



For Sale or Lease

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543 James Ave, St. Paul, MN

Manufacturing/Distribution Facility

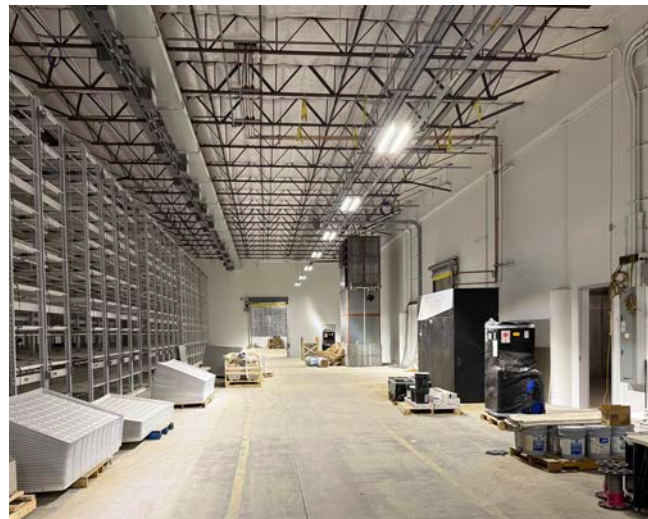
- Outfitted with extensive indoor vertical growing equipment
- Significant recent renovations including full office and cafeteria remodel
- Refrigerated Rooms
- Heavy Power
- LED Lighting

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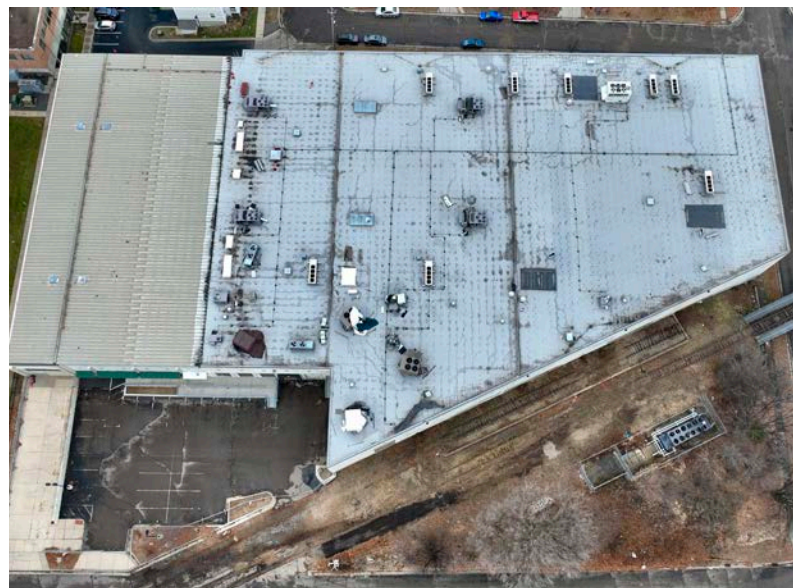
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Property Highlights

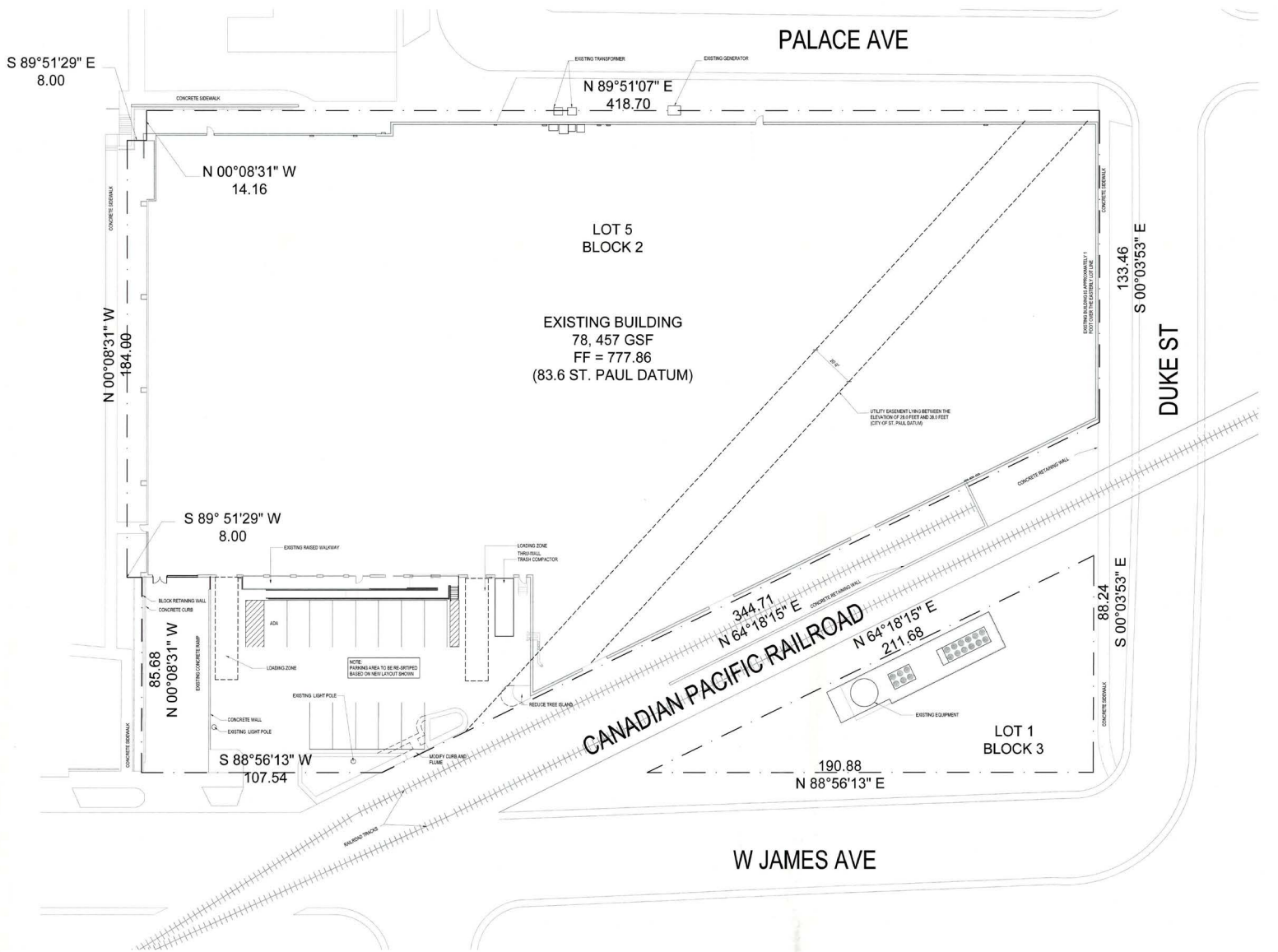
Main Address:	543 James Ave, St. Paul, MN 55102
Well-House Address:	888 West 7th St, St. Paul, MN 55102
PID's:	12-28-23-23-0131 & 12-28-23-23-0132 Well-House: 12-28-23-23-0129
Building SF:	±78,857 SF Well-House: 400 SF
Site Size:	2.47 acres Well-House: .06 acres
Year Built:	1980 (renovated in 2015 & 2022)
Loading:	2 dock doors
Fire Suppression:	Wet Pipe Sprinkler System
Lighting:	Motion Sensor LED
Clear Height:	19 - 21.5 FT
Power:	Heavy: Main Building: 1 service - 4000 Amps of 277/480 Well House: 1 service - 2000 Amps of 277/480
2024 RE Tax:	\$46,036 Well-House: \$2,674
Lease Rate:	Negotiable
Sale Price:	Negotiable



Property Photos



Site Plan



Location Overview

Ramsey County



556,123 (2024)

Population



68% of population
between ages 19-75

Workforce



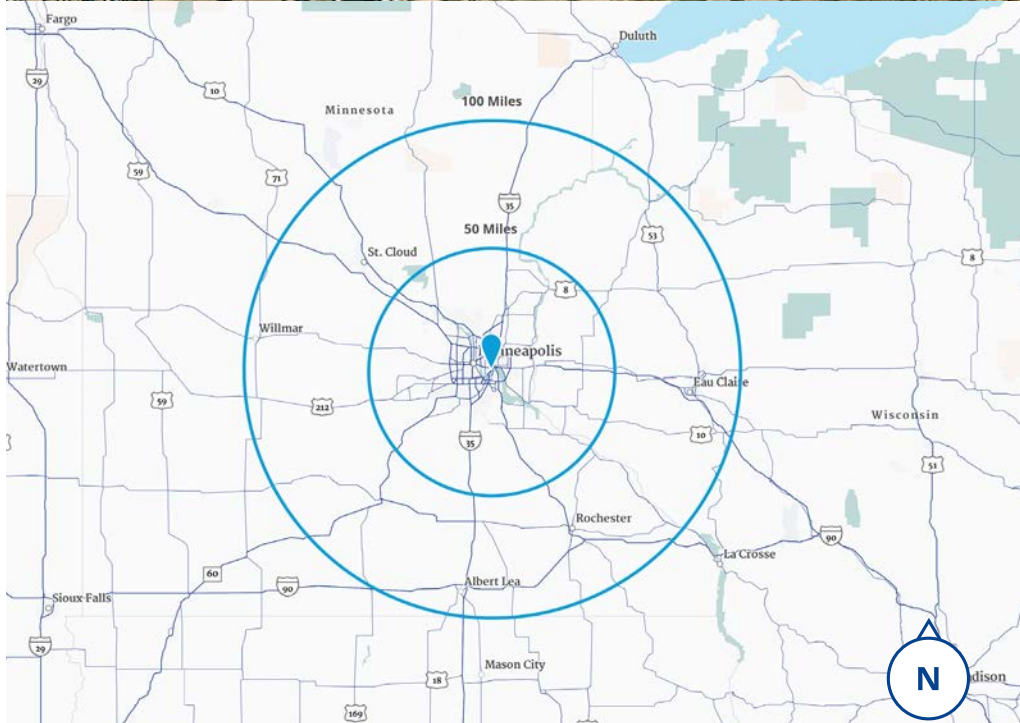
\$78,917 (2024)

Median
Household
Income



18,893 (2024)

Businesses



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Photos have been edited.

Buyer is responsible for verifying all details.