



# **FREIGHT HOUSE DISTRIBUTION CENTER**

**355 8TH STREET EAST  
ST. PAUL, MN**

**60,800 TOTAL SF AVAILABLE  
GROSS LEASE RATE  
UTILITIES INCLUDED**



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## A Site Built For Freight

Throughout history the Lafayette Park region of Saint Paul has remained an essential location for freight distribution. Ideally situated, this area has been designed to efficiently bring large volumes of freight into the Twin Cities for the Great Northern Pacific, the Chicago Milwaukee, the Chicago Northwestern, and the Soo Line.

Today, Freight House Distribution Center remains a vital asset for freight distribution, providing a strategic location for transport and great freeway access to I-94, I-35E, and Highway 52.

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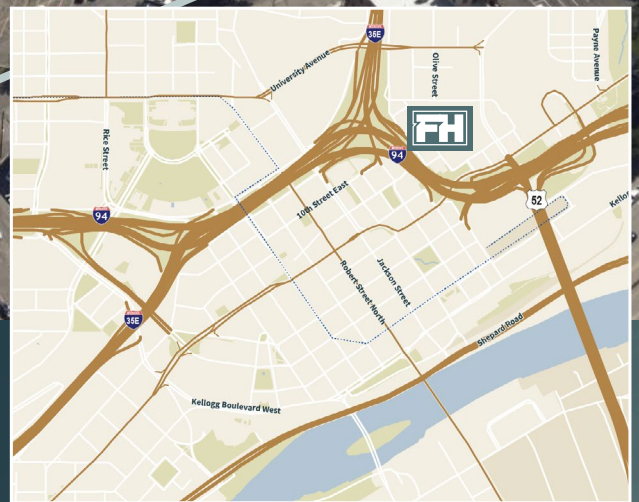






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DISTRIBUTION CENTER  
ST. PAUL, MN

Office Space Available  
Up to 18,000 SF  
444 Pine Street

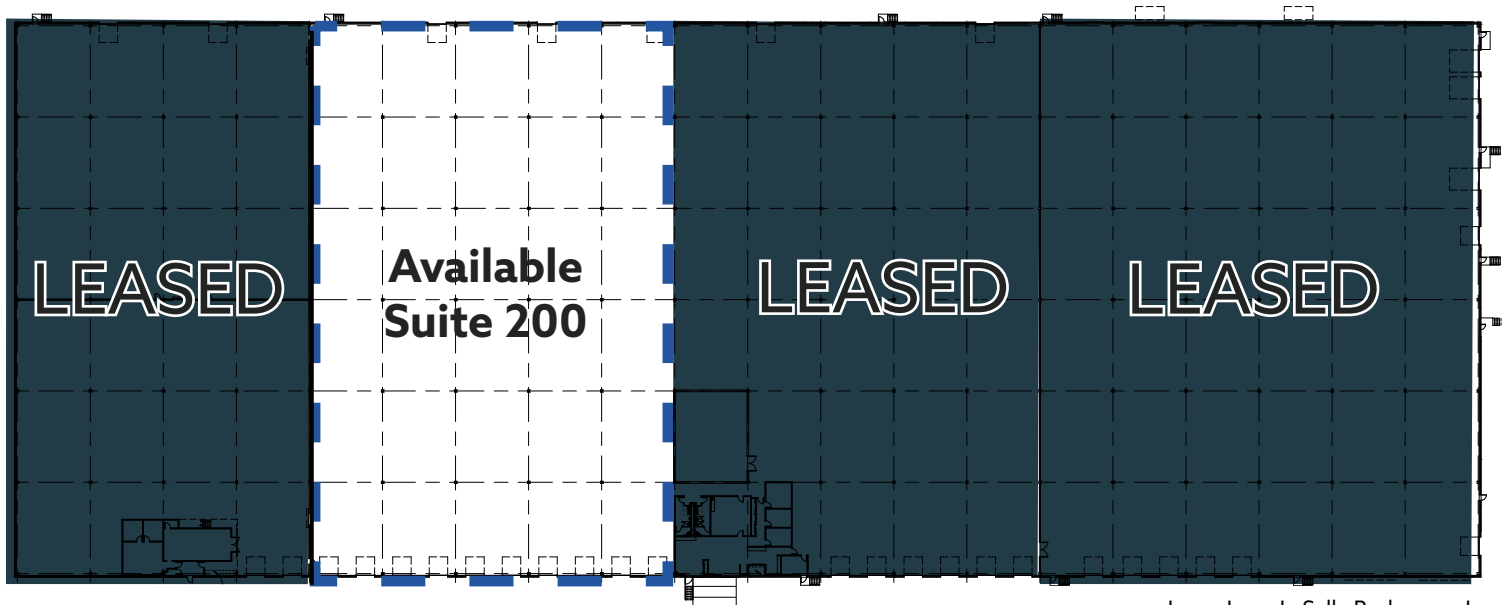


## Property information

<b>Available SF</b>	60,800 SF Total
<b>Date Available</b>	1/1/2024
<b>Year Built</b>	1967
<b>Clear Height</b>	19' - 22'8"
<b>Dock-High Doors</b>	Ten (10) 10' high x 10' wide
<b>Lighting</b>	Fluorescent: T8 with motion sensors
<b>Power</b>	TBD
<b>Column Spacing</b>	40' x 50'
<b>Sprinklers</b>	Sprinklered throughout
<b>Vacancy Dimensions</b>	Approx. 300' deep by 560' wide
<b>Zoning</b>	I-1, Light Industrial
<b>Construction</b>	Concrete tip-up and concrete roof
<b>Parking</b>	18 stalls
<b>Trailer Parking</b>	Available
<b>Lease Rate</b>	\$8.75 PSF Gross <u>Including Utilities</u>







Jones Lang LaSalle Brokerage, Inc.

## Availability

<b>Total Building Square Footage</b>	240,000 SF
<b>Space Available 1/1/2024</b>	<b>60,800 SF Total</b>
<b>Suite 200</b>	60,800 SF Warehouse Ten (10) 10' x 10' dock doors



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## contact

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### About Meritex

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