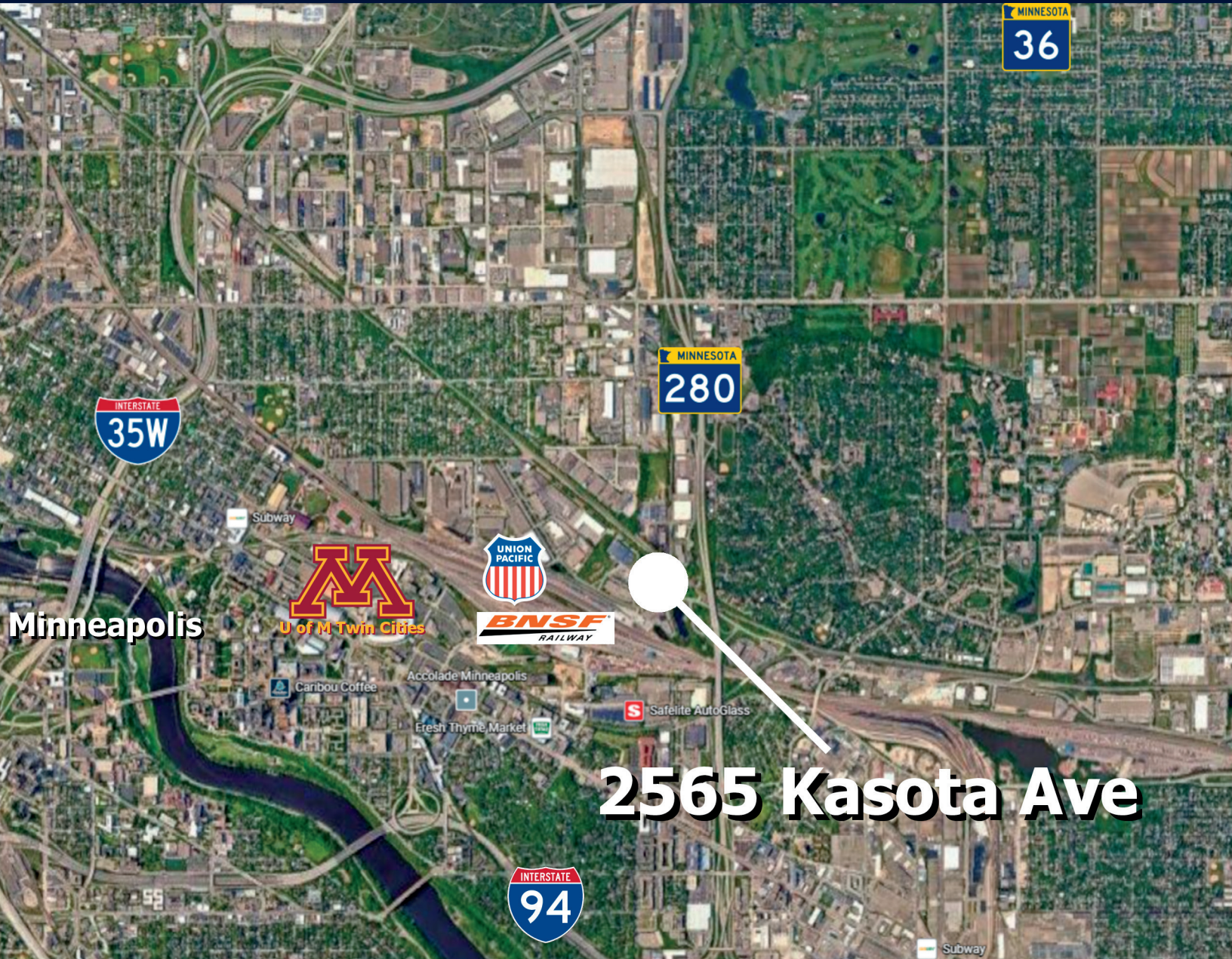


**FOR SALE OR LEASE**  
**KASOTA INDUSTRIAL**  
**206,665 SF**

**EASY ACCESS TO I-94, I-35, MN 280, MN-36**

**2565 KASOTA AVE, ST. PAUL, MN 55108**



**2565 Kasota Ave**



**HEMPEL**  
REAL ESTATE

**Contact Us**

Ben Krsnak

612-355-2608

[leasing@hempelcompanies.com](mailto:leasing@hempelcompanies.com)

KASOTA

# INDUSTRIAL



## Property Overview

Available:	8.27 Acres
Sale Price:	Negotiable
Lease Rate:	\$6.00/SF (NNN)
Zoning:	I2 - General Industrial
Clear Height:	18'
Column Spacing:	30' x 40'

## Property Facts

- Located in an Opportunity Zone
- Up to 20,000 SF of outdoor storage
- Close proximity to major interstates and downtown cores
- 32 dock doors (upper and lower level combined)



**HEMPEL**  
REAL ESTATE

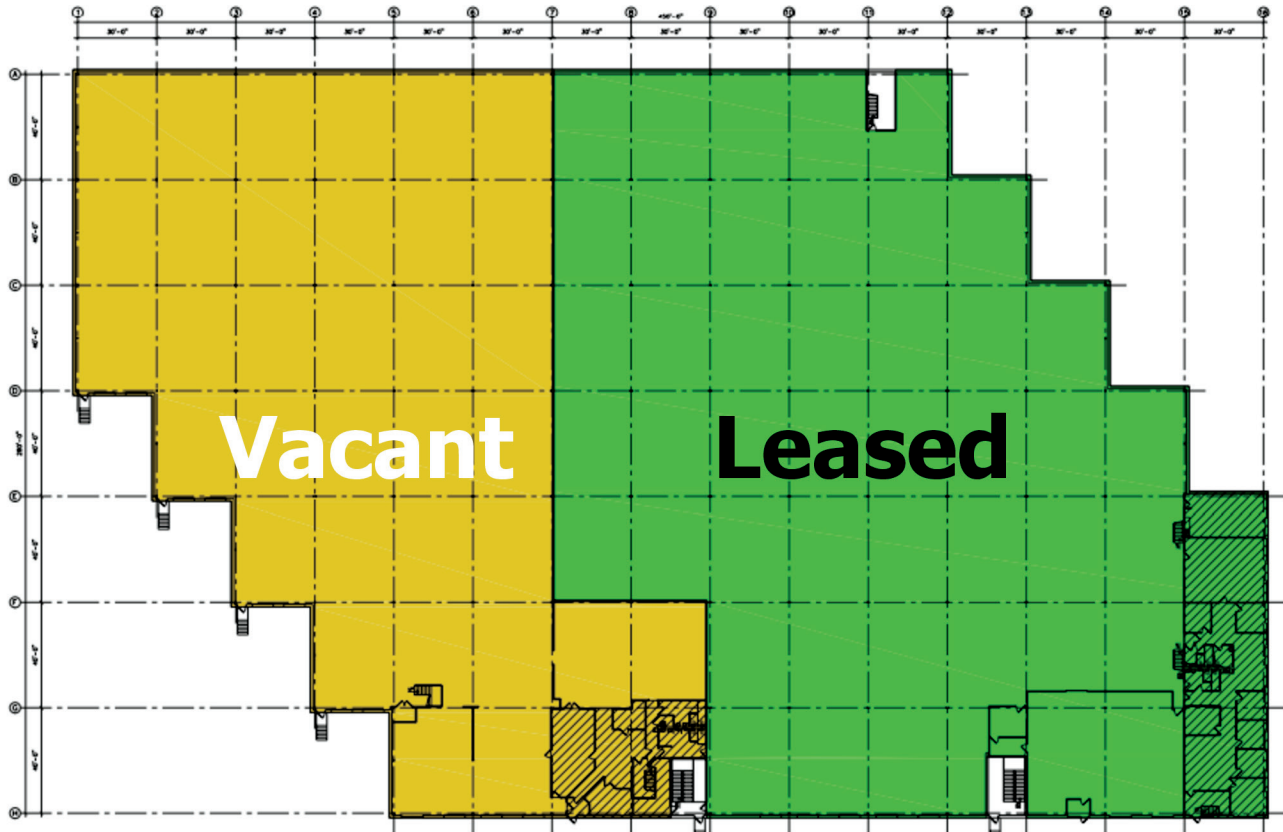
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KASOTA

# INDUSTRIAL

UPPER FLOOR PLAN (6,123 SF office | 97,535 SF warehouse)



**HEMPEL**  
REAL ESTATE

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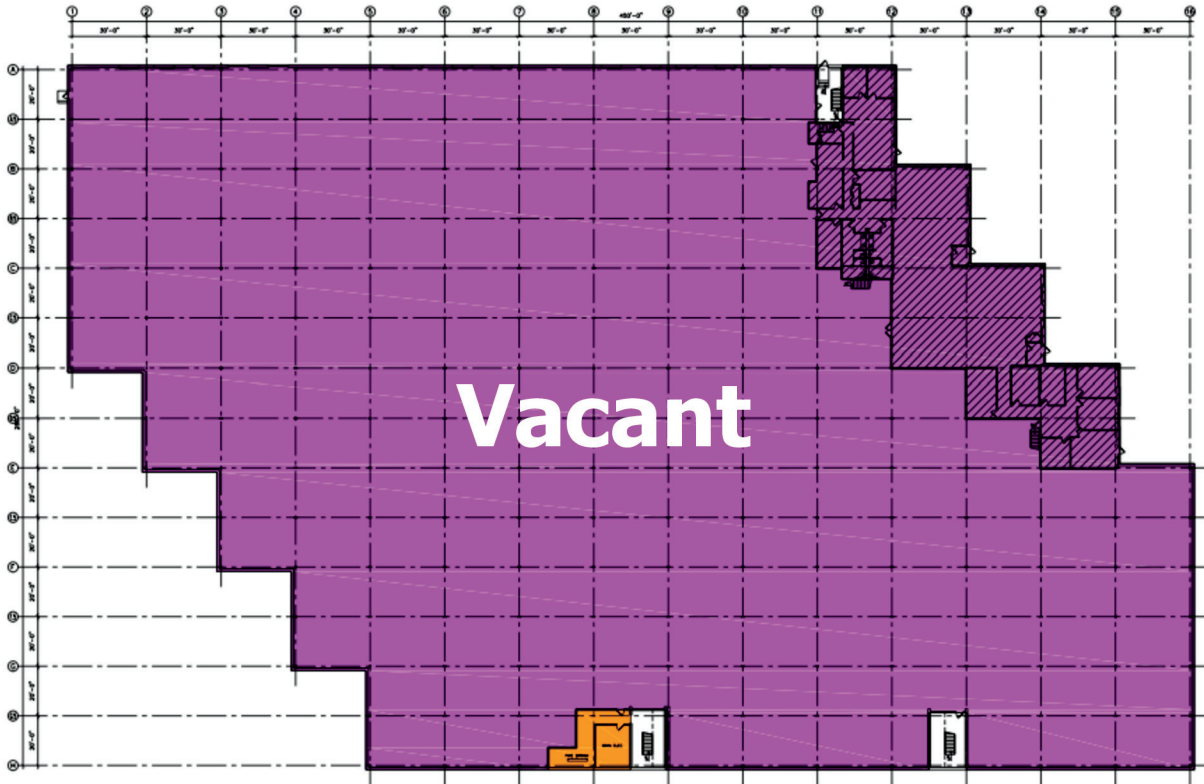
612-355-2608

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KASOTA

# INDUSTRIAL

LOWER FLOOR PLAN (8,270 SF office | 94,737 SF warehouse)



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REAL ESTATE

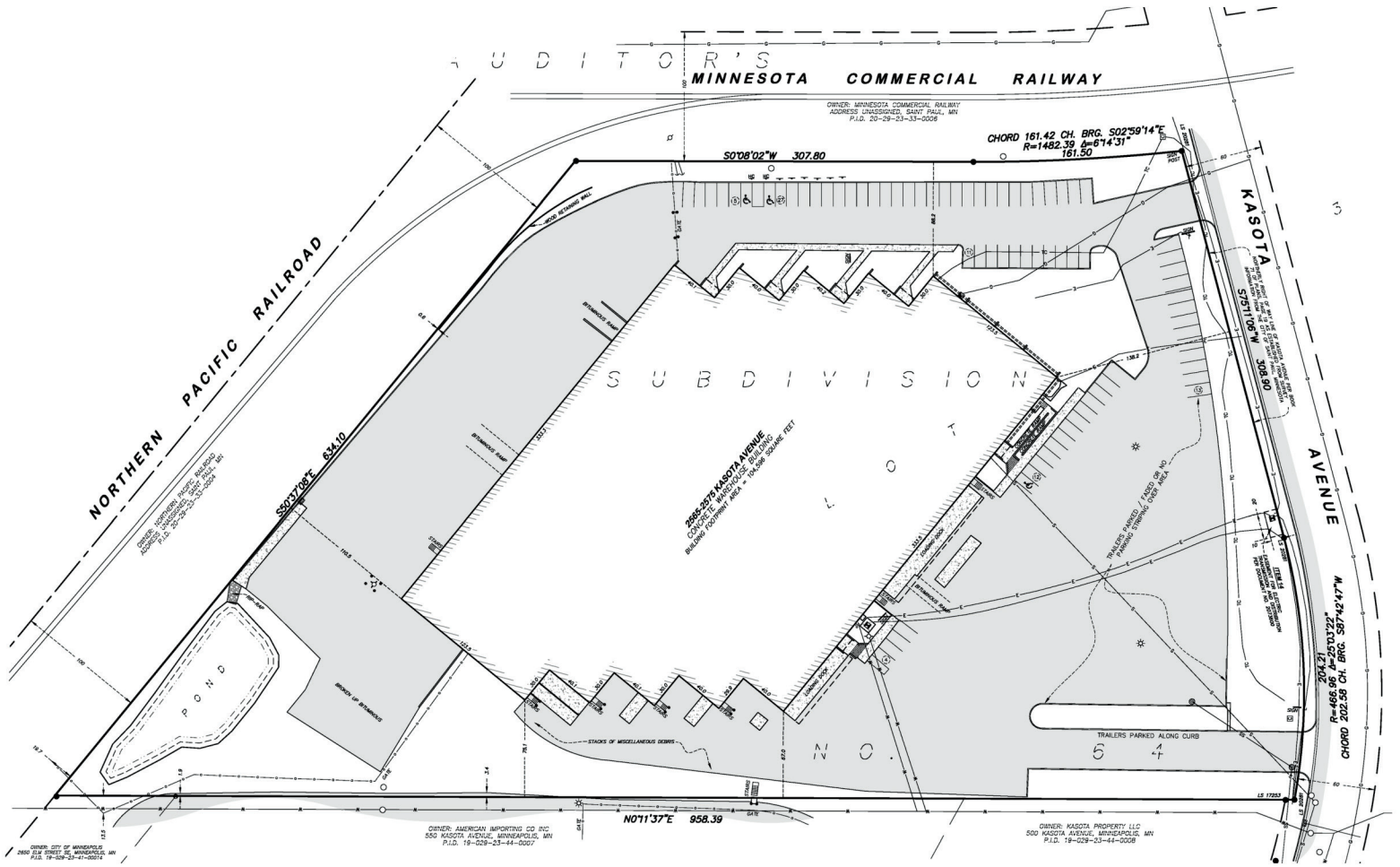
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# KASOTA INDUSTRIAL



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KASOTA

# INDUSTRIAL



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