

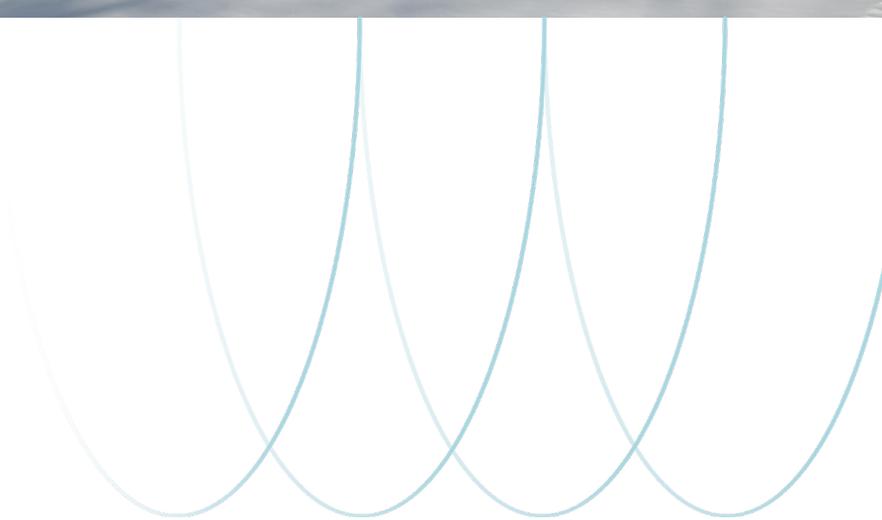


Industrial Building

 **JLL** SEE A BRIGHTER WAY

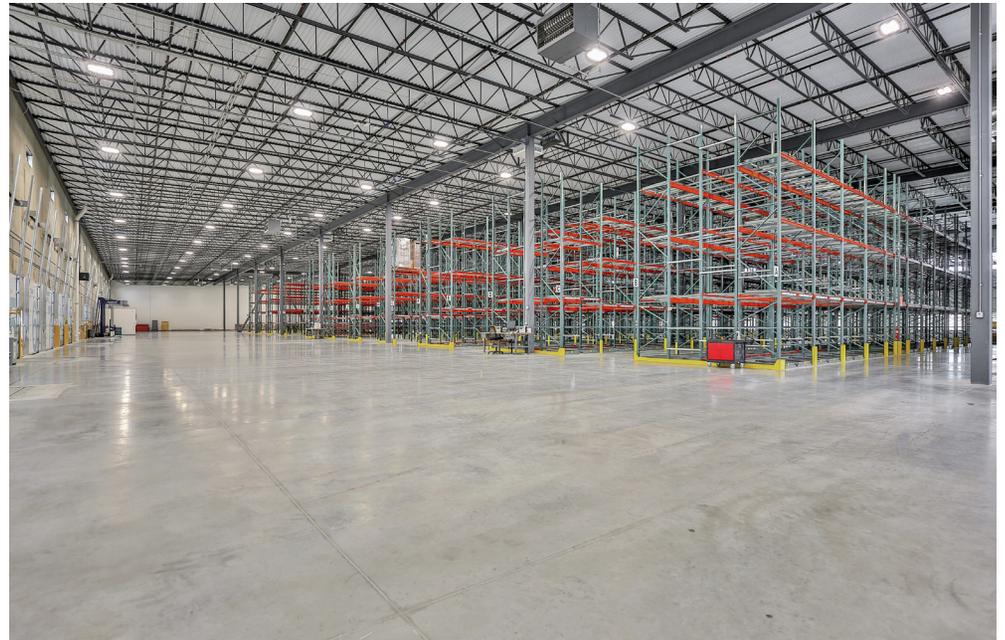
For lease

William Hill Business Center
735 Olive St, St. Paul, MN
52,317 SF Available

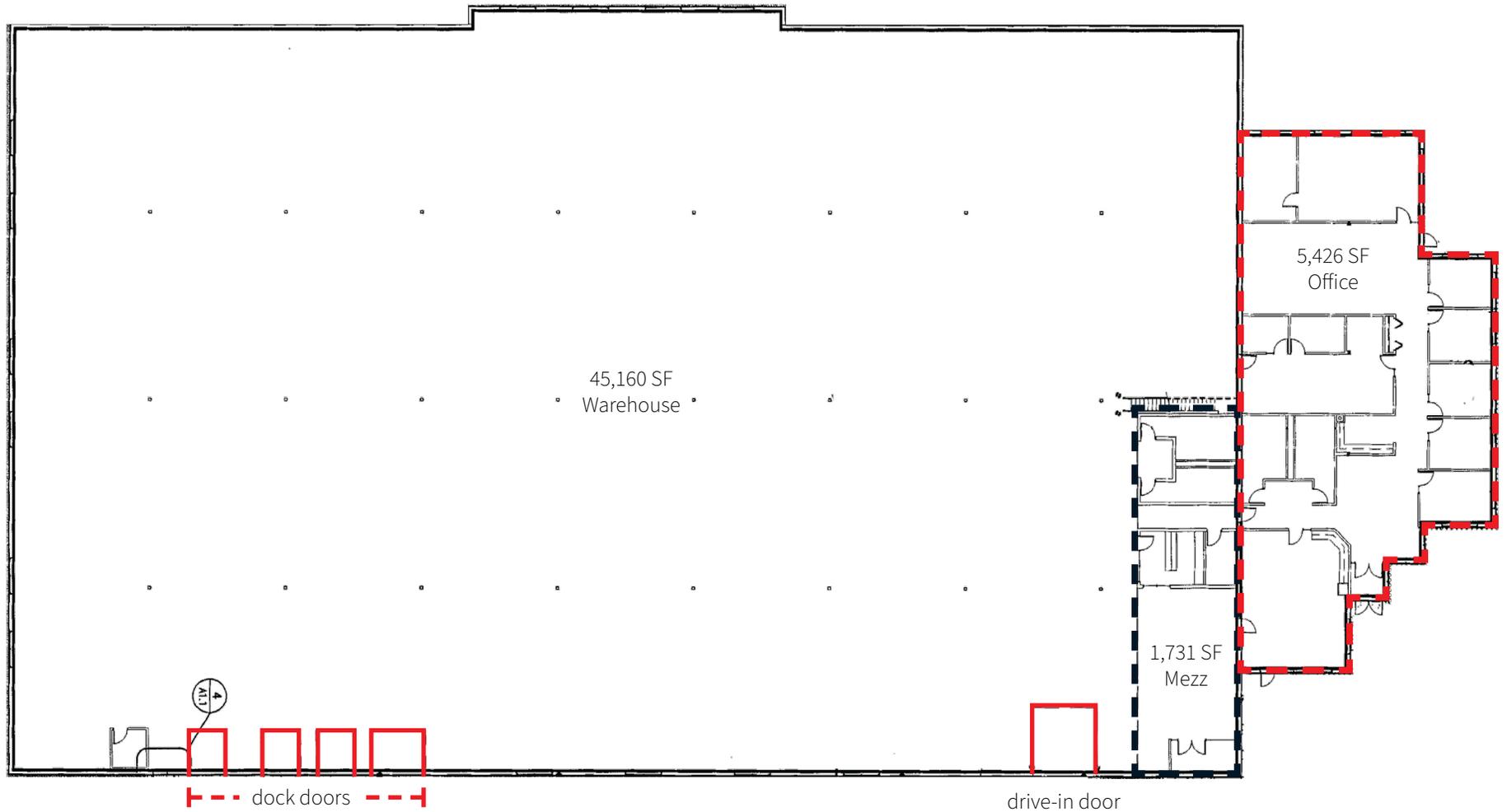


Building specifications

Address:	735 Olive Street
City, State:	St. Paul, MN
Building Size:	5,426 SF Office 1,731 SF Mezz 45,160 SF Warehouse 52,317 SF Total
Product Type:	Industrial (Warehouse/Distribution/Manufacturing)
Land Area:	3.19 acres
Year Built:	1999
Roof:	Ballasted Membrane
Construction:	Concrete slab-on-grade foundation
Clear Height:	24'
Column Spacing:	30' x 41'3"
Loading:	4 dock doors, 1 drive-in
Parking Lot:	59 stalls
Zoning:	I2; General Industrial
Parcel Numbers:	312922110065
Electrical Service:	1,200 amps, 480-volt, 3-phase
HVAC:	100% Air Conditioned; RTUs & Suspended Gas Space Heaters
Fire Safety:	100% Wet Sprinkler Coverage
Lease Rate:	Negotiable
2026 Tax & CAM:	\$4.63 PSF Total



Floor plan



52,317 SF
Available

Four
Dock Doors

One
Drive-in Door

Building Photos



Site access



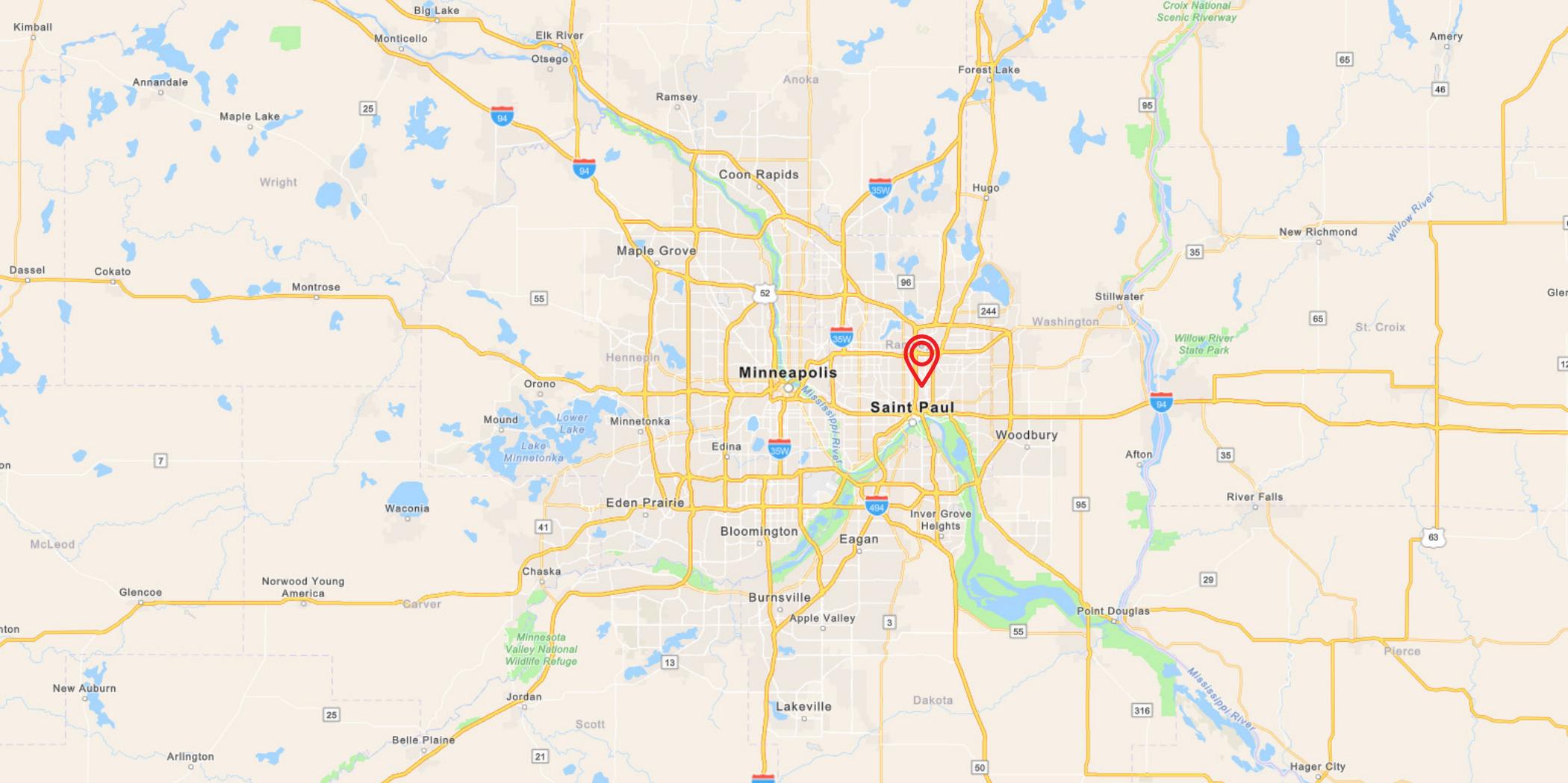
Drive Times



3 min
35E

5 min
Downtown St. Paul

15 min
MSP International Airport



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