

PROPERTY INFORMATION

Address	742 Vandalia Street St. Paul, MN
Building Size	224,500 SF
Available SF	24,101 SF Total* 4,138 SF office 19,963 SF Warehouse <i>*divisible to 9,019 SF or 15,082 SF</i>
Divisible SF	Space A: 9,019 SF Space B: 15,085 SF
Date Available	1/1/2026
Zoning	I-1
Site	10.30 acres
Year Built	1955
Parking	2.54/1,000 SF
Loading	Five (5) dock doors
Column Spacing	40' x 40'
Clear Height	23'
Power	800amps, 480-volt, 3-phase power
Net Rental Rates	Negotiable
2026 CAM & RE Tax	\$2.40 PSF CAM \$2.07 PSF Tax \$4.47 PSF Total

AMENITIES

- Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- Three blocks from new Central Corridor, Fairview Ave. Light Rail Station
- One mile from BNSF Railways and St. Paul Intermodal Yard
- This site is a six-minute drive time to both downtown Minneapolis and St. Paul

Eric Batiza, SIOR
612 217 5123
eric.batiza@jll.com

Connor Ott
612 217 6741
connor.ott@jll.com

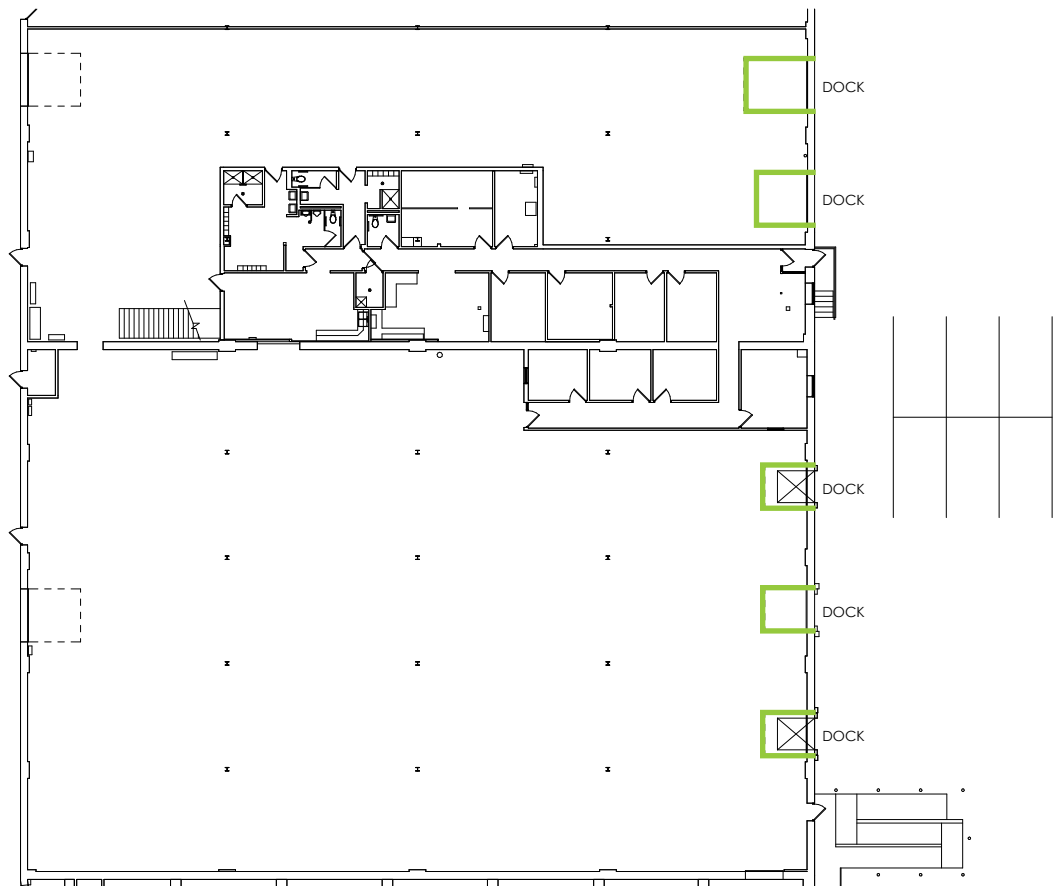
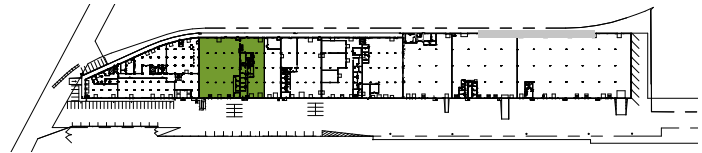


FLOOR PLAN

Suite 742 - 24,101 SF

4,138 SF Office

19,963 SF Warehouse



Eric Batiza, SIOR
612 217 5123
eric.batiza@jll.com

Connor Ott
612 217 6741
connor.ott@jll.com

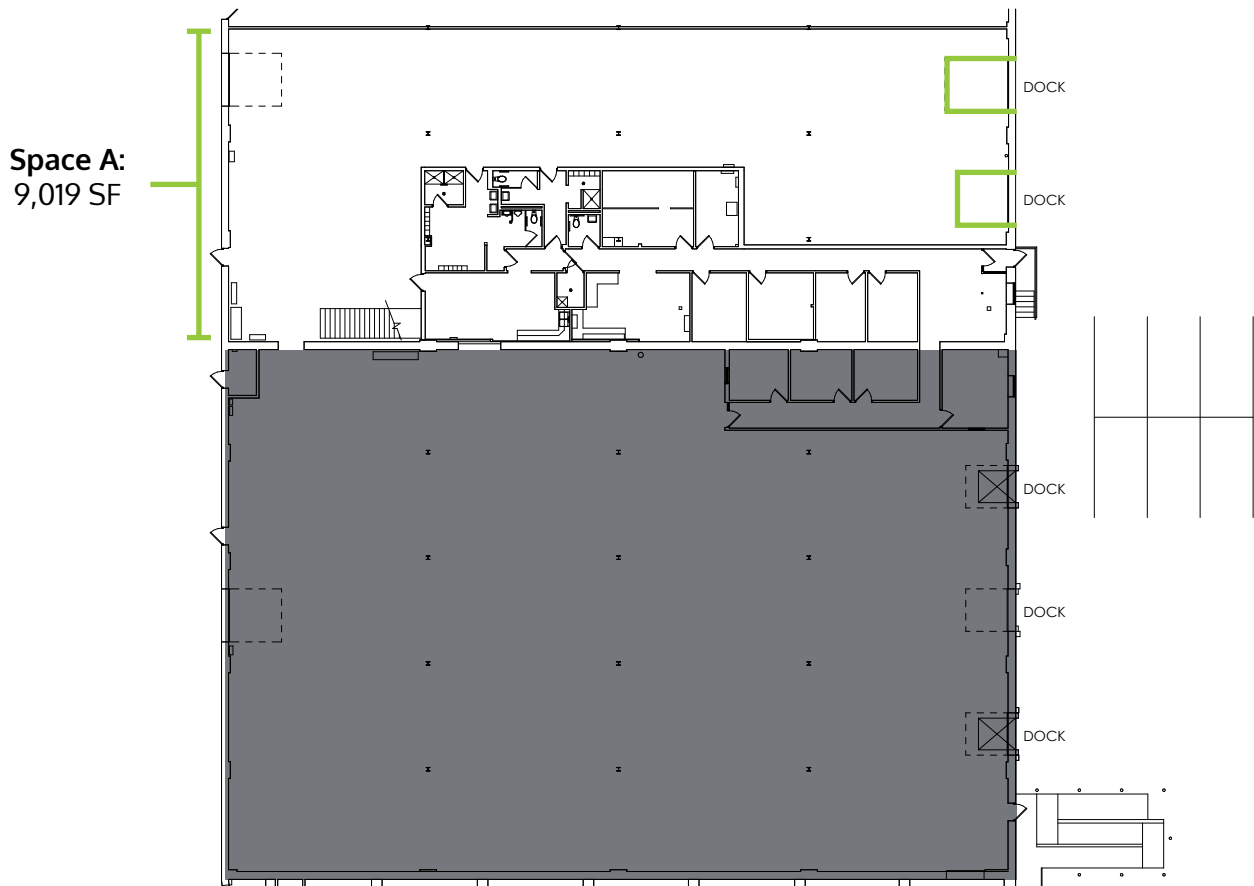
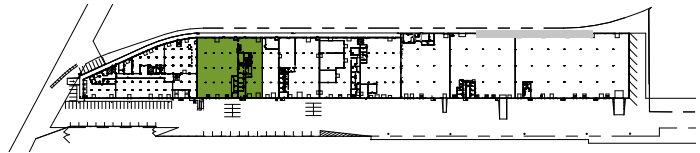


FLOOR PLAN

Space A: 9,019 SF

9,019 SF Total

Two (2) dock doors



Eric Batiza, SIOR
612 217 5123
eric.batiza@jll.com

Connor Ott
612 217 6741
connor.ott@jll.com

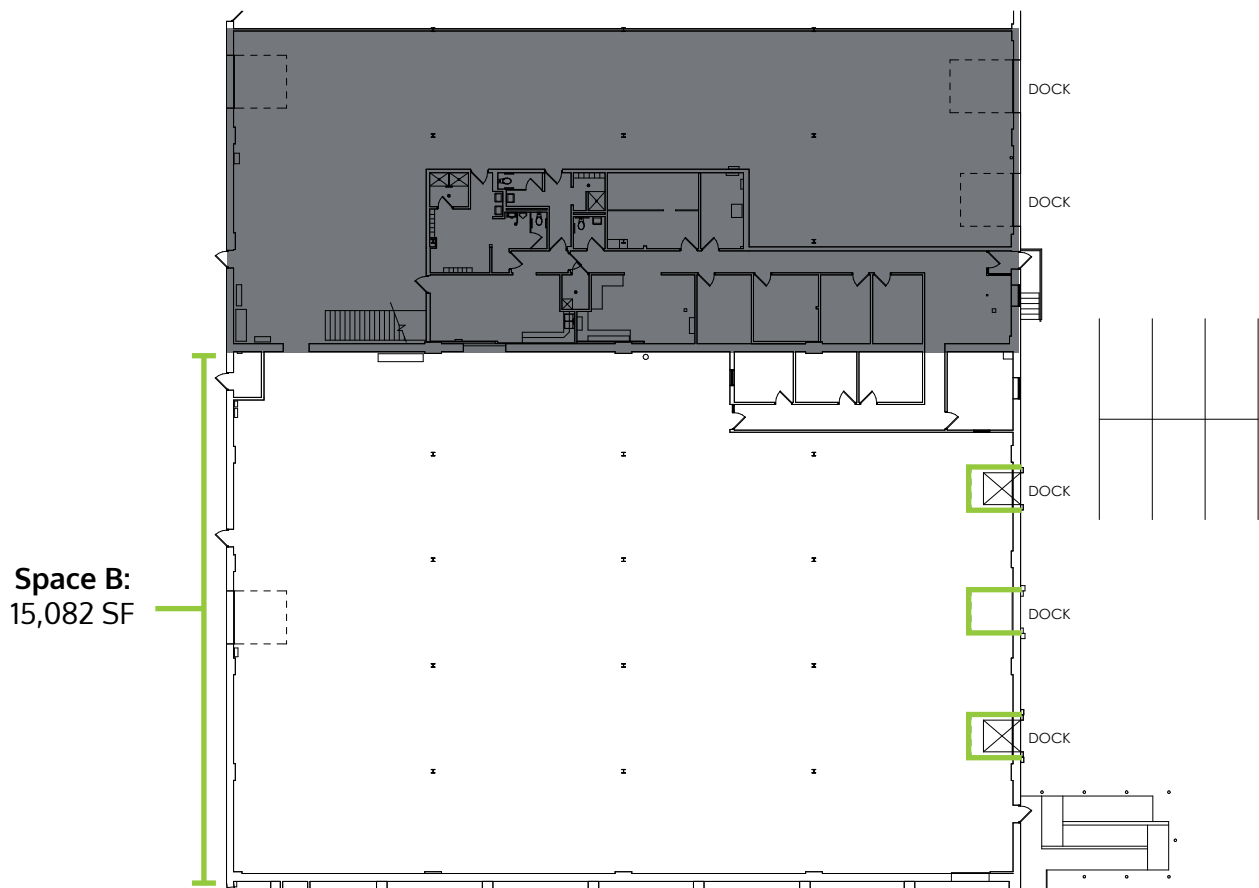
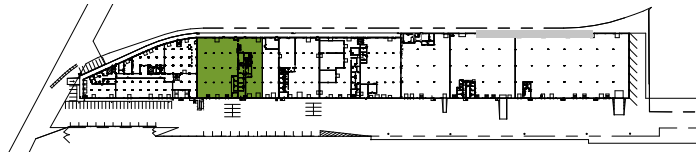


FLOOR PLAN

Space B: 15,082 SF

15,082 SF Total

Three (3) dock doors



Eric Batiza, SIOR
612 217 5123
eric.batiza@jll.com

Connor Ott
612 217 6741
connor.ott@jll.com

