



220,000 SF Freezer/Cooler For Sale or Lease

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240 & 260 Chester St St Paul, MN 55107

Industrial Cold Storage Distribution Center ±220,000 SF Available For Sale or Lease

- Freezer temps as low as -20 degree blast cells
- 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 Sale or Lease

Property Highlights

Address: 240 & 260 Chester St, St Paul, MN 55107

PID's: 05-28-22-42-0001 & 05-28-22-42-0002

Building SF: ±220,000 SF

Total Freezer: 107,000 SF

Total Cooler: 21,000 SF

Site Size: 13.2 acres

Zoning: I-1 - Light Industrial

Year Built: 1970 & 1973

Loading: 25 Dock Doors (3 rail)

Freezer Pallet Spaces: ±7,800

Racking: Partially Racked

Clear Heights: Warehouse 23' - 25'

Electric: 3,000 amps, 277/480 V 3Phase

Cooling: Ammonia (engine room in each building)

Construction: Masonry

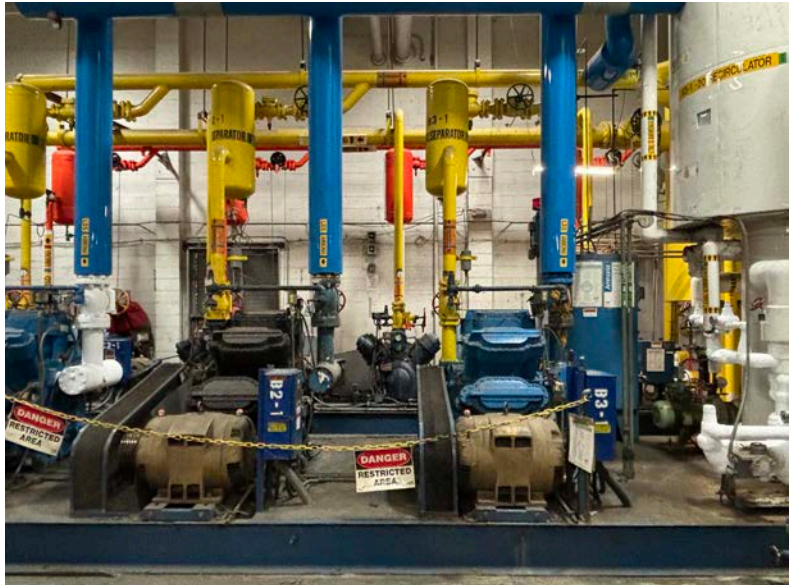
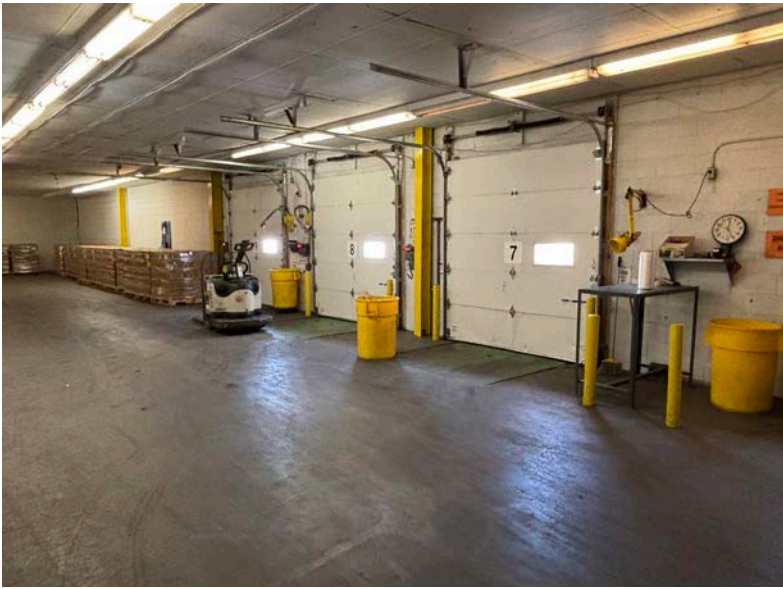
Parking: Ample

Lease Rate: \$11.50/SF NNN

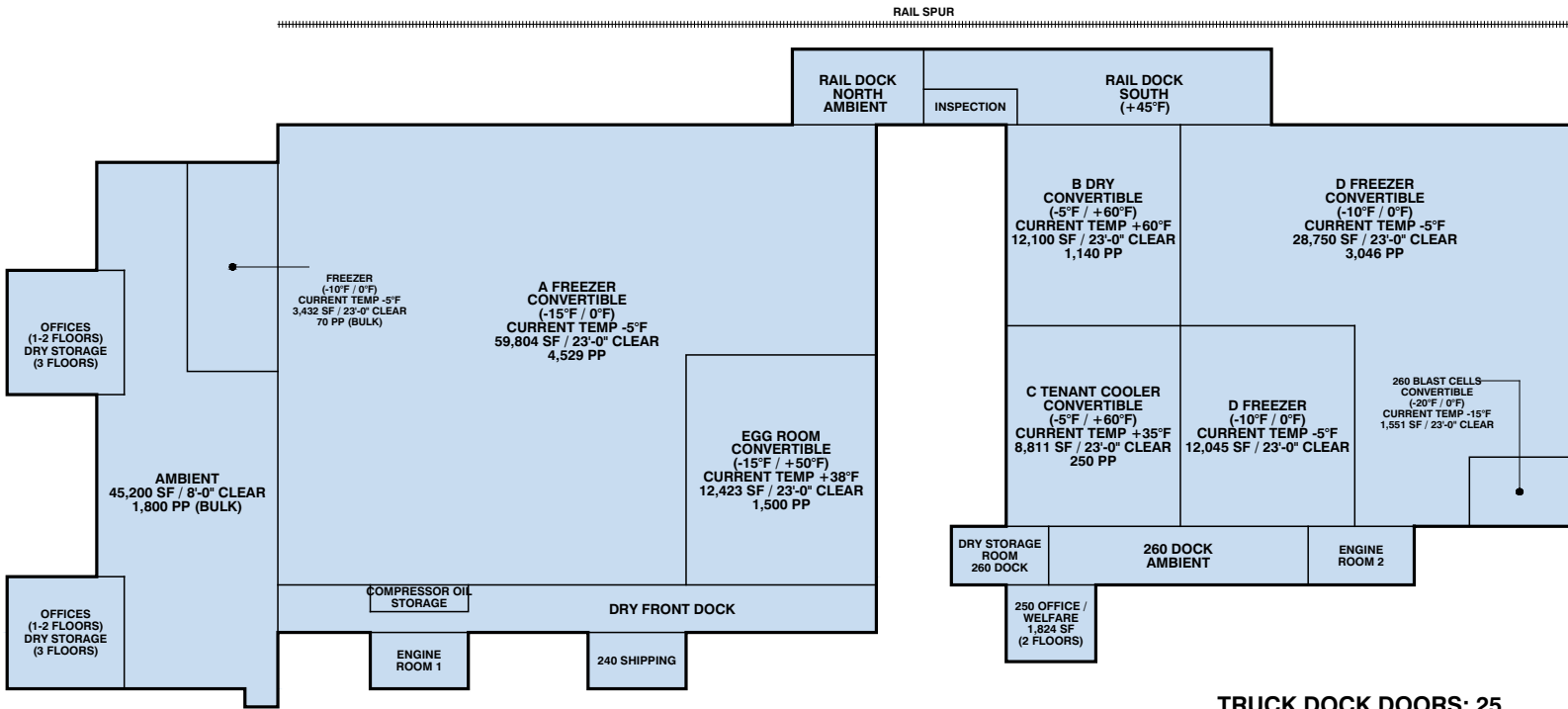
Sale Price: Negotiable



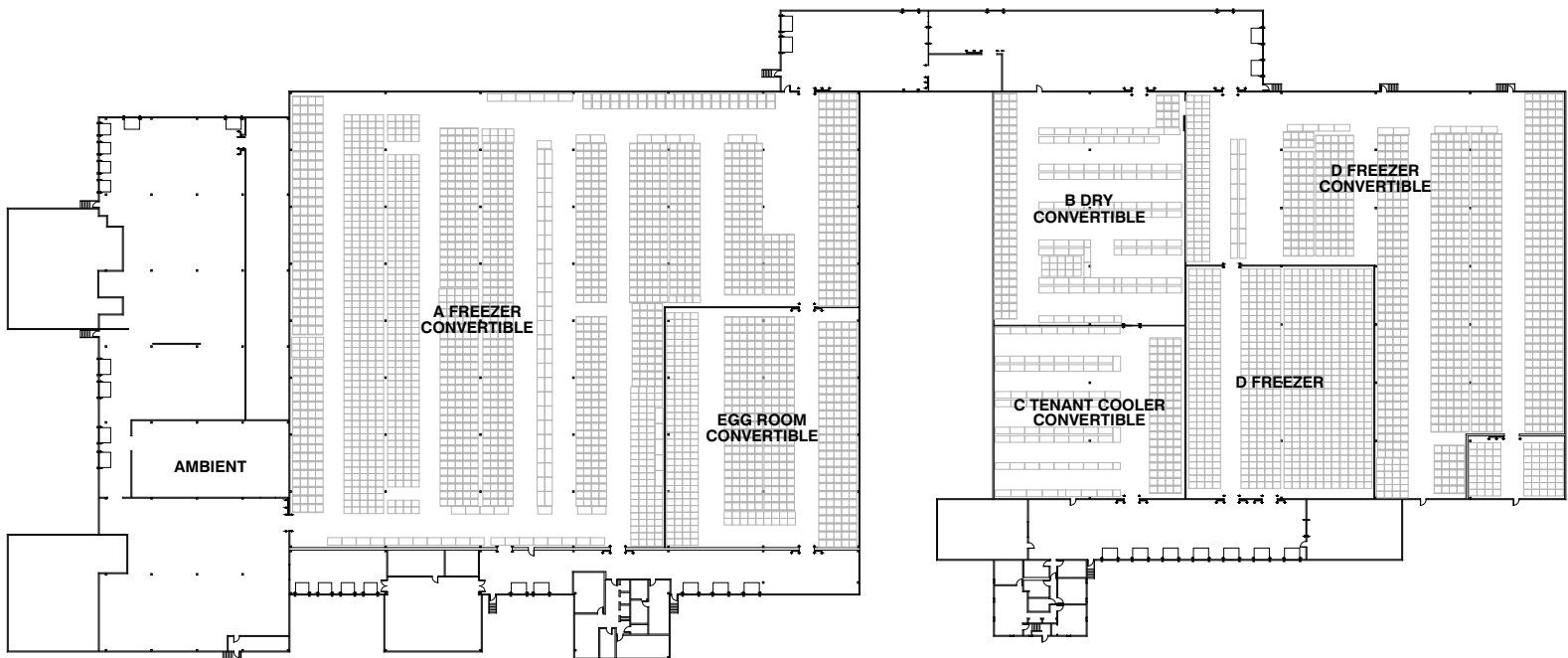
Interior Photos



Floor Plans



TRUCK DOCK DOORS: 25
RAIL DOCK DOORS: 3



Location Overview

Ramsey County



Population

556,839-Cnty (2025)
315,526-St Paul (2025)



Workforce

68% of population
between ages 19-75



Median
Household
Income

\$81,734 (2025)



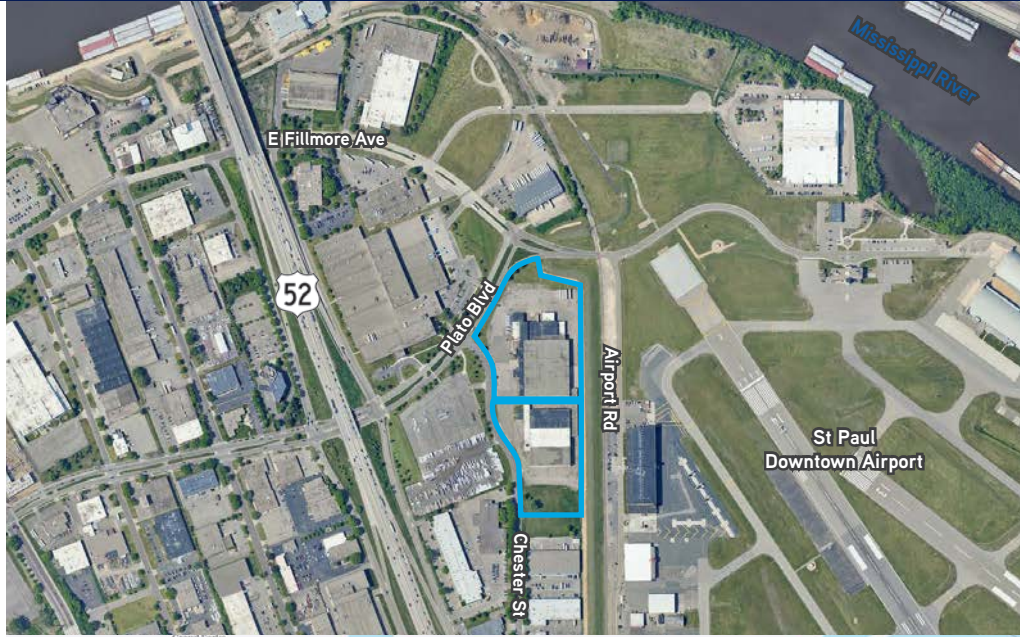
Businesses

18,612 (2025)

Web Links

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

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



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