



80,000 SF Freezer/Cooler For Lease

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260 Chester St
St Paul, MN 55107

Industrial Cold Storage Distribution Center
±80,000 SF Available For Lease

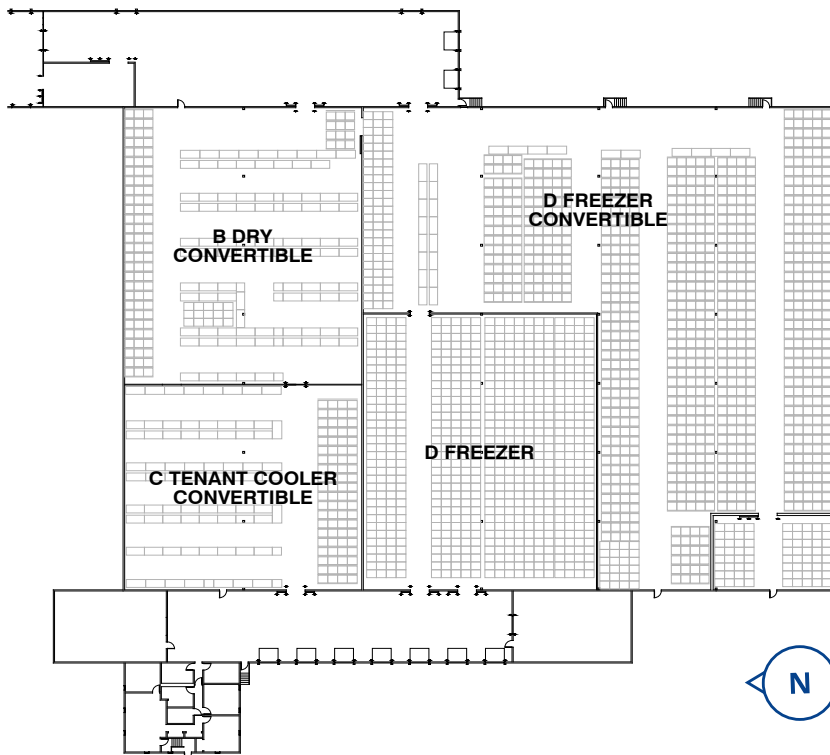
- Hard to find -10 degree freezer
- Recently updated dock door package
- Available 3PL services if desired
- Minutes from I-35 running North and South and I-94 running East and West
- Available labor with county population over 550,000

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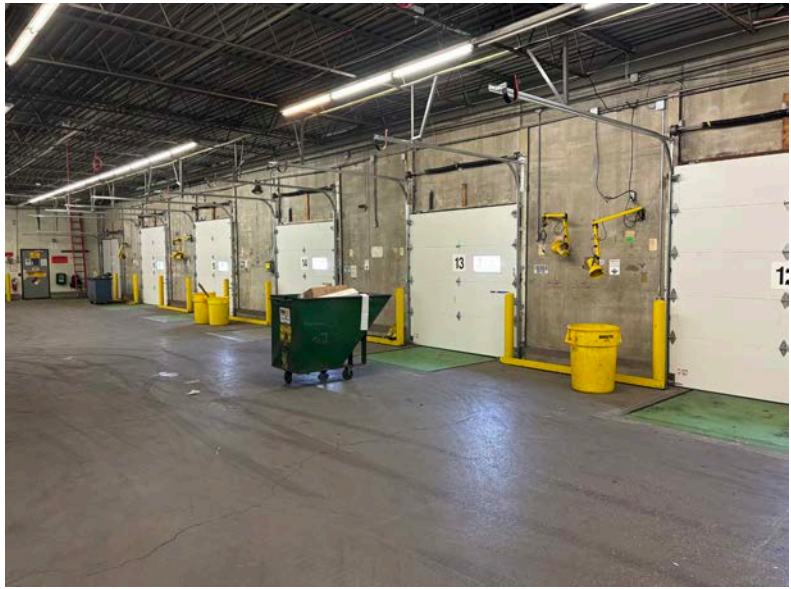
For Lease

Property Highlights

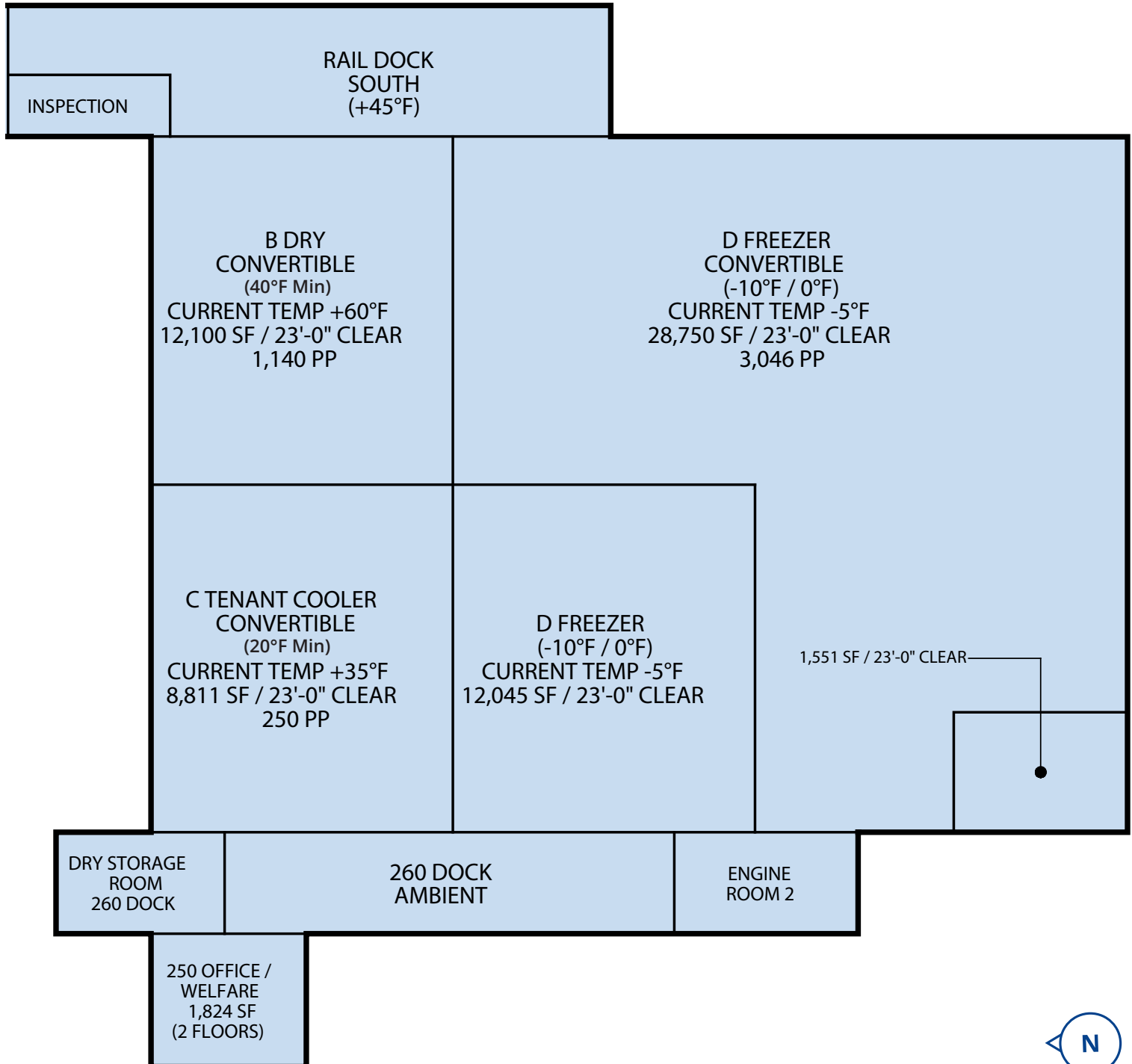
Address:	260 Chester St, St Paul, MN 55107
PID:	05-28-22-42-0002
Building SF:	±80,000 SF
Office SF:	1,824 SF
Site Size:	4.96 acres
Zoning:	I-1 - Light Industrial
Year Built:	1973
Loading:	9 dock doors (new locks and levelers)
Pallet Spaces:	4,436 Total
Racking:	Partially Racked
Clear Height:	23'
Construction:	Masonry
Parking:	Ample
Lease Rate:	\$11.50/SF NNN



Interior Photos



Floor Plan



Location Overview

Ramsey County



Population

556,123-Cnty (2024)
312,729-St Paul (2024)



Workforce

68% of population
between ages 19-75



Median
Household
Income

\$78,917 (2024)



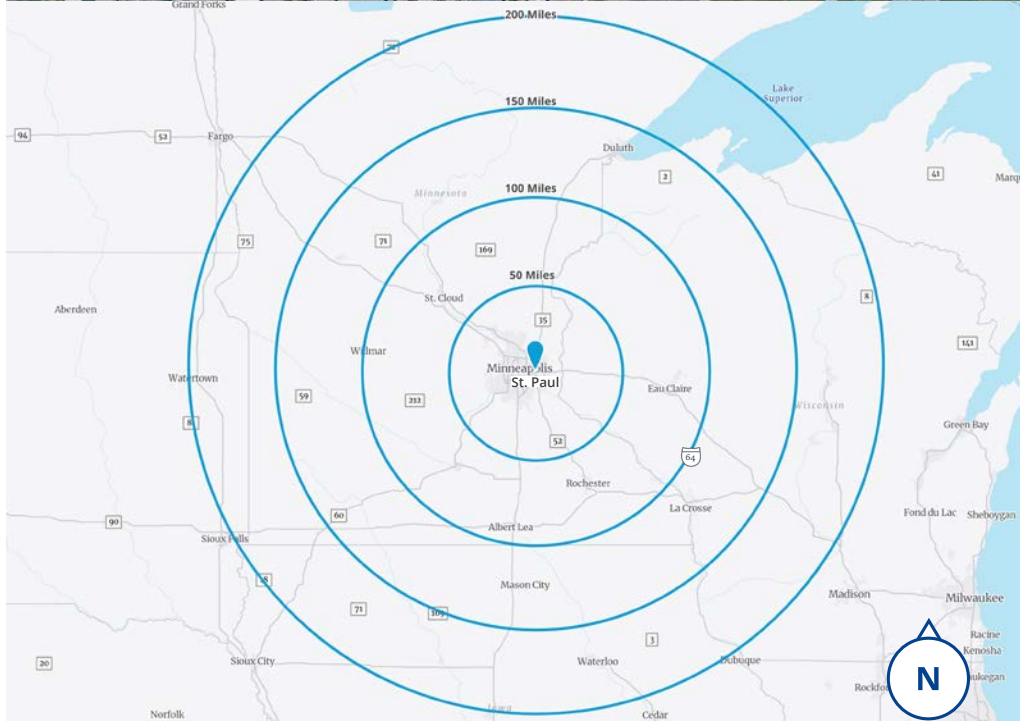
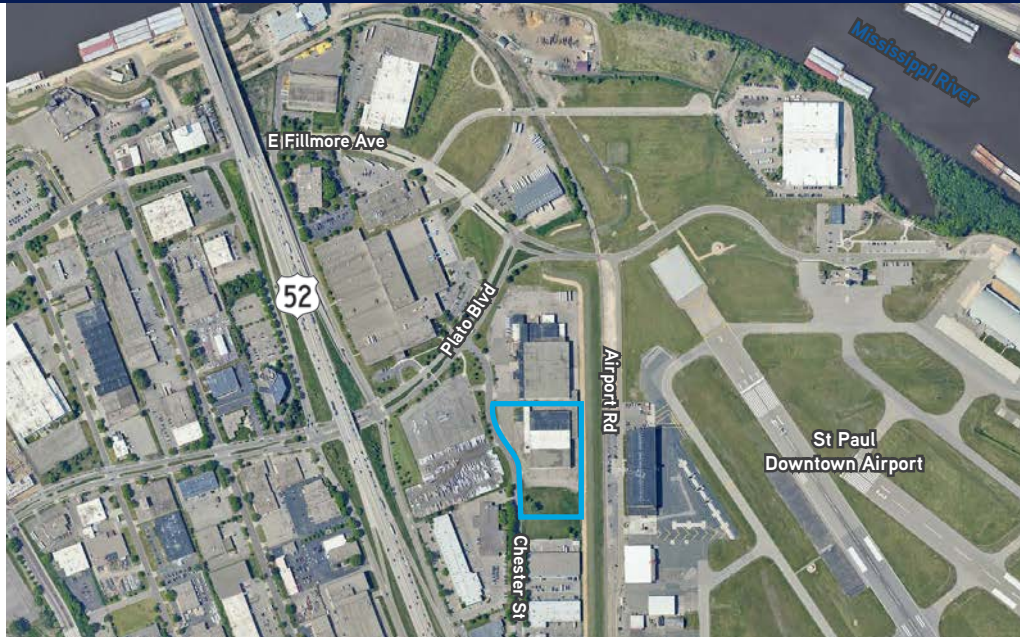
Businesses

18,675 (2024)

Web Links

<https://www.stpaul.gov/>

<https://www.ramseycounty.us/>



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