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**764 Vandalia Street**

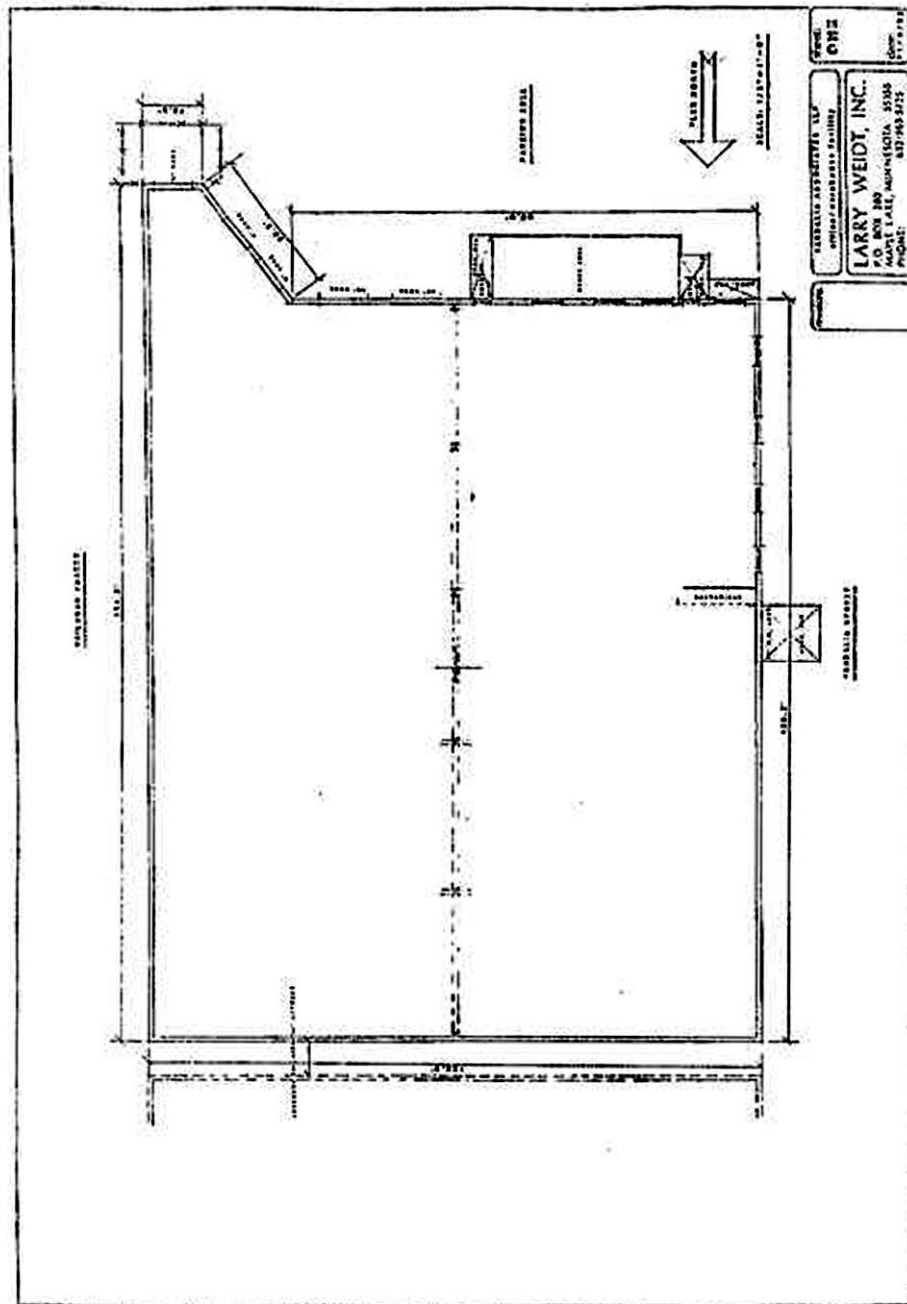
764 Vandalia Street  
St. Paul, Minnesota

**PROPERTY FEATURES**

<b>Building Size:</b>	20,556 sf	<b>Door Access:</b>	3 dock doors w/ levelers and 1 drive -in door
<b>Lot Size:</b>	.69 acres	<b>Existing Power:</b>	400a/3p
<b>Space Available:</b>	20,556 sf	<b>Sprinklered:</b>	Dry
<b>Warehouse/ Office:</b>	20,556 whse, ofc BTS	<b>HVAC:</b>	Roof top
<b>Base Lease Rate:</b>	\$3.50	<b>Parking:</b>	25 free Surface Spaces are available
<b>Tax/ CAM:</b>	\$1.35	<b>Available:</b>	Immediate
<b>Zoning:</b>	I-1, Light Industrial	<b>Sale Price:</b>	\$1,000,000
<b>Clear Height:</b>	15.5'		
<b>Column Spacing:</b>	62'w		

For further information:

FLOORPLAN



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