



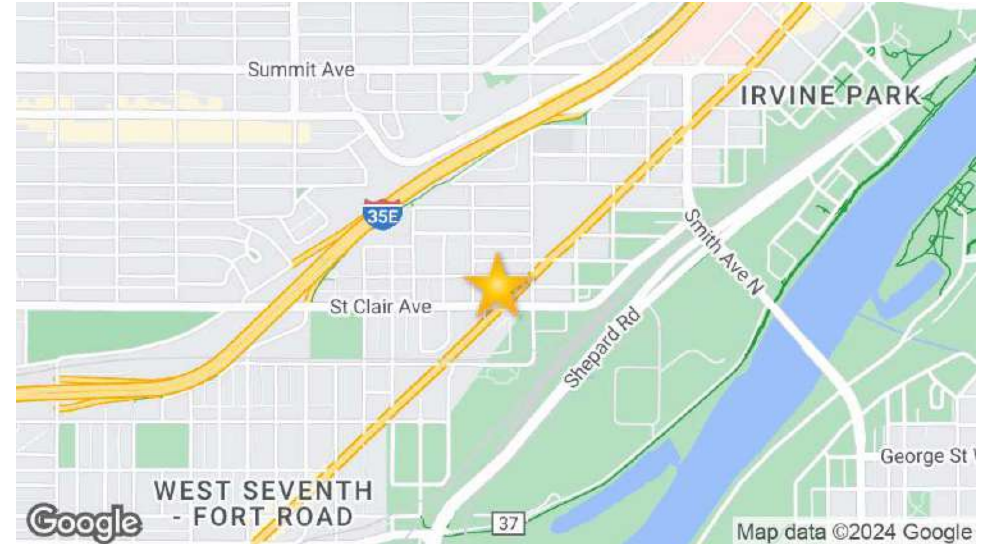
FOR LEASE

678 7TH ST W
SAINT PAUL, MN 55102

Results
COMMERCIAL
RE/MAX RESULTS

EXECUTIVE SUMMARY

678 7TH ST W
SAINT PAUL, MN 55102



OFFERING SUMMARY

Lease Rate:	\$5.00 to \$6.50 PSF (MG)
CAM & Taxes	\$2.73 PSF
Building Size:	21,264 SF
Available SF:	3,800 - 7,300 SF
Lot Size:	0.25 Acres
Number of Units:	2
Year Built:	1959
Zoning:	B3 General Business
Traffic Count:	10,800

PROPERTY OVERVIEW

Warehouse spaces available! 2 units on the highly visible W 7th St in downtown St. Paul. 2 minute drive to 35E, Hwy 94 and Shepard Rd. Zoned B3, General Business.

Both units fully heated and air conditioned.
Upper unit (Suite 3) has a dock door, clear height 10ft.
Lower unit (Suite 5) has a drive-in door, clear height 10ft.
Lease together or separately.

These spaces are the perfect flex spot with ample storage. Traffic Count 10,800 VPD. Do not disturb Tenants. Reach out to listing brokers for more information.

Presented By:

Douglas Harris | Commercial Broker | 651.256.7404 | douglas@resultscommercial.com

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com



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PROPERTY HIGHLIGHTS

- 2 Warehouse Spaces in West 7th Neighborhood, Saint Paul
- 3 Phase Electrical (240 V)
- Clear Height 10ft
- Suite # 3 Upper Level ~ 7,300 SF, Dock High Door 6'9" T x 8' W, Clear Height 10', Heat & AC
- Suite # 5 Lower Level ~ 3,800 SF, Drive In Door 8' T x 12' W, Clear Height 10', Heat & AC, Parking Inside
- Upper Unit has Dock Door (Heated), Office/Break Room Areas
- Lower Unit has Drive-in door
- Both Units are fully heated & air conditioned
- Zoned B3 - General Business District
- Ample Storage

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PROPERTY DETAILS

678 7TH ST W
SAINT PAUL, MN 55102

Lease Rate

\$5.00 - \$6.50 PSF MG

LOCATION INFORMATION

Street Address: 678 7th St W
City, State, Zip: Saint Paul, MN 55102
County: Ramsey
Signal Intersection: Yes
Nearest Airport: MSP International Airport

BUILDING INFORMATION

Building Size: 21,264 SF
Tenancy: Multiple
Ceiling Height: 10 ft
Number of Floors: 2
Average Floor Size: 10,632 SF
Year Built: 1959

PROPERTY INFORMATION

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Zoning: B3 General Business
Lot Size: 0.25 Acres
APN #: 122823210004
Lot Depth: 0 ft
Traffic Count: 10800
Traffic Count Street: 7th St W

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms: 4

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LEASE SPACES

678 7TH ST W
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LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
Total Space: 3,800 - 7,300 SF Lease Rate: \$5.00 - \$6.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 3	Available	7,300 SF	Modified Gross	\$6.50 SF/yr
Suite 5	Available	3,800 SF	Modified Gross	\$5.00 SF/yr

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FLOOR PLANS - UPPER LEVEL - SUITE 3

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Upper Level



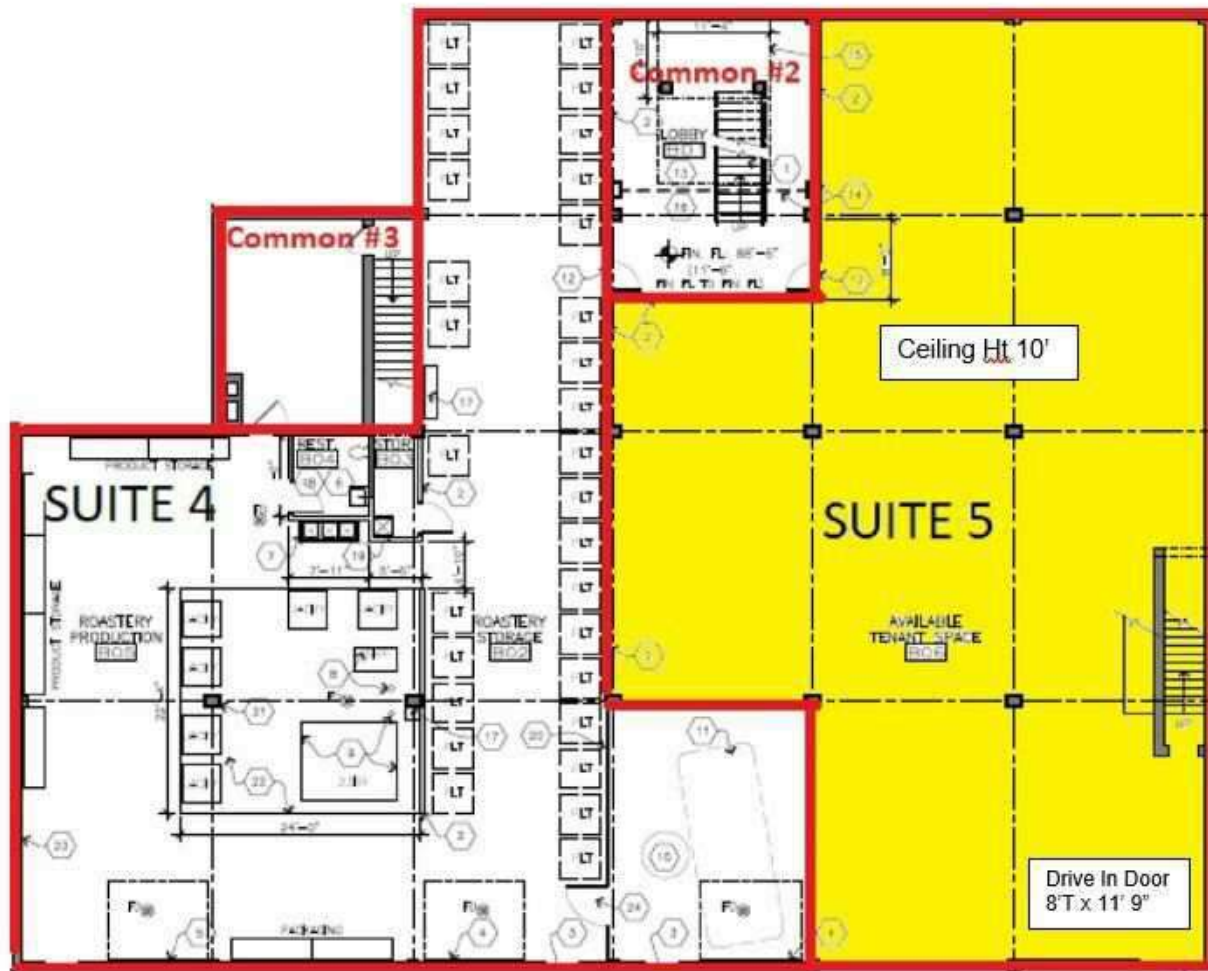
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FLOOR PLANS - LOWER LEVEL - SUITE 5

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Lower Level

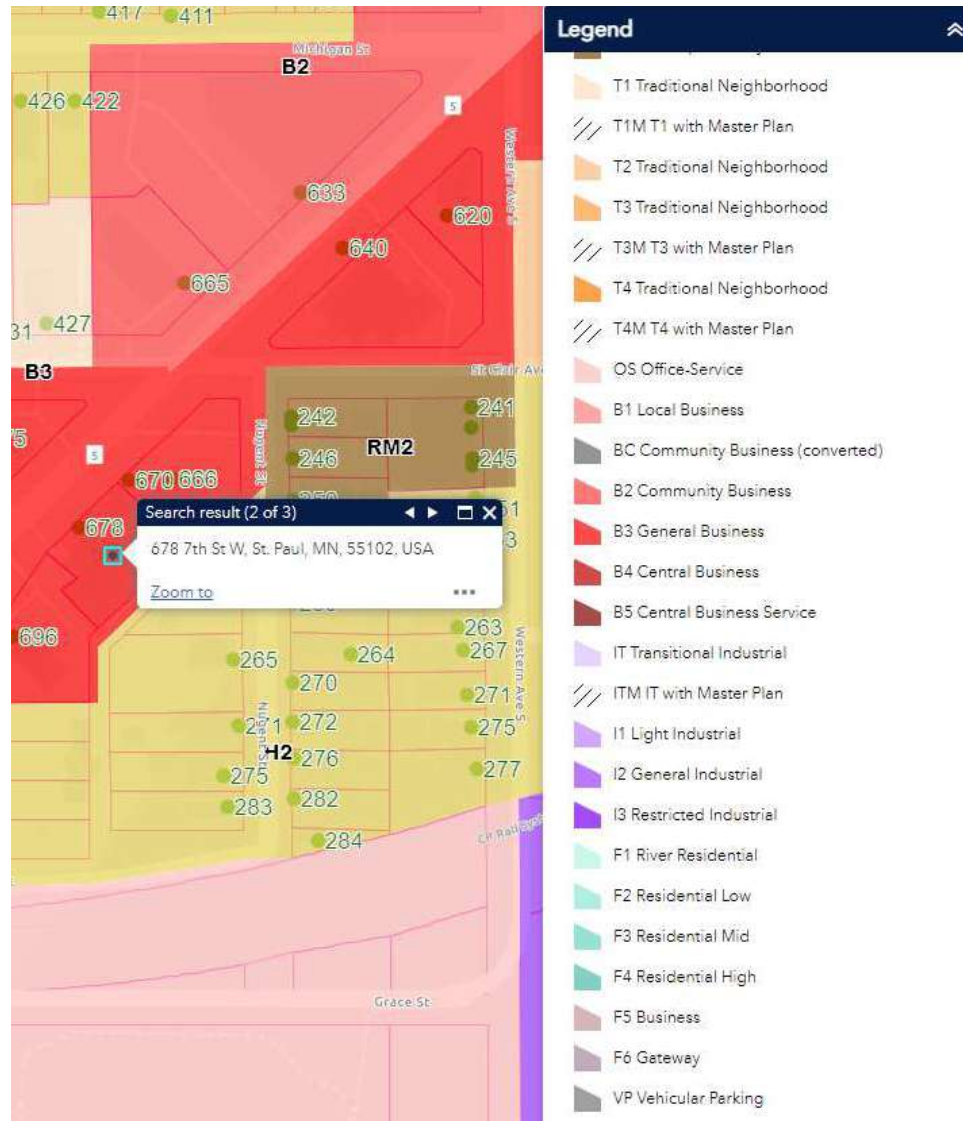
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ZONING - B3 GENERAL BUSINESS DISTRICT

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B3 GENERAL BUSINESS DISTRICT

Sec. 66.415 - Intent, B3 General Business District

The B3 general district is intended to provide sites for more diversified types of businesses than those in the B1 and B2 business districts, and is intended for use along major traffic arteries or adjacent to community business districts.

Sec. 66.421 - Principal Uses:

Home Occupation, Mixed residential and commercial use, Foster Home, Supportive housing facility, Shelter for battered persons, Adult Care home, Club, fraternal organization, lodge hall, College, university, seminary, etc., Community center, Day care, Homeless services facility, Public Library, Public and private park, playground, Religious Institution, School, primary & secondary, Trade school, arts school, dance school, etc., Municipal building or use, Utility or public service building, Electric transformer or gas regulator substation, Municipal building or use, Utility or public service building, Administrative office, **artist, photographer studio** etc., Insurance office, real estate office, sales office, professional office, clinic, medical, or dental, hospital, **medical laboratory**, veterinary clinic, general retail, bank, credit union, **business sales and services**, drive-through sales and services, primary and accessory, dry cleaning, commercial laundry, food and related goods sales, food shelf, garden center, outdoor, laundromat, self-service, liquor store, massage center, mortuary, funeral home, **package delivery service**, pot office, service business, **service business with showroom or workshop, small appliance repair, small engine repair**, automotive bench work, tattoo shop, tobacco products shop, bar, brew on premises store, catering, coffee kiosk, coffee shop, tea house, restaurant, carry-out, deli, restaurant outdoor, bed and breakfast residence, bingo hall, **auction hall, health/sports club**, hotel, motel, **indoor recreation, reception hall/rental hall**, steam room/bathhouse facility, theater, assembly hall, concert hall, auto sales, indoor, bus or railroad passenger station, **distillery**, craft, fishing shop, **limited production and processing, mail order house, printing and publishing**, recycling collection center, recycling drop-off station, **wholesale establishment**, accessory use.

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ADDITIONAL PHOTOS

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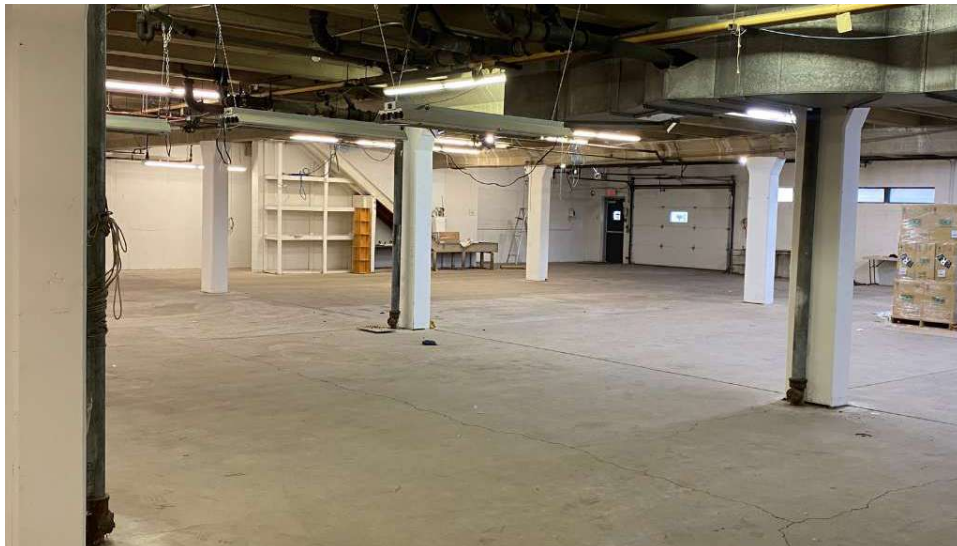
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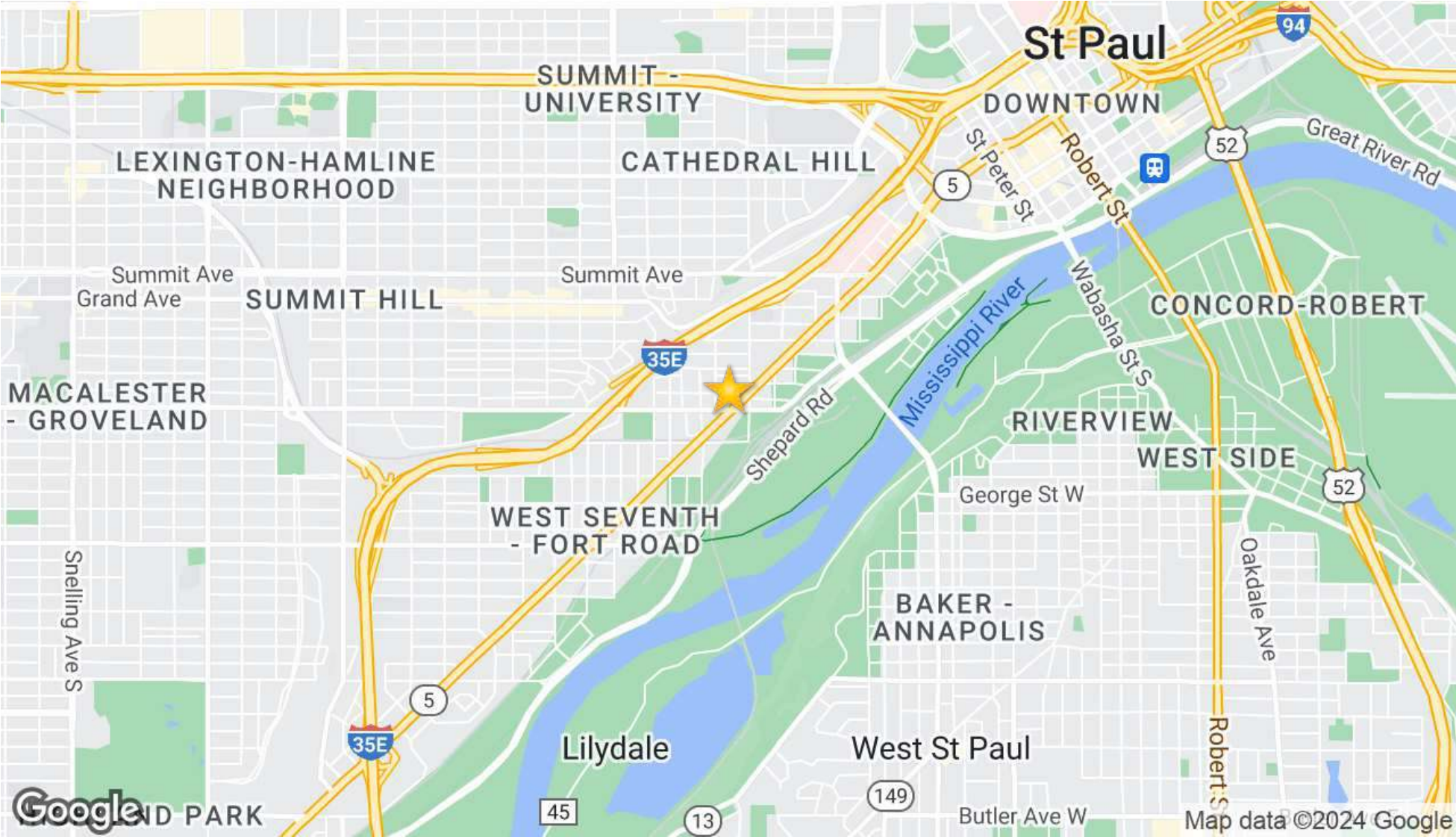
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LOCATION MAP

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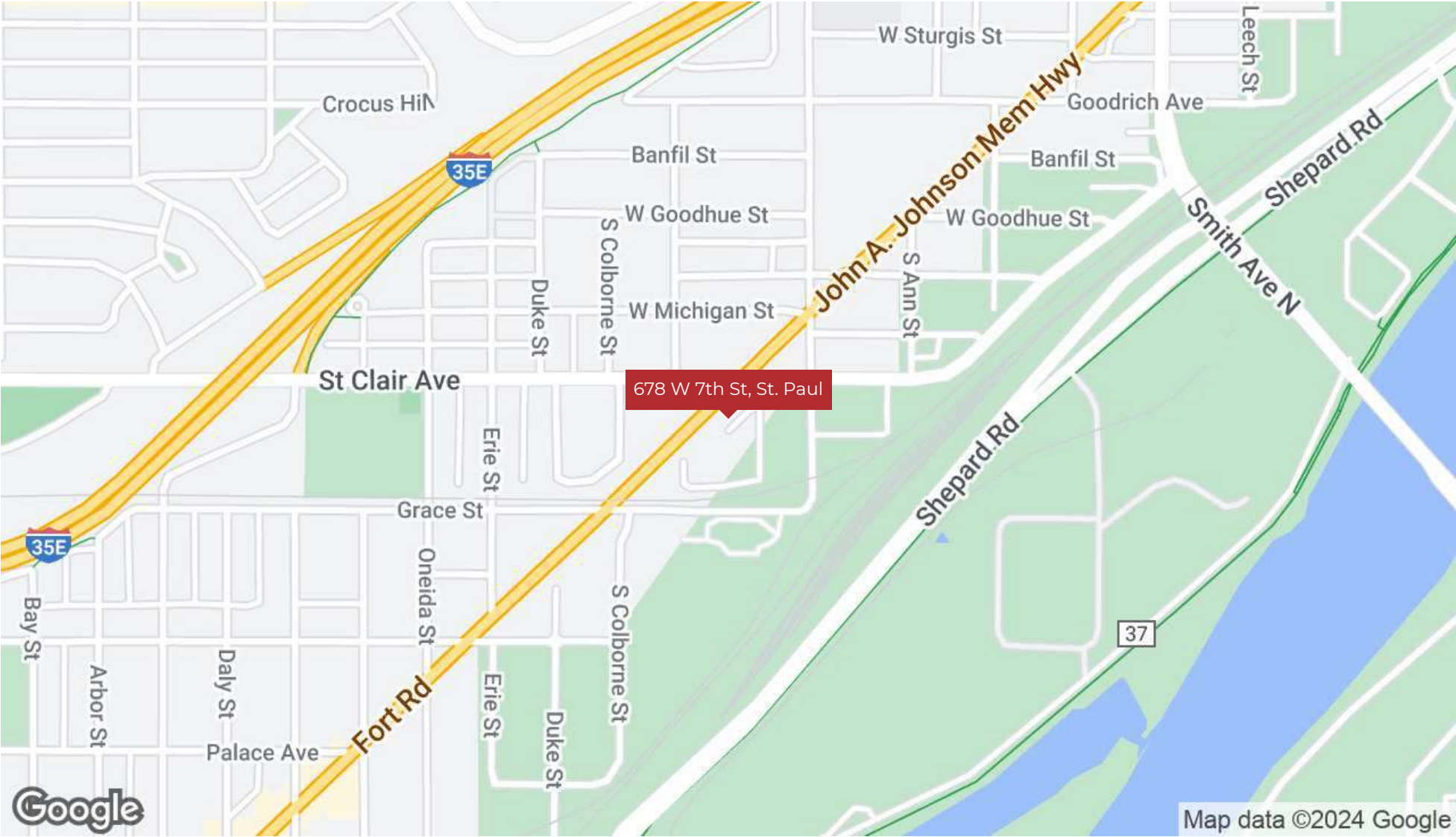


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REGIONAL MAP

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RETAILER MAP

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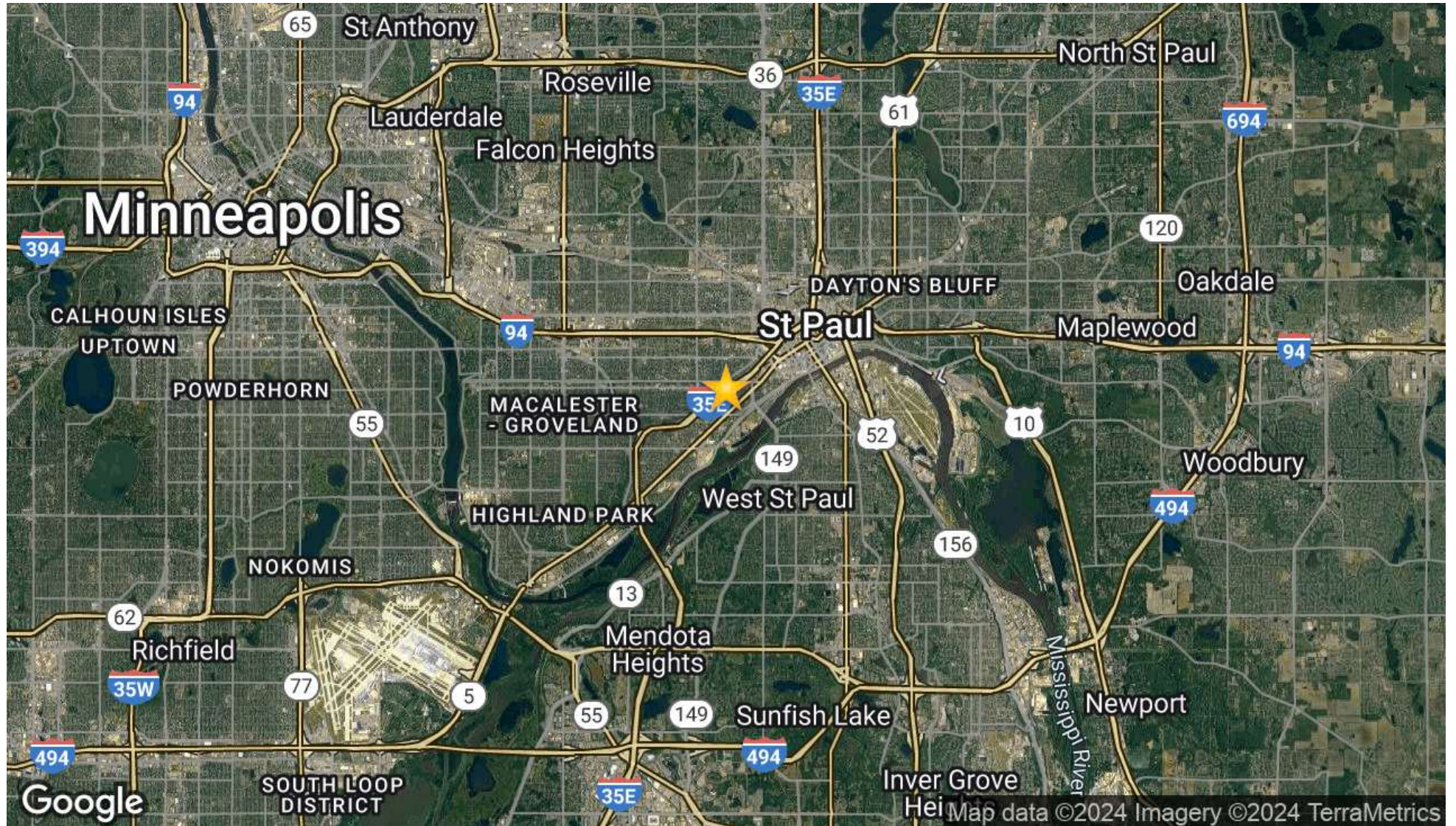
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AERIAL MAP

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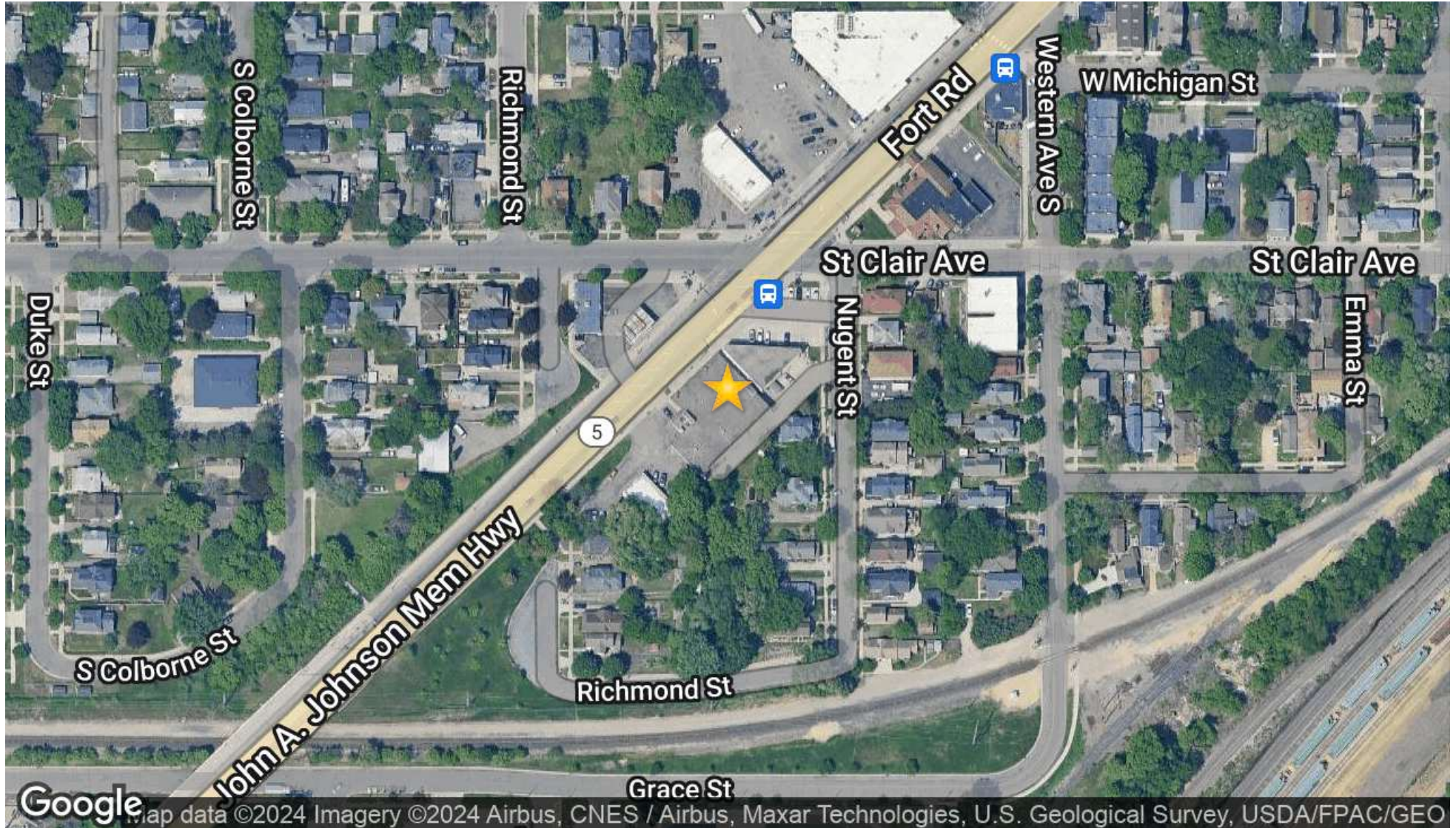
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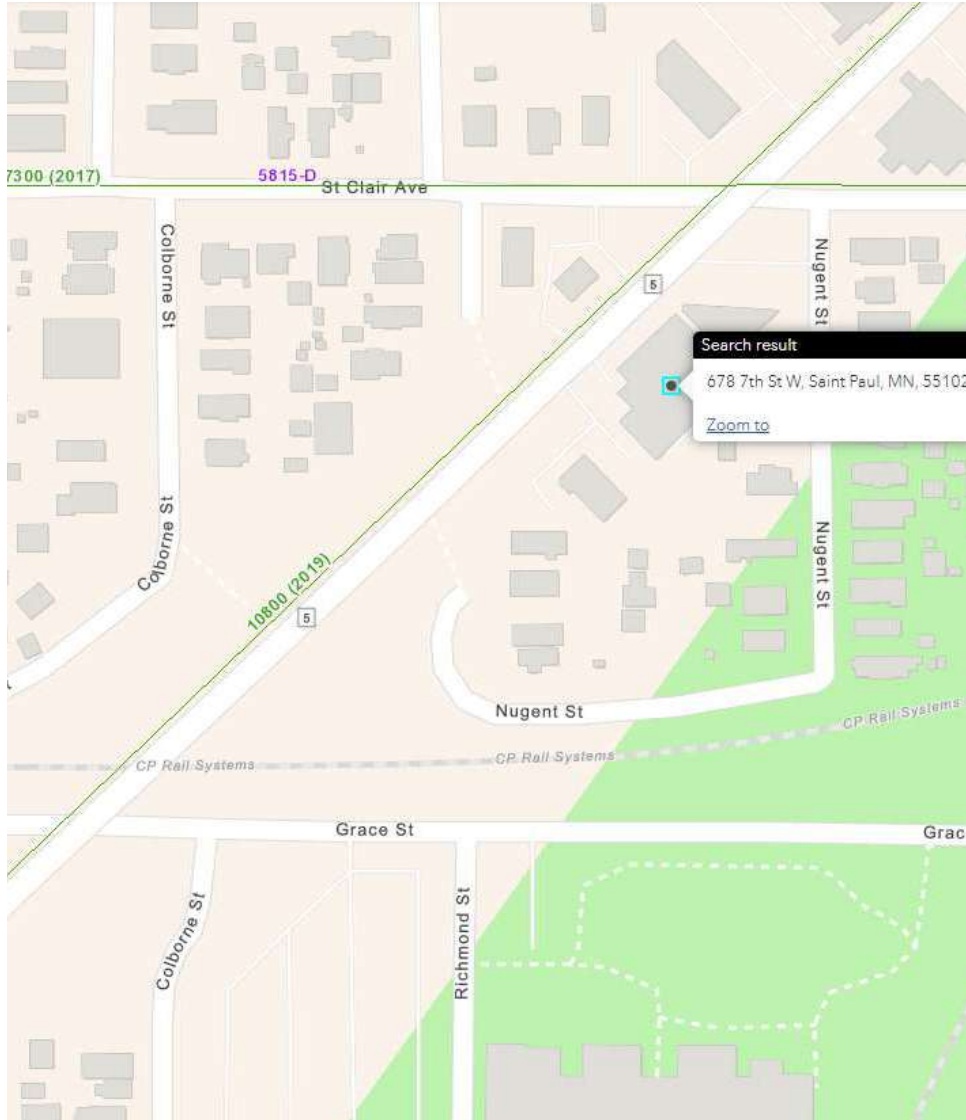
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TRAFFIC COUNT

678 7TH ST W
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TRAFFIC COUNT

7th Street W

10,800 Vehicles Per Day

St Clair Ave

7,300 Vehicles Per Day



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DEMOGRAPHICS MAP & REPORT

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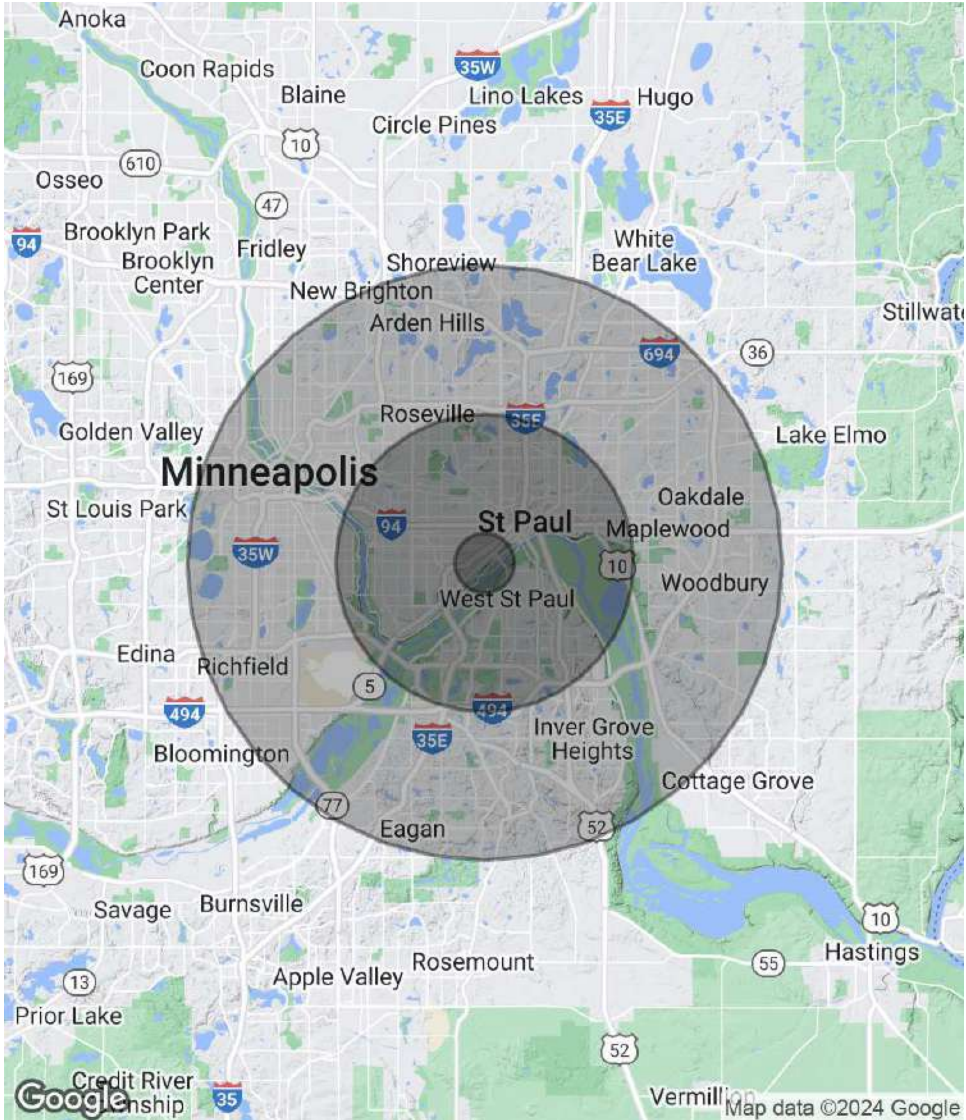
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	15,872	343,606	1,109,993
Average Age	41.0	35.3	36.1
Average Age (Male)	40.7	34.5	35.2
Average Age (Female)	41.9	36.1	36.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	8,841	144,104	472,929
# of Persons per HH	1.8	2.4	2.3
Average HH Income	\$96,205	\$82,068	\$88,623
Average House Value	\$317,531	\$241,820	\$250,562

** Demographic data derived from 2020 ACS - US Census*



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MEET THE TEAM

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