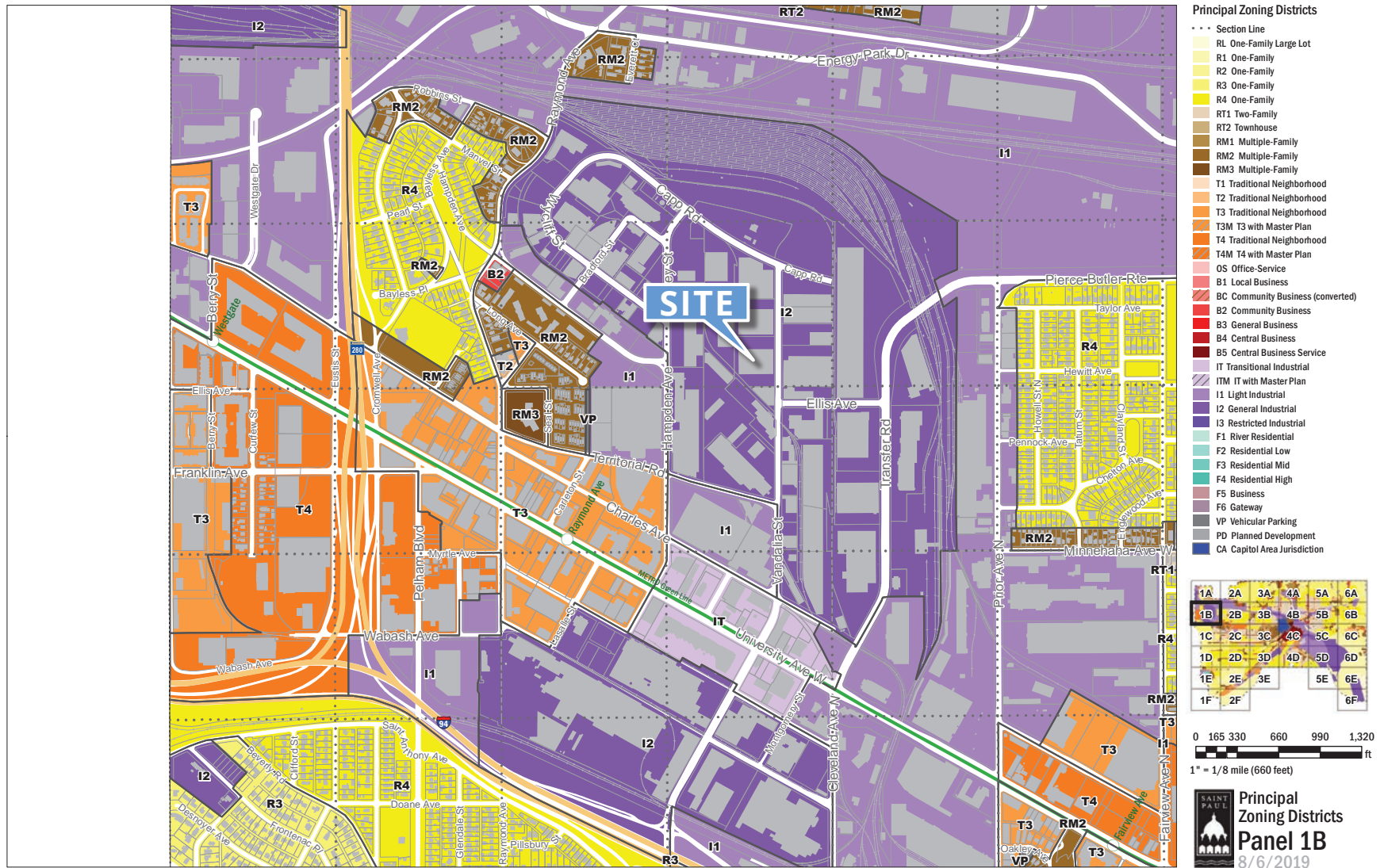
855 Vandalia St | 27,500 SF

- 1,240 SF Office, 26,264 SF Warehouse
- 2 docks with shelters and flush mount levelers
- 1 drive-in door



# Zoning Map

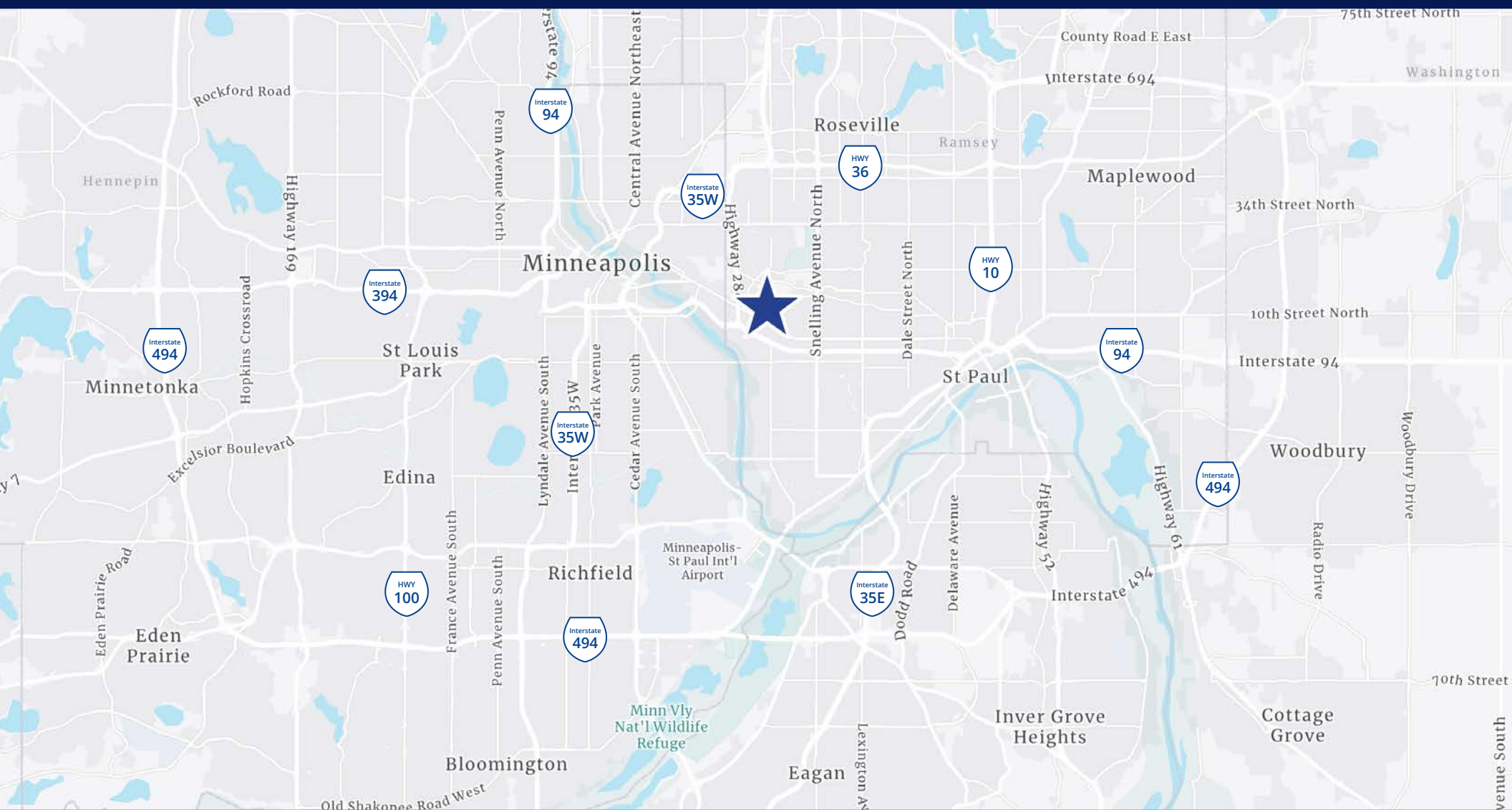
## ZONED I2 GENERAL INDUSTRIAL



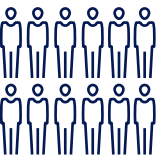
CLICK FOR FOR PRINTABLE  
ZONING MAP



CLICK FOR FOR PRINTABLE  
ZONING CODE



# Demographics (5 mile radius)



2025  
population  
**502,109**



2025 Average  
Household Income  
**\$106,670**



**0.4 Miles**  
to Metro Green Line  
Light Rail Station



**7.8 Miles**  
to Minneapolis/St. Paul  
International Airport



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