



INDUSTRIAL FOR SALE!



ZWICKEY BUILDING

2603 7th Avenue E, North St. Paul, MN 55109

2,000 SF

**HARD TO FIND
STANDALONE
INDUSTRIAL**

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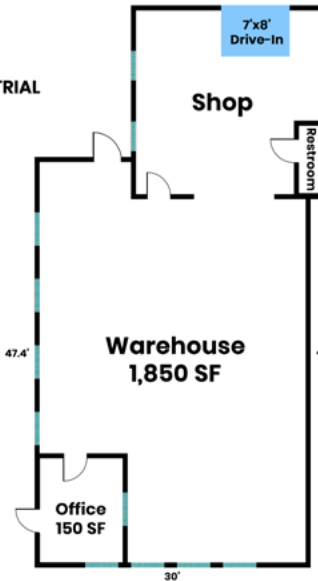
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Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

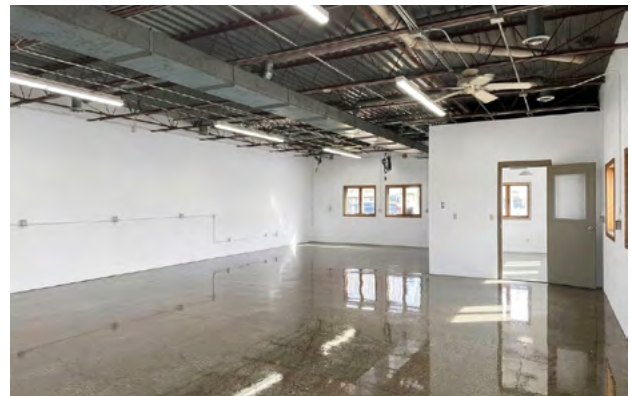
2,000 SF INDUSTRIAL



- Well-insulated heated warehouse and office
- Established security system
- 3 phase power
- Utility sink and floor drain
- Private restroom



- Warehouse approximately 1,850 SF
- 7'x8' drive-in door with 8' clear at entry
- Warehouse 9' clear, 11' clear in shop
- Steel entry doors



Potential! After a new coat of paint, LED lighting, and epoxy coating on floor



- Office 150 SF with 8' high ceilings and natural light



Potential! After a new coat of paint, new lighting, and updated flooring

SALE PRICE: \$499,000

2025 TAXES: \$12,590.00 PSF

THE PROPERTY

Excellent standalone building for plumbing, HVAC, welding shop, or small manufacturing businesses.

- PID: 122922140088 (3A Industrial Land and Building)
- .2755 AC
- Rubber membrane flat roof replaced in 2021
- Includes air compressor for use throughout building
- Insulated concrete block on cement slab that has 4' footings on each corner for ability to add a 2nd floor
- Street and off-street parking (4 stalls)
- Website: CEGspaces.com/zwickey



THE LOCATION

North St. Paul (Ramsey County) is a city that has a small-town feel, but with the amenities of a major metro area because of its strategic location.

- With a population of over 12K, the city also draws its workforce and customers from the greater metro
- Hosts landmark locations, Minnesota's oldest bar, Neuman's and World's Largest Snowman, a 44' sculpture and symbol of the city's charm
- Major roads near or within city limits include MN Highways 36 and 120, US Highway 61, and I-694 for regional access



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THE SPACE



Rear of building with drive-in & pedestrian doors



Heated warehouse with utility sink



Interior warehouse with 7'x8' drive-in



Exterior with greenspace and windows



Interior warehouse with restroom