

FOR SALE OR LEASE

644 2nd Street | St. Paul Park, MN 55071

**** SUBSTANTIAL PRICE REDUCTION **
MOTIVATED SELLER!!**

AVAILABLE FOR SHORT-TERM STORAGE
80,350 SF OFFICE/WHSE BLDG



VIDEO



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FORTE
REAL ESTATE PARTNERS

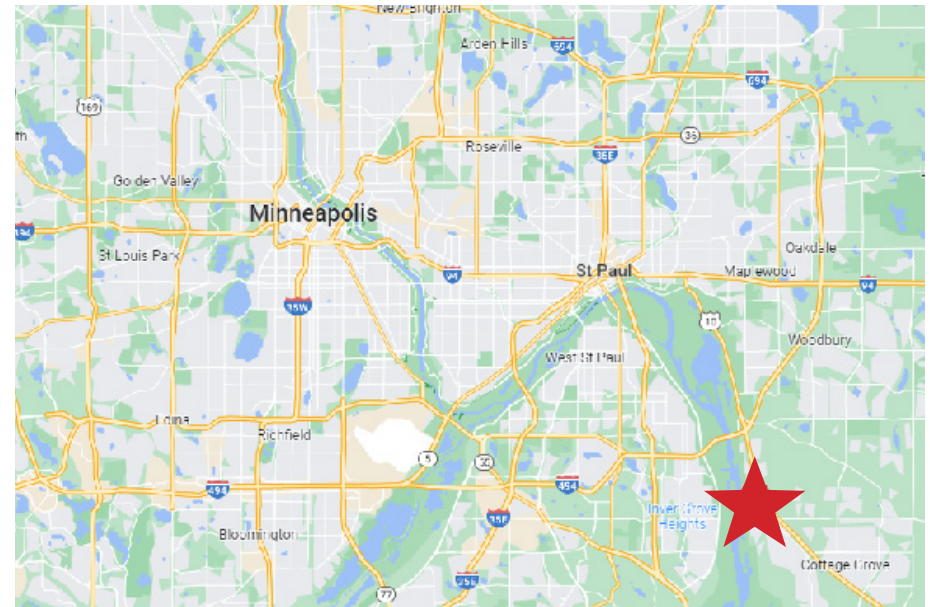
PROPERTY FEATURES

644 2nd Street | St. Paul Park, MN 55071

Building Information

Building Size	Approx. 80,350 SF	
Space Available	Office:	6,884 SF
	Warehouse:	69,466 SF
	Mezzanine – Showroom/ Training/Conference:	4,000 SF
Parking	0.78/1,000 SF	
Year Built	1956	
	Additions: 1963, 1968, 1972, 1979	
Power	TBD	
Clear Height	20' 6"	
	16' 6"	
	11'	
Loading	Five (5) drive-in doors	
	Five (5) dock doors	
Sale/Lease Rate	Negotiable	
2025 Taxes	\$114,722 \$1.43 PSF	
Zoning	I 1	
Power	800 AMP, 240 Volt, 3 Phase	

- **List Price \$4,200,000**
- Industrial/manufacturing property
- Existing mezzanine office space
- Ability to accommodate multiple uses
- Easy access to Hwy 61 and I-494
- Available for short-term storage

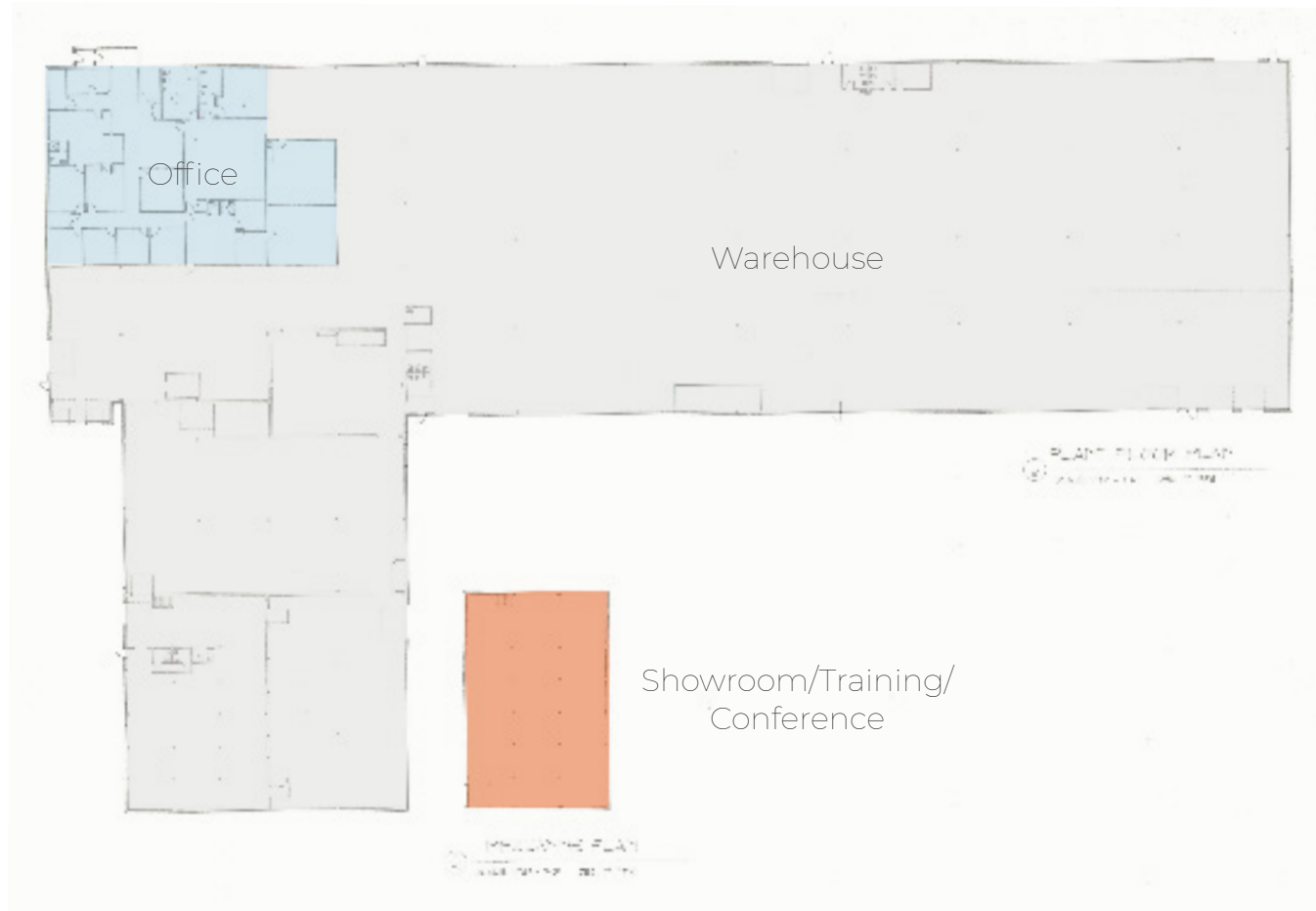


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FLOOR PLAN

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BUILDING PHOTOS

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AERIAL VIEW

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DEMOGRAPHICS

644 2nd Street | St. Paul Park, MN 55071



2,343

Total Businesses



35,403

Total Employees

KEY FACTS

131,045

Population

38.6

Median Age

2.6

Average Household Size

\$92,983

Median Household Income

This infographic contains data provided by Esri, Esri-Data Axle.
The vintage of the data is 2023, 2028.

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AGE PYRAMID



The largest group:

2023 Females Age 35-39

The smallest group:

2023 Males Age 85+

EMPLOYMENT & EDUCATION

EMPLOYMENT



69%

White Collar



20%

Blue Collar



11%

Services

4.3%

Unemployment Rate

EDUCATION

4%

No High School Diploma



22%

High School Graduate



32%

Some College



42%

Bachelor's/Grad/Prof Degree

Data reported within 5 mile radius

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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