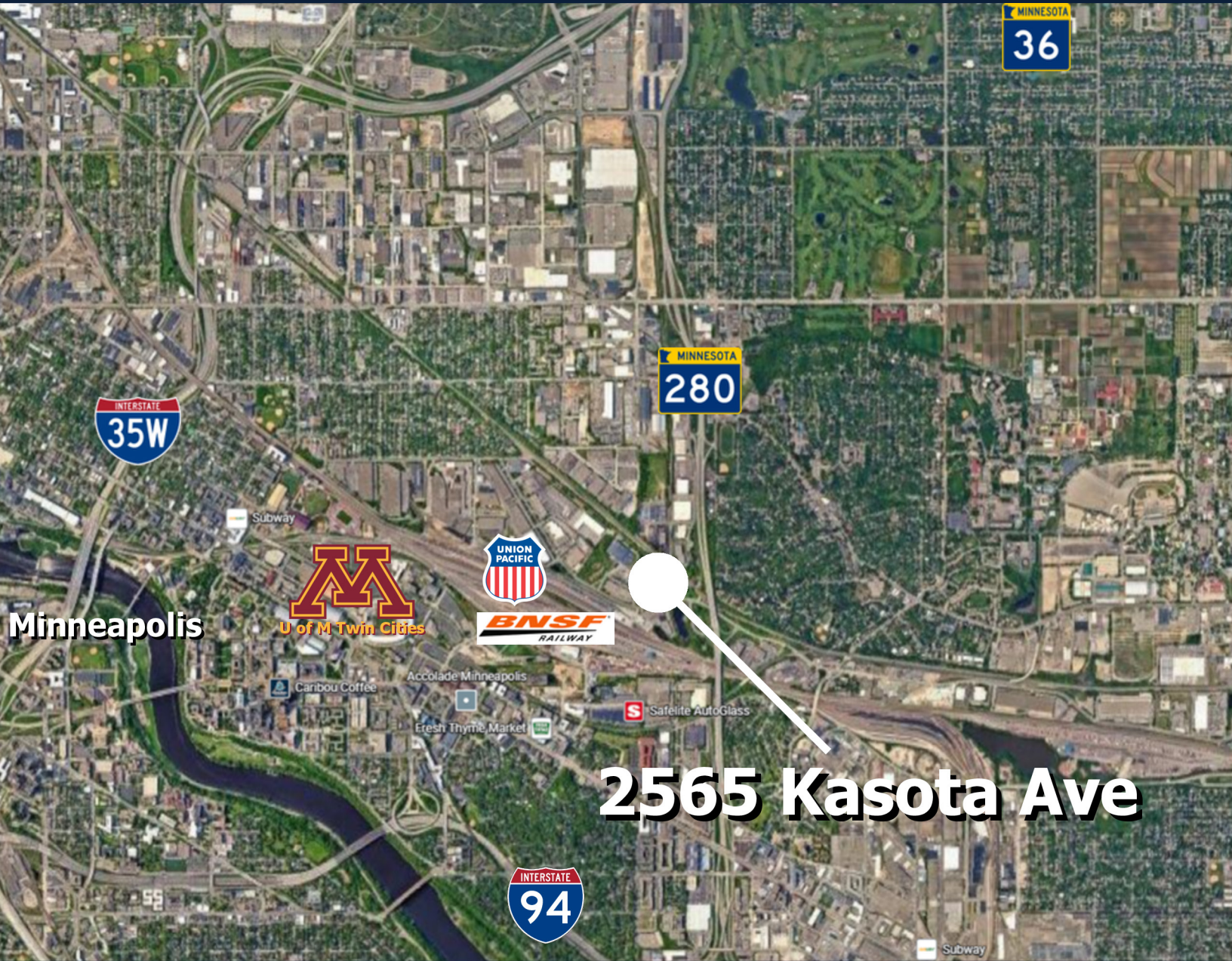


**FOR SALE OR LEASE**  
**KASOTA INDUSTRIAL**  
**206,665 SF**

**EASY ACCESS TO I-94, I-35, MN 280, MN-36**

**2565 KASOTA AVE, ST. PAUL, MN 55108**



**2565 Kasota Ave**



**Contact Us**

Ben Krsnak    Brandon Otting  
612-355-2608    952-797-6599  
leasing@hempelcompanies.com

KASOTA

# INDUSTRIAL



## Property Overview

Available:	8.27 Acres
Sale Price:	Negotiable
Lease Rate:	\$6.00/SF (NNN)
Zoning:	I2 - General Industrial
Clear Height:	18'
Column Spacing:	30' x 40' (Upper) / 20' x 30' (Lower)
Dock / Drive-In	32 Docks / 3 Drive-In

## Property Facts

- Located in an Opportunity Zone
- Up to 20,000 SF of outdoor storage
- Close proximity to major interstates and downtown cores



**HEMPEL**  
REAL ESTATE

## Contact Us

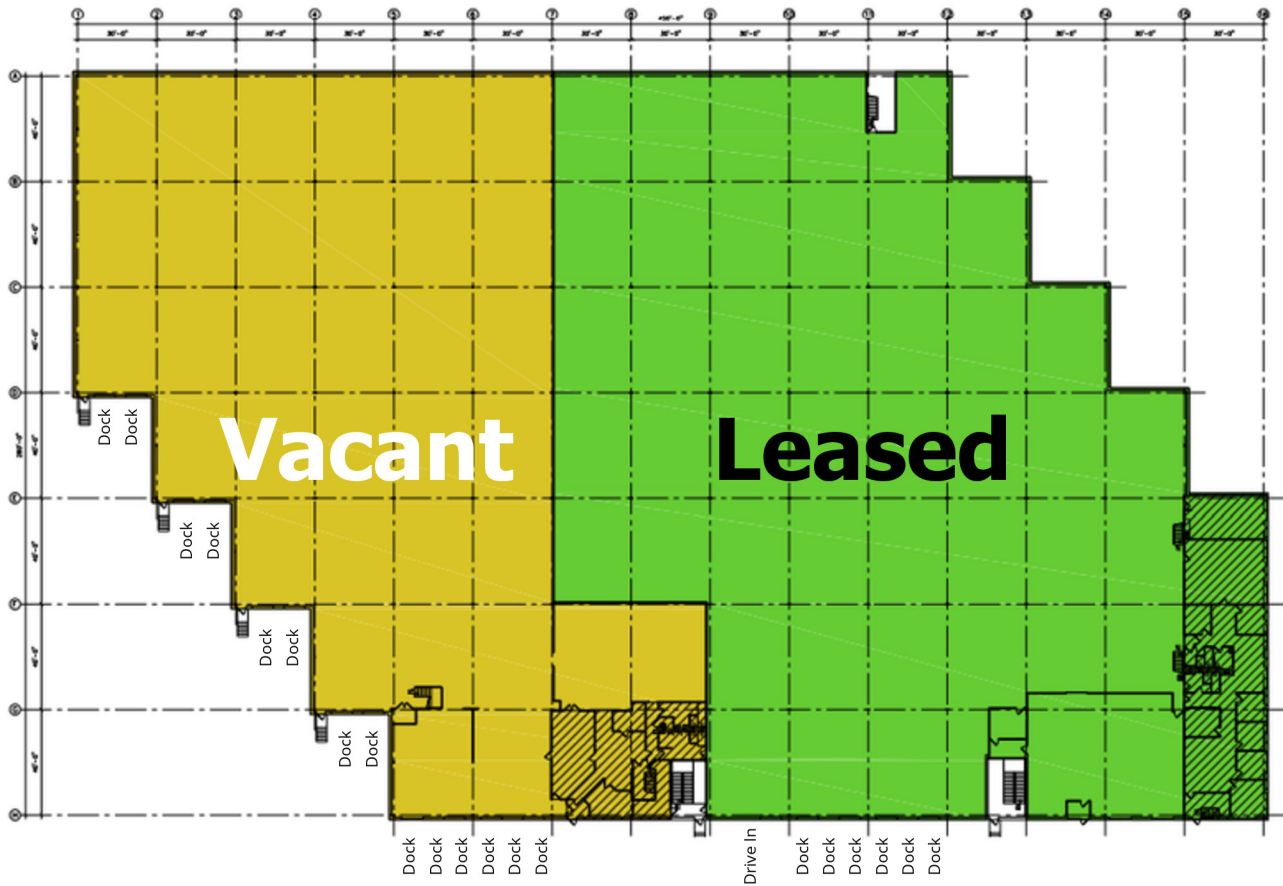
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KASOTA

# INDUSTRIAL



UPPER FLOOR PLAN (6,123 SF office | 97,535 SF warehouse)

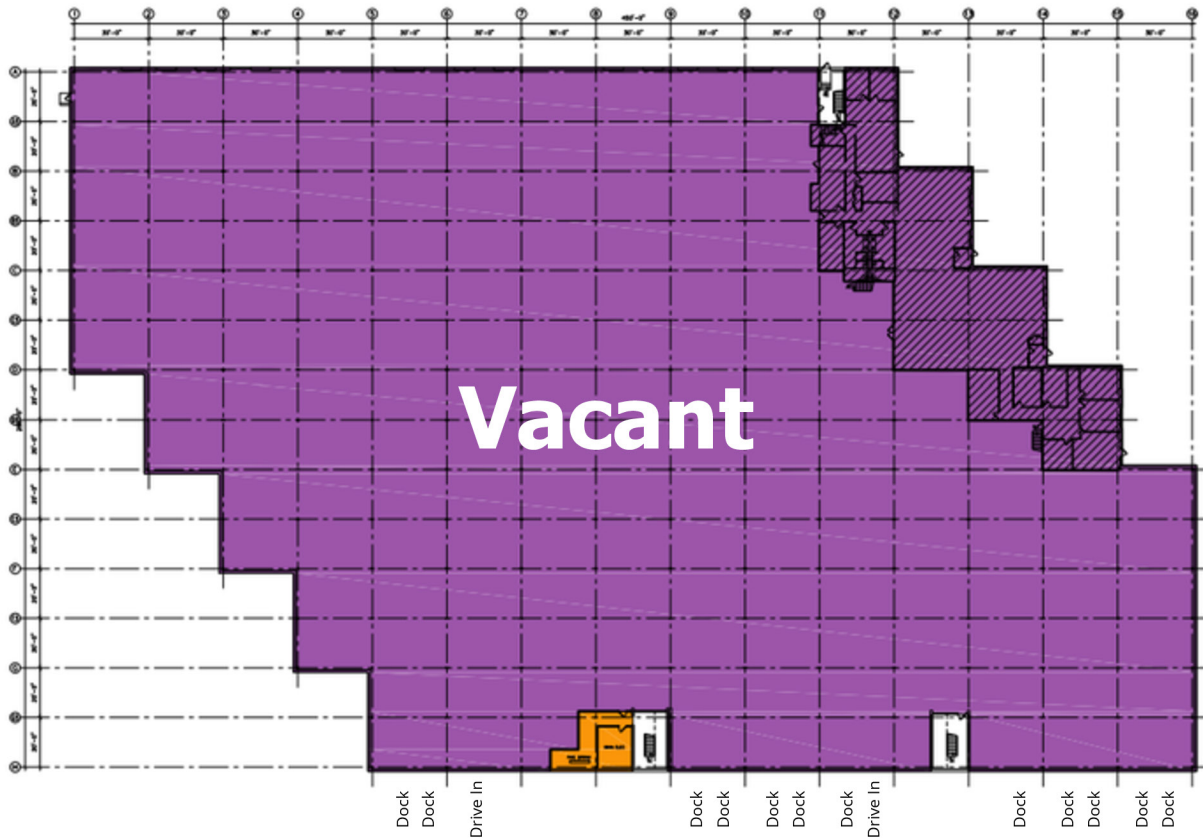


KASOTA

# INDUSTRIAL



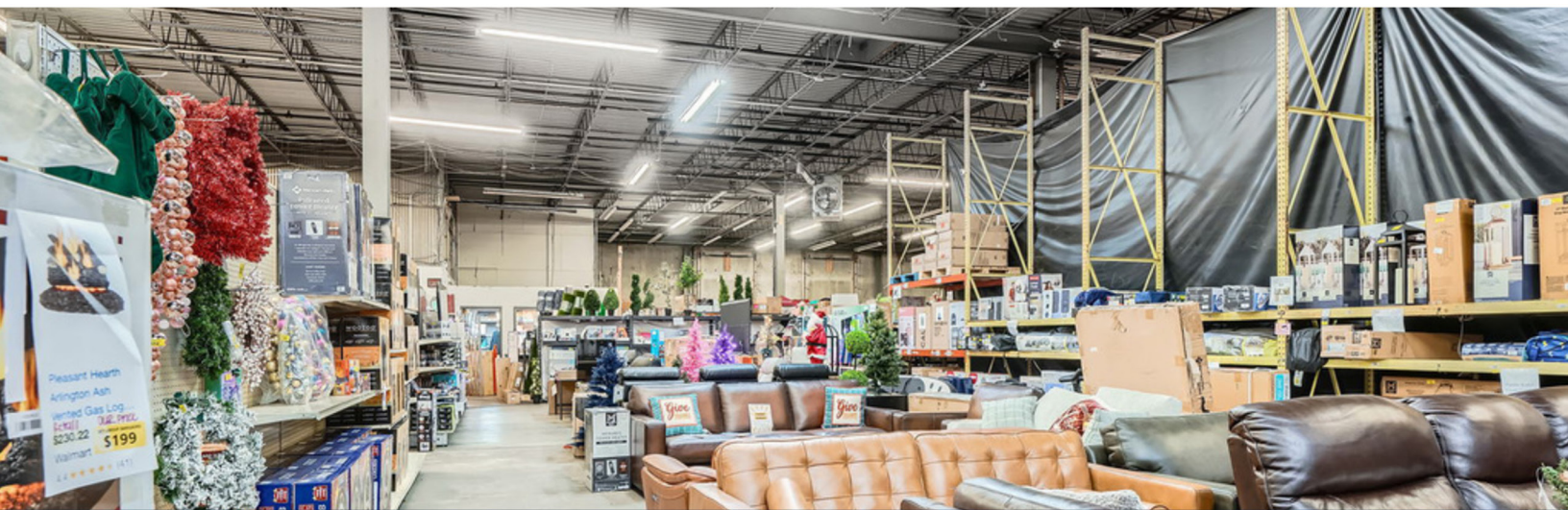
LOWER FLOOR PLAN (8,270 SF office | 94,737 SF warehouse)





KASOTA

# INDUSTRIAL



**HEMPEL**  
REAL ESTATE

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