

PROPERTY INFORMATION

Address	425-475 Prior Ave N St. Paul, MN 55114
Building Size	468,267 SF
Available SF	140,711 SF total Divisible to 40,000 SF
Date Available	8/1/2023
Zoning	I-1
Site	Approximately 18 Acres
Year Built	1955
Parking	359 stalls
Column Spacing	40' x 20'
Clear Height	18' - 20'
Power	2000 Amps 480V, 3-Phase
Sprinkler	Yes
Rail	Yes
Roof	Built-up; new in 2011
Net Rental Rates	Negotiable
2023 Cam & RE Tax	\$3.38 PSF

AMENITIES

- Rail access via MN Commercial
- Local management and on-site maintenance
- 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

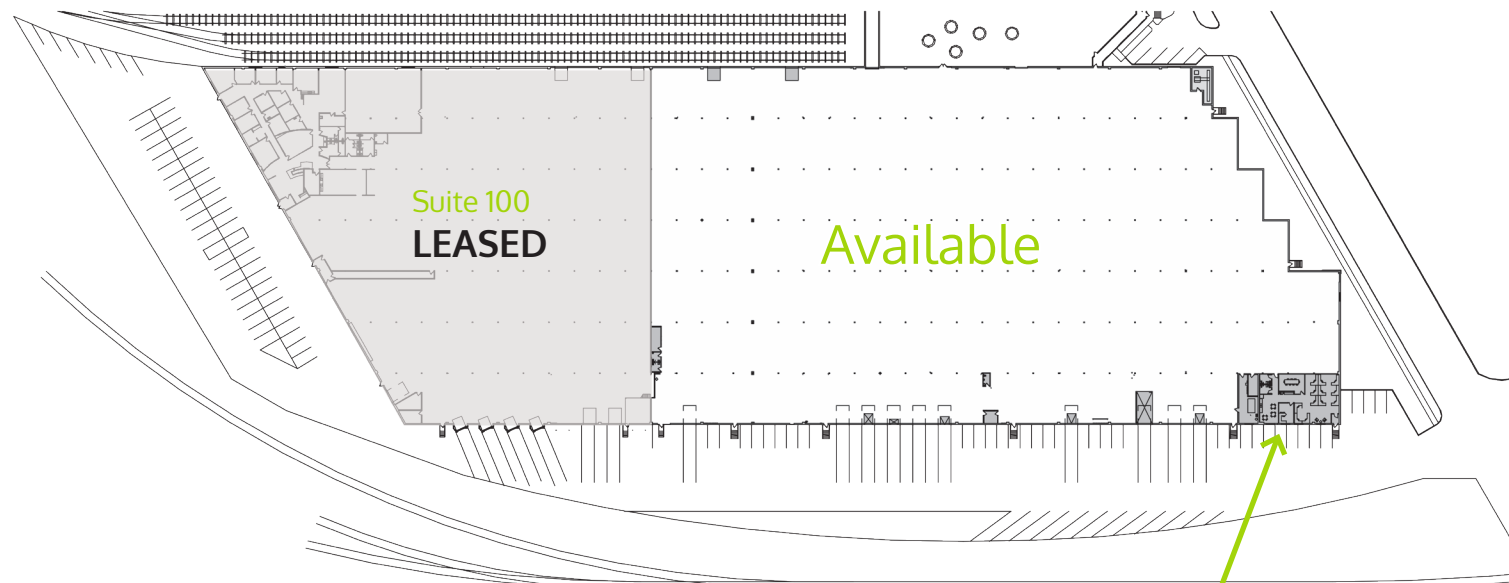
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FLOOR PLAN

Building B



Building B

140,711 SF Total*

137,089 SF Warehouse

2,566 SF Office (proposed)

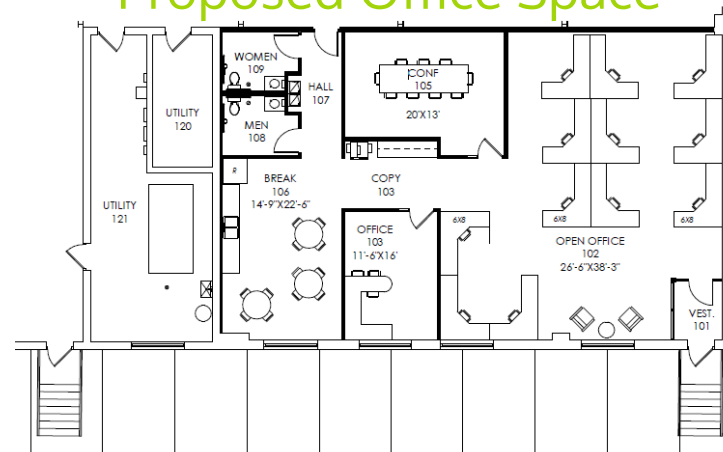
9 Dock Doors

2 Rail Doors

1 Recessed Dock Door

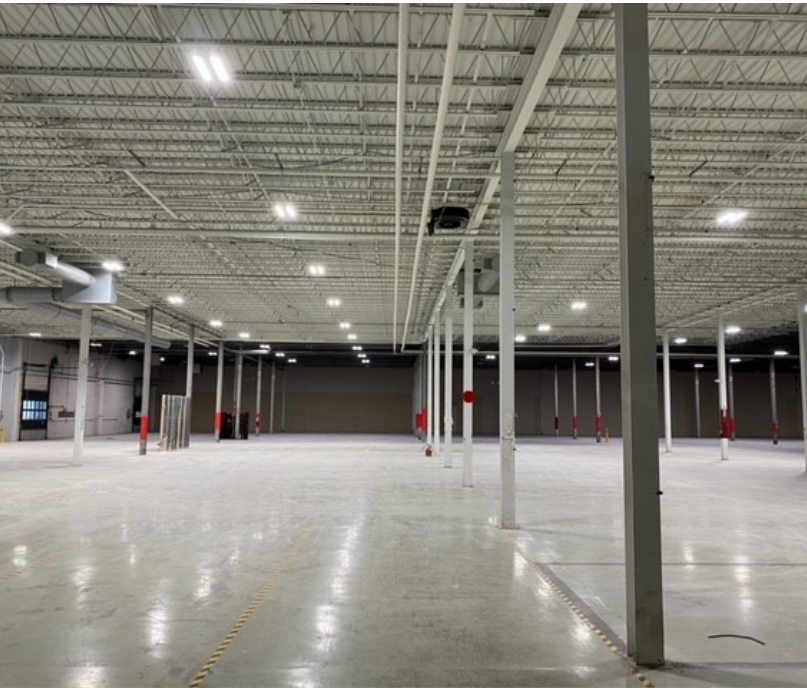
***Divisible to 40,000 SF**

Proposed Office Space





MIDWAY MILE INDUSTRIAL CAMPUS



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