



For sale or lease

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

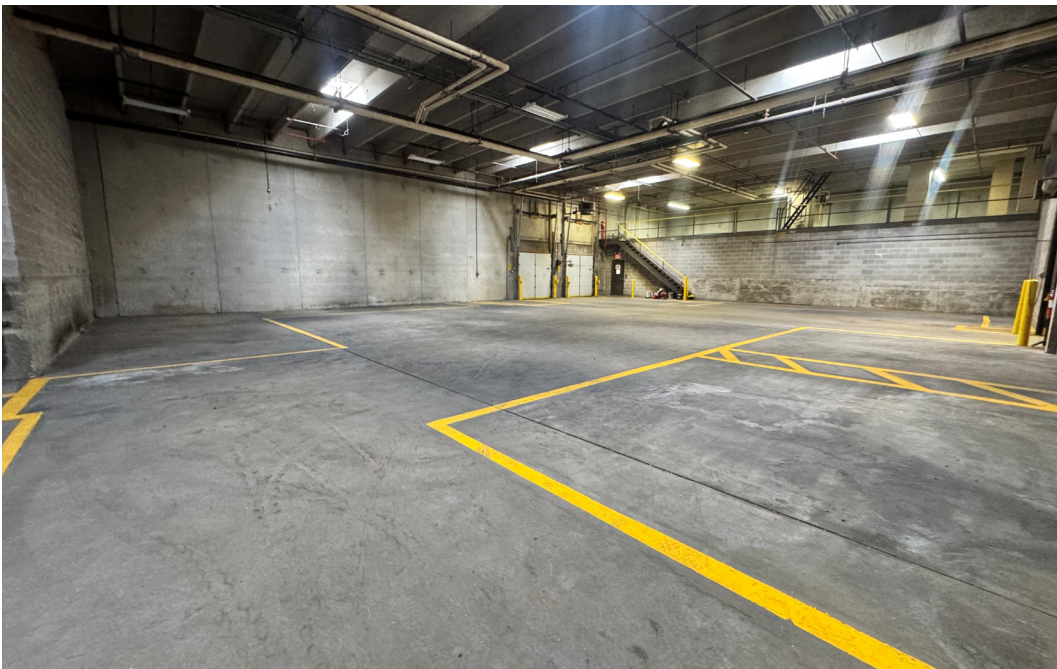
395 W James Ave, St. Paul, MN 55102

Property details

Property highlights

- Property located 6 minutes from I-35E
- Rail spur with rail doors
- I3- heavy industrial zoning
- New roof and other recent building improvements

Lot Size	4.09 acres
Available SF	21,600 SF
Office SF	1,494 SF
Utilities	578 SF
Warehouse SF	19,528 SF Warehouse
Year Built	1981
Date Available	Now
Clear Height	18'
Loading	Three (3) dock doors One (1) drive-up ramp Two (2) rail doors
Outside Storage	±2.0 Acres
Rail	Approx. 550' rail spur
Zoning	I3
Rate	Negotiable
Sale Price	\$3,050,000
2025 Tax/CAM	\$2.98 PSF



Floor plan

Suite 136

1,494 SF Office

578 SF Utilities

19,528 SF Warehouse

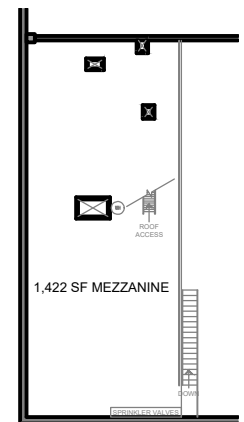
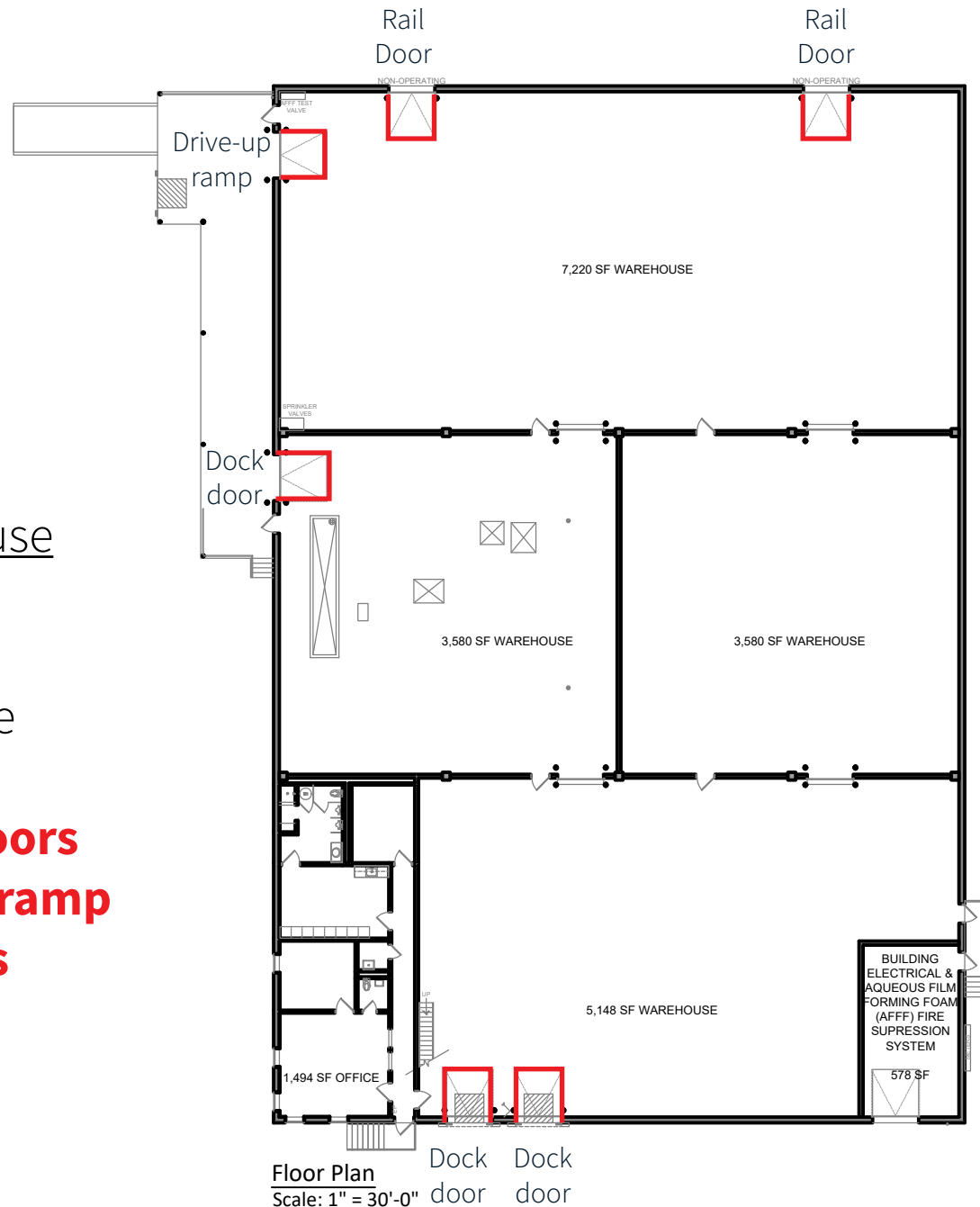
21,600 SF Total

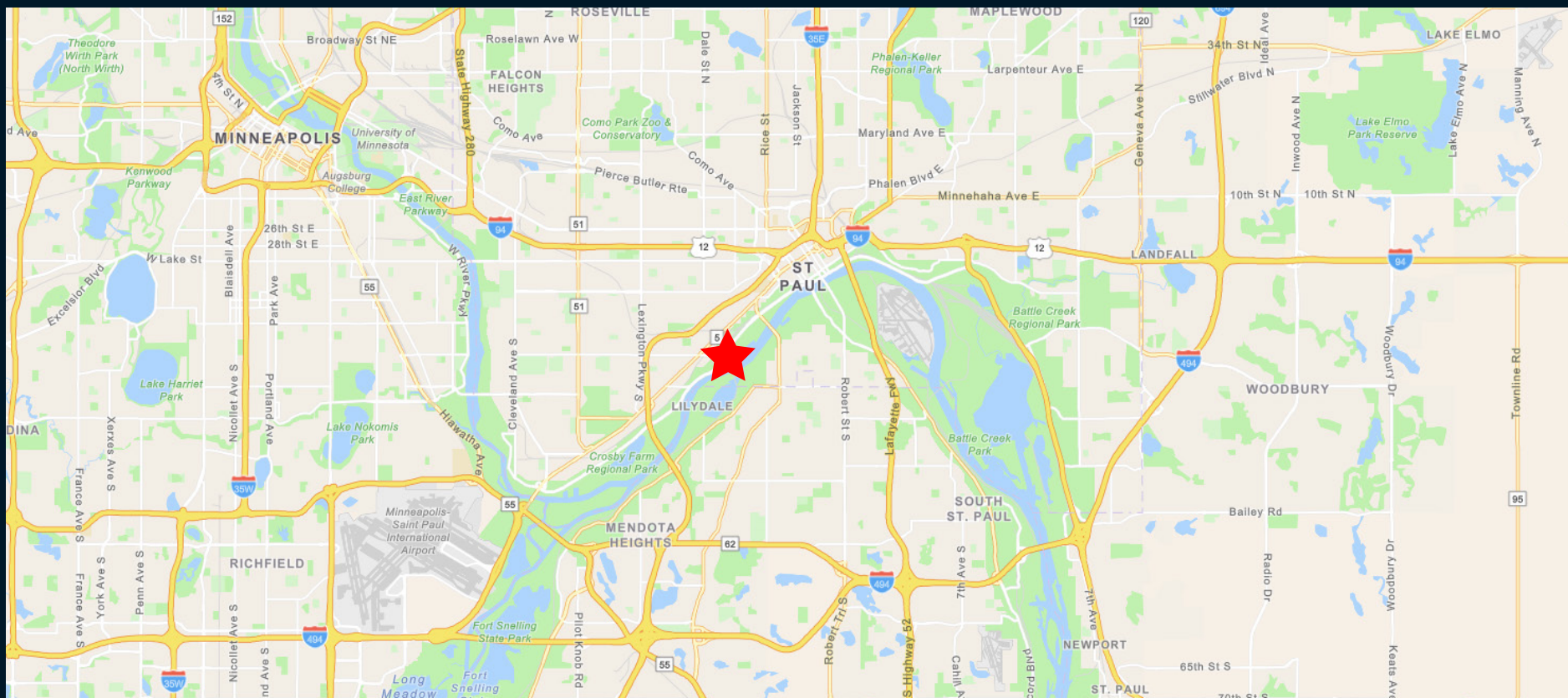
1,422 SF Mezzanine

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

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