

SPACES @  MIDWAY MILE INDUSTRIAL CAMPUS



# A SPACE TO MOVE YOU FORWARD

SPACES @ Midway Mile is a new maker's space community in the Midway neighborhood in St. Paul. This unique industrial building offers move-in ready whitebox suites tailored to the unique storage and unique needs of creative makers. Your dream is your reality—whether you need a studio gallery or inventory storage, SPACES can accommodate.





# A MILE OF OPPORTUNITY

SPACES @ Midway Mile is part of the new Midway Mile Industrial Campus that encompasses 18 unique and versatile buildings with more than 1,800,000 square feet of space. Located on a mile stretch of land at the geographic center of the Twin Cities metro area, the dynamic industrial space variations offer limitless opportunities.

# THE MILE'S CREATIVE APEX

SPACES is centrally located halfway between Minneapolis and St. Paul. Access to Hwy 280, I-94, I-35W and I-35E make this property the ideal site for small businesses in search of industrial space for storage or light manufacturing. Plus, you'll be able to tap into the plentiful local labor force, abundant public transit options and vibrant brewery and entertainment scene.





# THE CREATIVE ENTERPRISE ZONE

St. Paul's Creative Enterprise Zone (CEZ) is dedicated to connecting and promoting businesses, individuals and organizations that call the Raymond-University area of St. Paul home. As a part of CEZ, SPACES presents the opportunity to tap into resources and opportunities for grants and loans. Visit [creativeenterprisezone.org](http://creativeenterprisezone.org) to learn more.

## ***ACCESS STATS***

- Direct access to US 280, I-94, I-35W and I-35E
- Steps to Metro Transit LRT Raymond Avenue Station and bus routes
- A six-minute drive from downtown Minneapolis or St. Paul
- Part of St. Paul's burgeoning Creative Enterprise Zone (CEZ)

# A FIRST-CLASS OPPORTUNITY FOR ANY BUDGET

Part of the larger Midway Mile campus, SPACES offers professional property management with an eye to fostering entrepreneurs. Affordable options allow you to focus on your craft, whether it's bicycle repair or brewing kombucha. Plus, you'll have access to amenities from Can-Can Wonderland and Vertical Endeavors to Lake Monster Brewing and the Turf Club.



# PROPERTY FEATURES

- Flexible whitebox space options with room to grow
- Business-friendly gross lease terms
- Outdoor common patio area
- Bike storage
- Wide common hallways and shared loading docks for easy shipping and receiving
- Breakout areas in common space
- New windows for abundant natural light and new LED interior lighting
- 14 functional glass roll-up doors
- Freshly paved parking lot
- Walking distance to area entertainment venues, restaurants and breweries



# PROPERTY INFORMATION

## Address:

740 Vandalia St.  
St. Paul, MN 55114

## Flexible Spaces Available:

Second level - Current As-Built  
Condition: 30,000 SF (divisible)  
Second level - Potential Demised  
Layout: 5,309 - 30,000 SF

## Rental Rates:

\$12.00 PSF Full-Service Gross

## Parking:

88 total stalls available

## Column Spacing:

20' x 20'

## Clear Height:

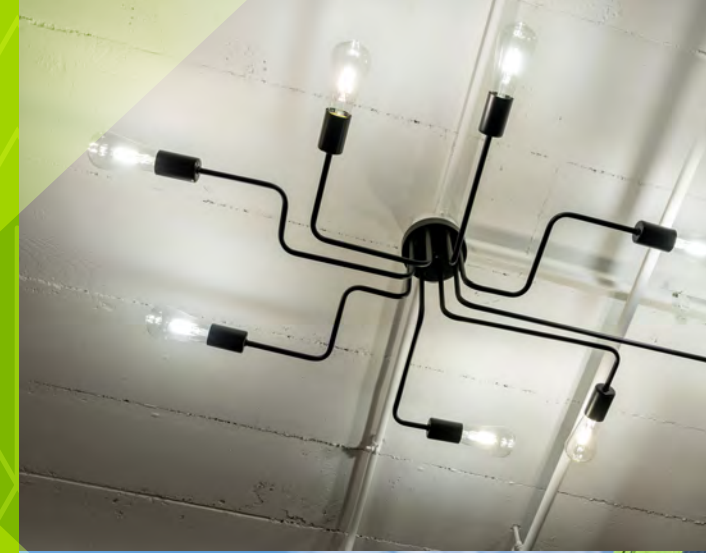
10'3"

## Loading:

- Shared loading: two (2) docks with levelers
- Freight elevator serves second level

## Power:

- 400A 277/480V
- 200A 120/240V

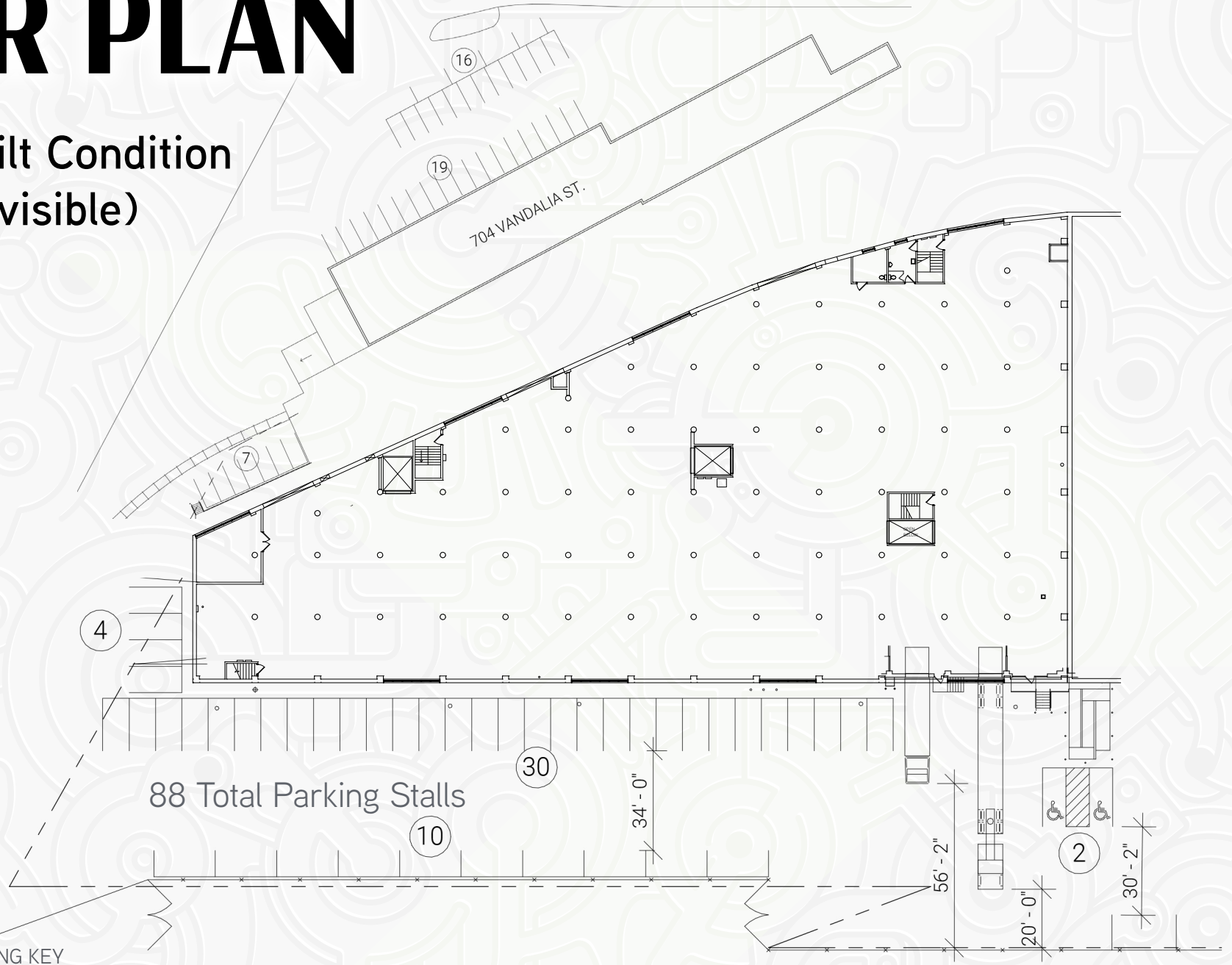


# FLOOR PLAN

Second Level

Current As-Built Condition

30,000 SF (Divisible)



BUILDING KEY

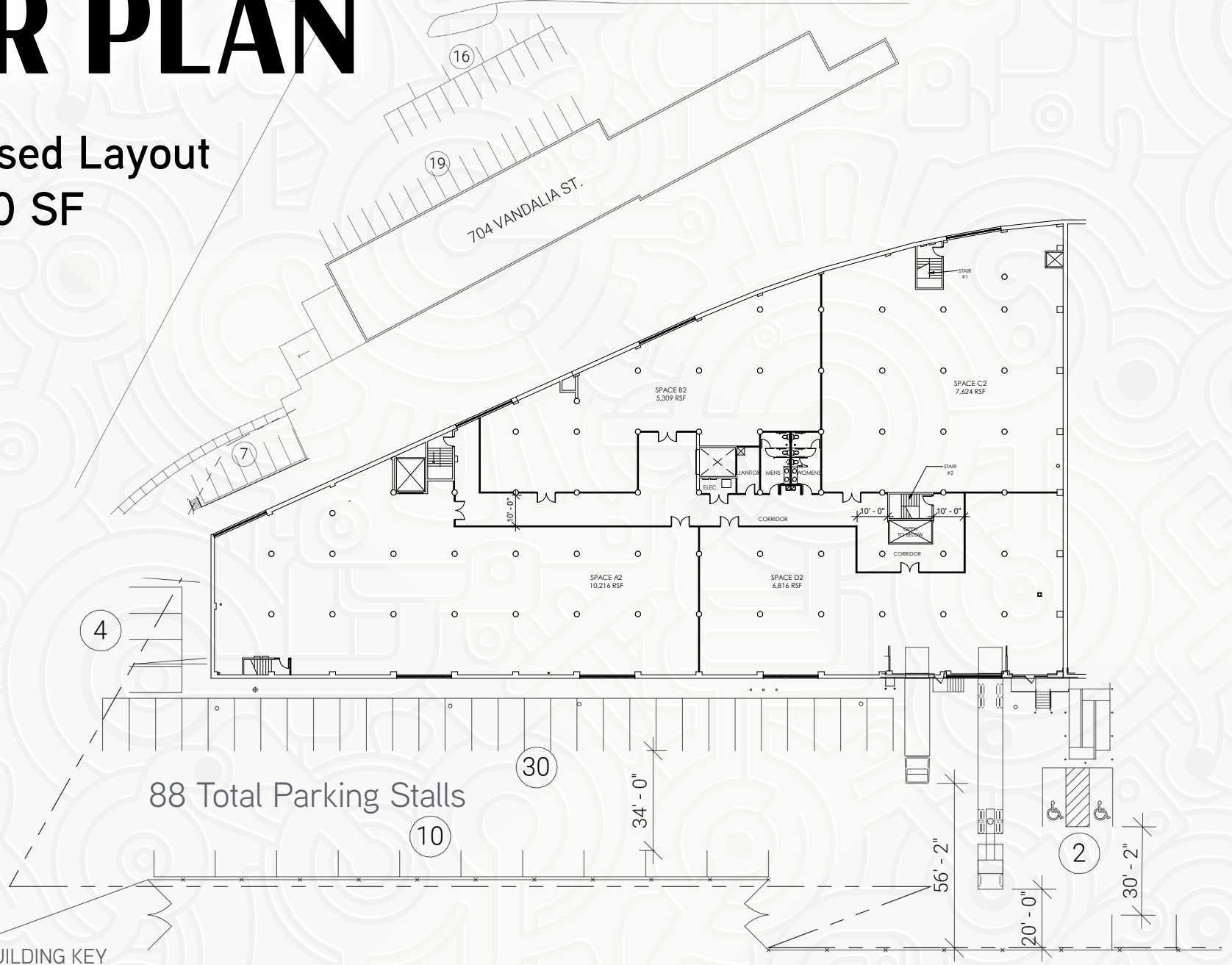


# FLOOR PLAN

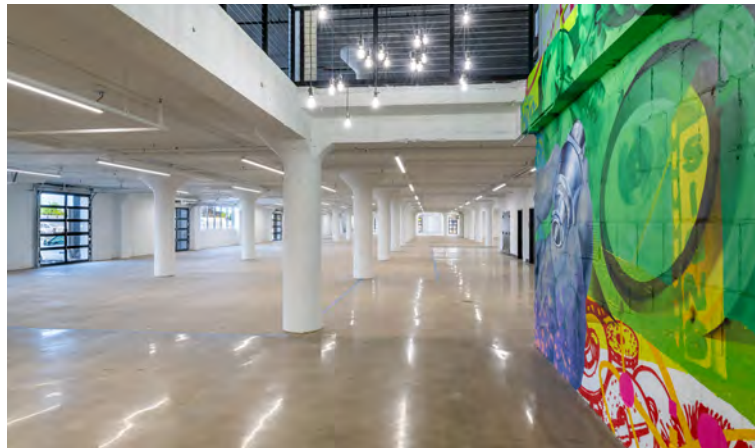
Second Level

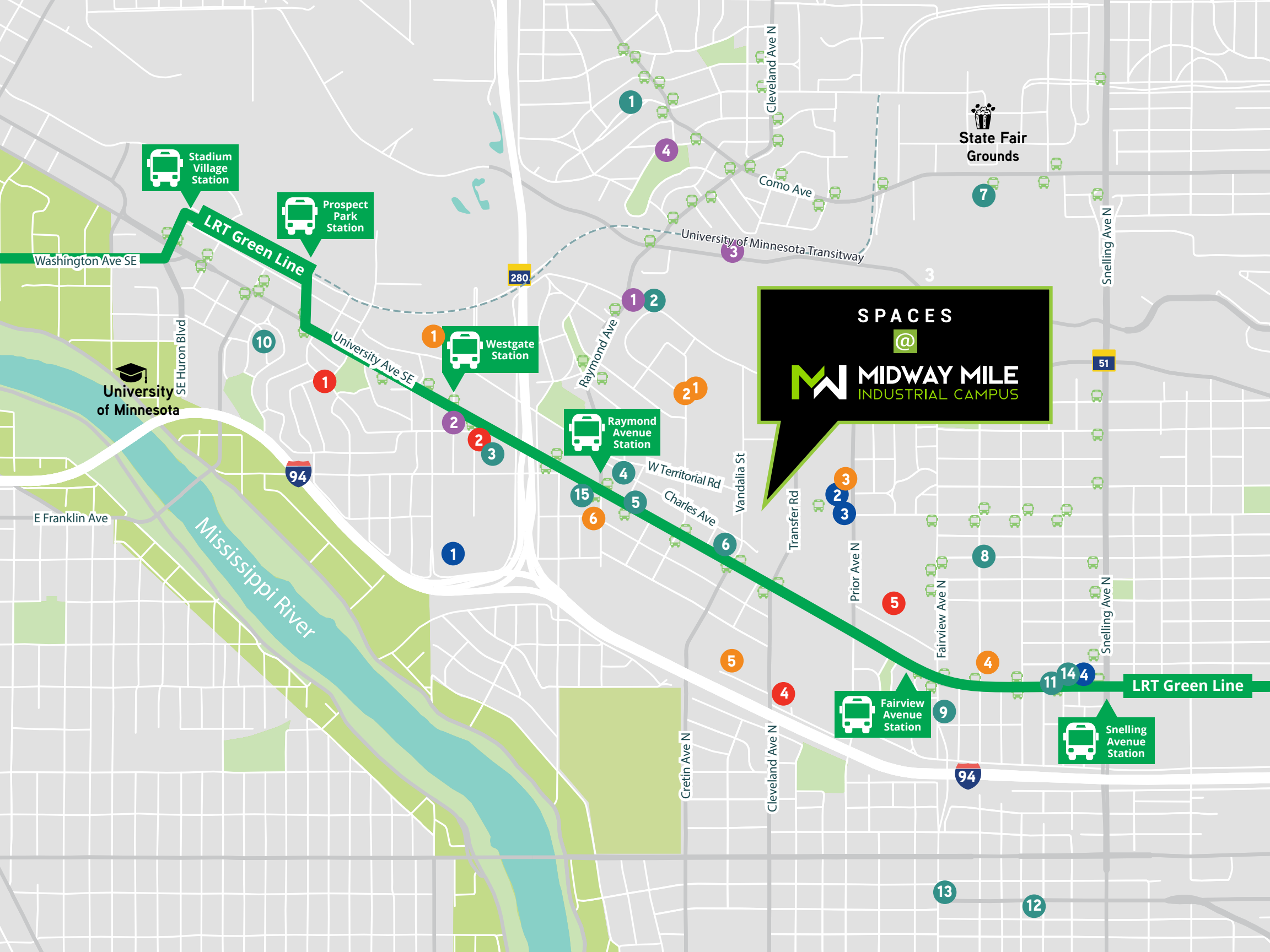
Potential Demised Layout

5,309 - 30,000 SF



# PROPERTY PHOTOS





LRT Green Line



Washington Ave SE

SE Huron Blvd

University of Minnesota

E Franklin Ave

Mississippi River

94

280

1



University Ave SE

1 2

Raymond Ave



21

W Territorial Rd

Charles Ave

Vandalia St

Transfer Rd

Prior Ave N

Fairview Ave N

Snelling Ave N

LRT Green Line



94

Snelling Ave N

51

State Fair Grounds

7

SPACES



MIDWAY MILE INDUSTRIAL CAMPUS

13

12

1

4

10

1

1

2

2

3

15

4

5

6

5

4

3

2

3

8

5

4

11

14

4

## RESTAURANTS

1. Colossal Cafe
2. Pho 79
3. Egg & I
4. Foxy Falafel
5. Cafe Biaggio
6. McDonald's
7. RC's BBQ
8. Eureka Compass  
Vegan Food
9. Fortune Wok
10. Blaze Pizza
11. Checker Board Pizza
12. Augustine's Bar & Bakery
13. Blue Door Pub
14. On's Kitchen Thai Cuisine
15. The Naughty Greek

## GAS STATIONS

1. Pump N Munch
2. SuperAmerica
3. BP
4. Mobile

## BREWERIES

1. Bang Brewing Co.
2. Urban Growler
3. Blackstack Brewing
4. Burning Brothers
5. Lake Monster
6. Dual Citizen Brewing Co.

## FITNESS CENTERS

1. Anytime Fitness
2. Snap Fitness
3. JT Fitness
4. Crossfit St. Paul
5. Element Boxing

## ENTERTAINMENT

1. Vertical Endeavors
2. Can Can Wonderland
3. FlannelJax's
4. Turf Club



# SPACES



# MIDWAY MILE INDUSTRIAL CAMPUS

midwaymileindustrial.com

## CONTACT US



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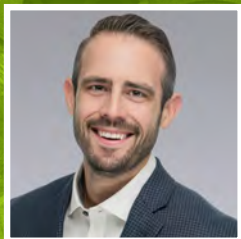
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