

# FOR SALE OR LEASE

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

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



VIDEO



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**FORTE**  
REAL ESTATE PARTNERS



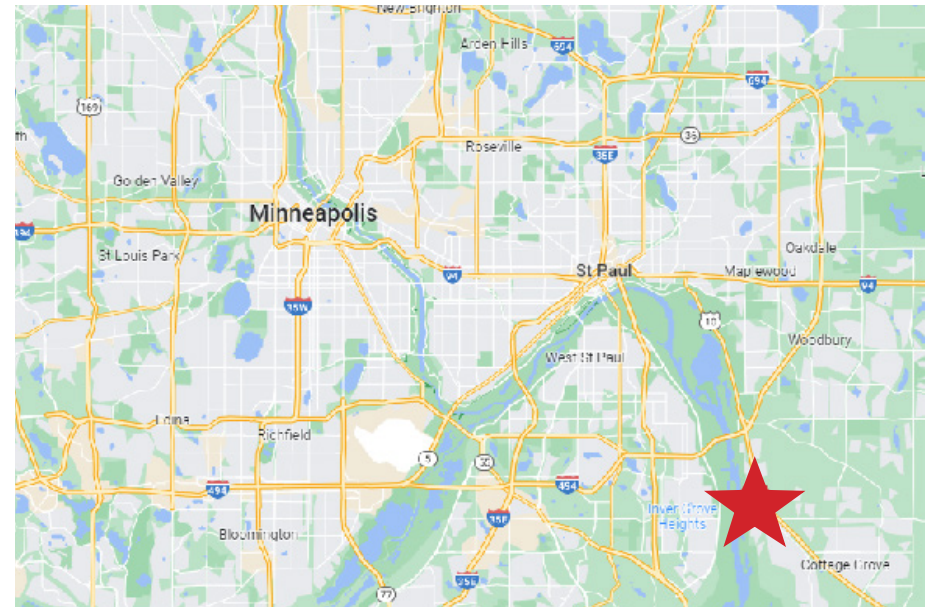
# PROPERTY FEATURES

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



## 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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