



Colliers

Available | Sale or Lease

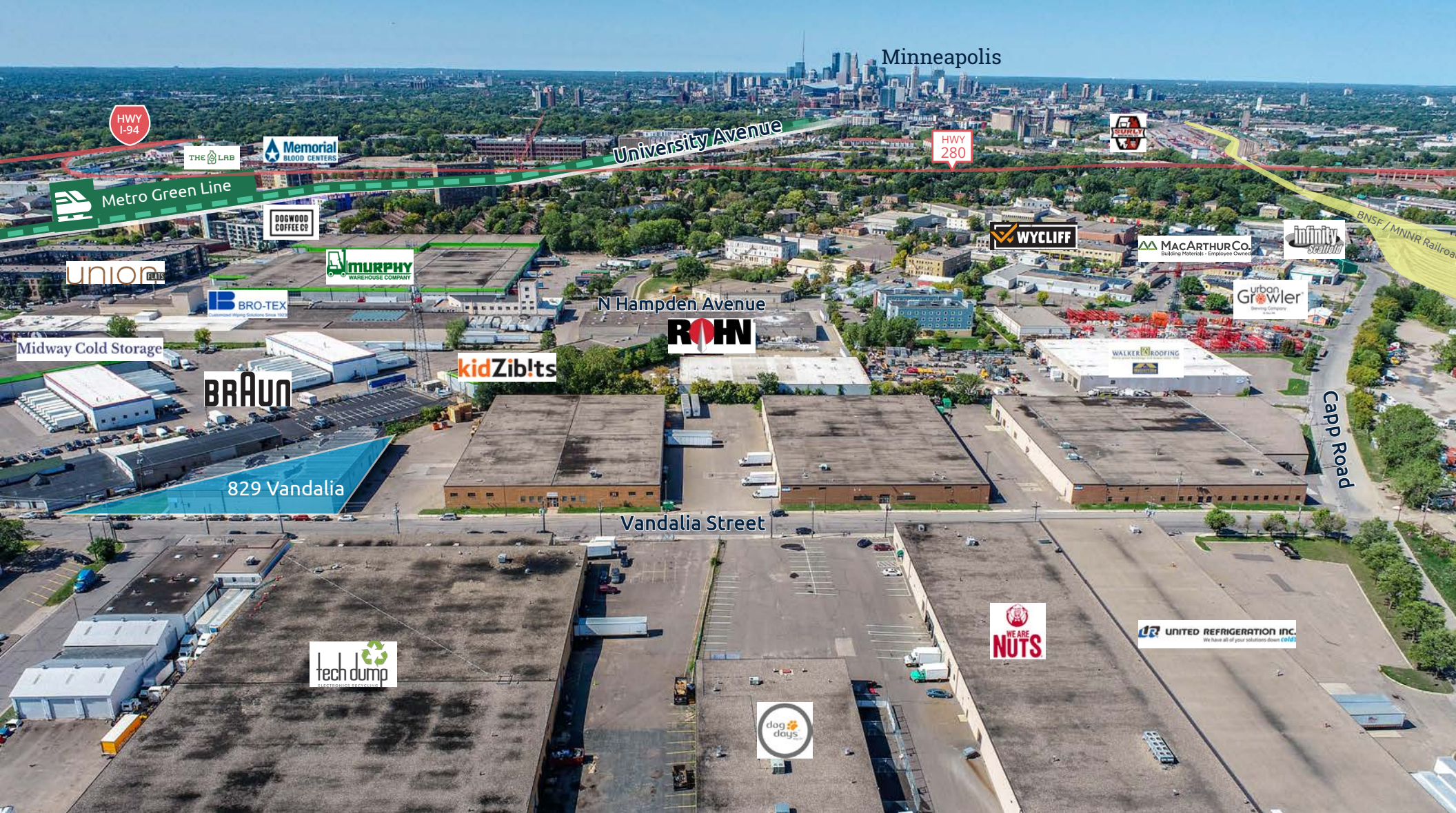
829 Vandalia Street
St. Paul, MN

Tom Sullivan, SIOR
Executive Vice President
+1 952 897 7710
thomas.sullivan@colliers.com

Mark Drummond
Associate
+1 952 897 7735
mark.drummond@colliers.com

Ben Rorvick
Associate
+1 952 897 7761
ben.rorvick@colliers.com

1600 Utica Avenue S
Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700



Minneapolis

University Avenue

HWY 280

Metro Green Line

BNSF / MNNR Railroad

N Hampden Avenue

Vandalia Street

829 Vandalia

THE LAB

Memorial BLOOD CENTERS

DOGWOOD COFFEE CO

MURPHY WAREHOUSE COMPANY

BRO-TEX

union

Midway Cold Storage

BRAUN

kidZib!ts

ROHN

WYCLIFF

MACARTHUR Co.

Infinity

Urban Growler

WALKER ROOFING

Capp Road

tech dump

WE ARE NUTS

UNITED REFRIGERATION INC.

dog days



19,634 SF stand-alone building in St. Paul



Close proximity to area amenities



Great Access to major interstates and thoroughfares

829 Vandalia St | For Sale or Lease

Property Profile

Property Overview

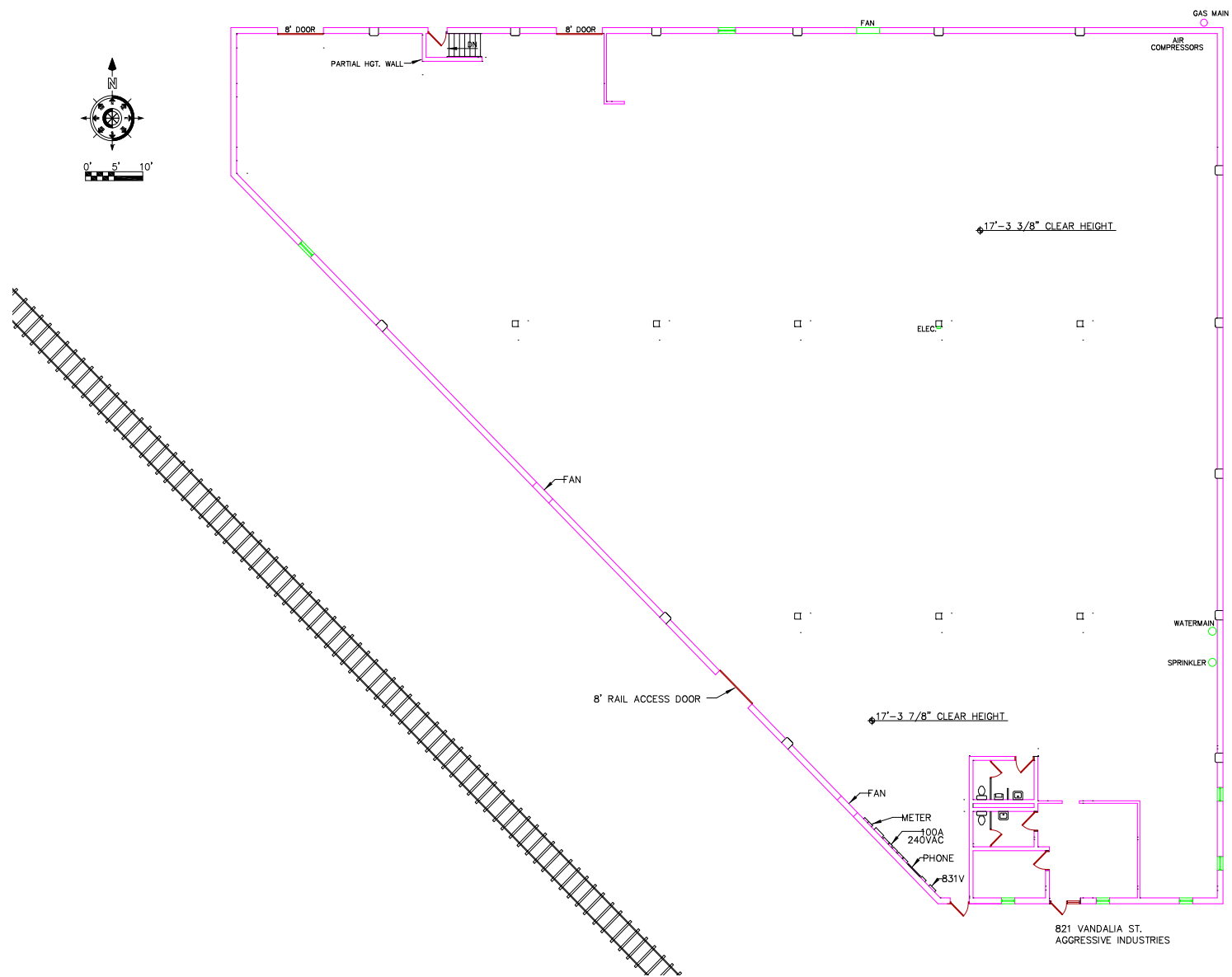
Location	829 Vandalia Street, St. Paul, MN
PID #	29.29.23.44.0009
Building Size	547 SF Office <u>19,087 SF Warehouse</u> 19,634 SF Total
Land Size	0.453 Acres
Year Built	1961, addition in 1974, renovated 2005
Clear Height	17' 3 7/8"
Loading	2 - 8' Dock Doors
Column Spacing	25' x 50'
Power	400 amp 240V 3 phase
Lighting	T-8 with some LED
Sprinkler	Yes
Parking	12 stalls

Lease Rate **Negotiable**

Sale Price **Negotiable**

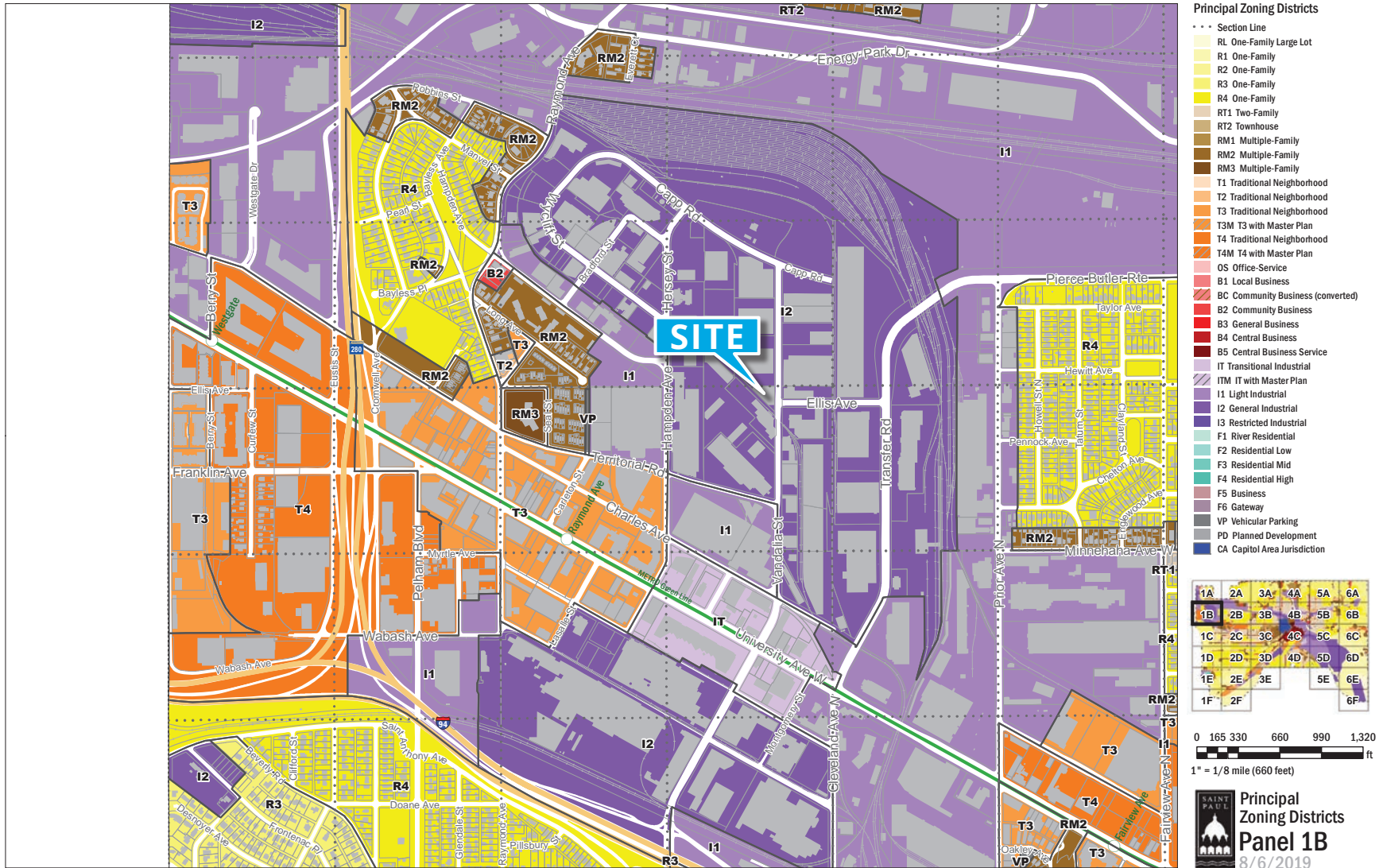


Floor Plan



Zoning Map

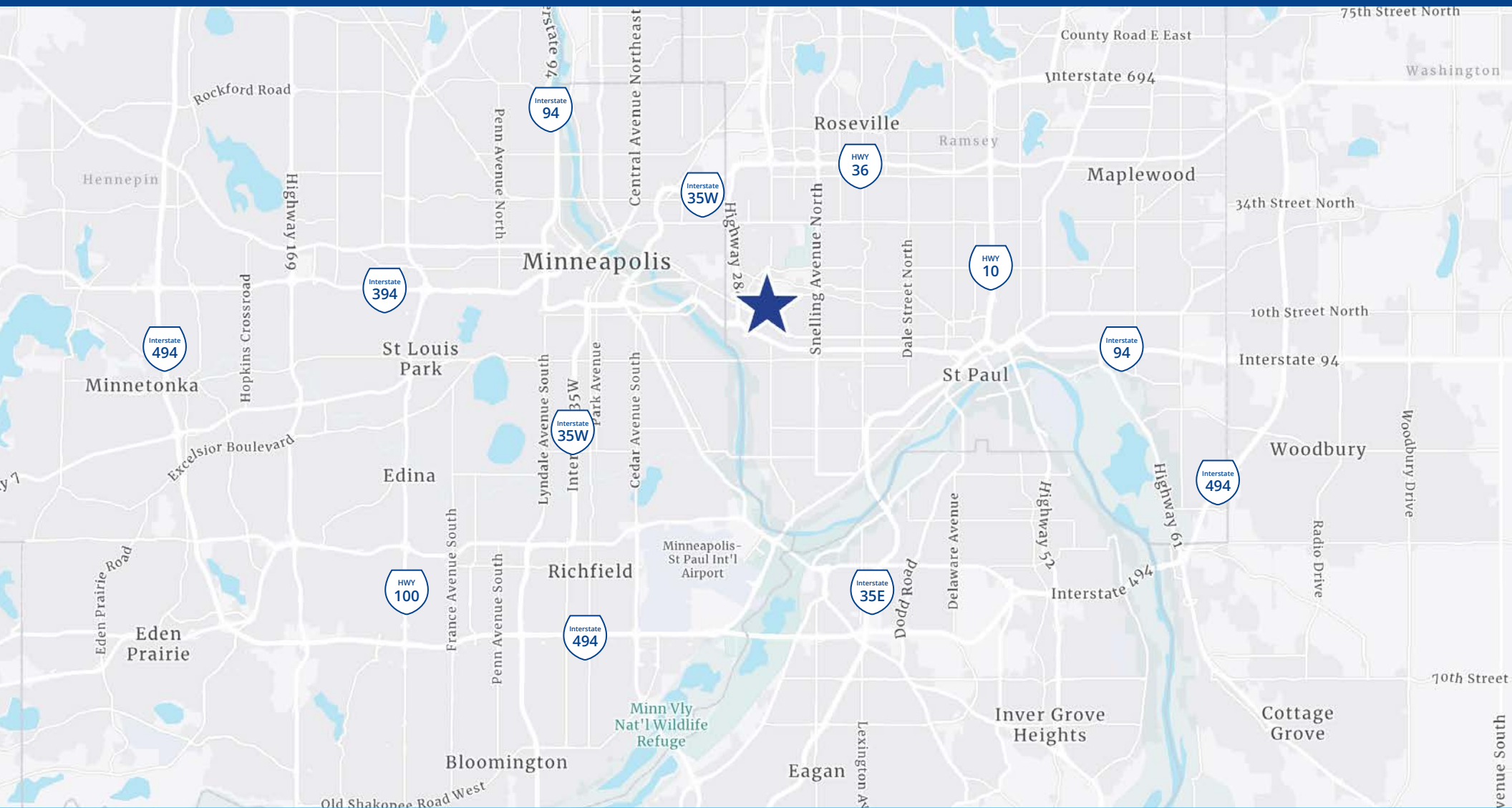
ZONED I2 GENERAL INDUSTRIAL



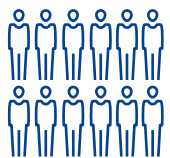
CLICK FOR FOR PRINTABLE ZONING MAP



CLICK FOR FOR PRINTABLE ZONING CODE



Demographics (5 mile radius)



2023
population
494,764



2023 Average
Household Income
\$100,786



0.4 Miles
to Metro Green Line
Light Rail Station



9.8 Miles
to Minneapolis/St. Paul
International Airport



1600 Utica Ave S, Suite 300
 Minneapolis, MN 55416
 +1 952 897 7700
 colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.