



Colliers

Available | For Sale or Lease

855 - 865 Vandalia Street
St. Paul, MN

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New interior & exterior paint,
new parking lot, and new
motion sensor LED lighting



Close proximity to
area amenities



Great access
to major interstates
and thoroughfares

855-865 Vandalia St | For Sale or Lease

Property Profile

Property Overview

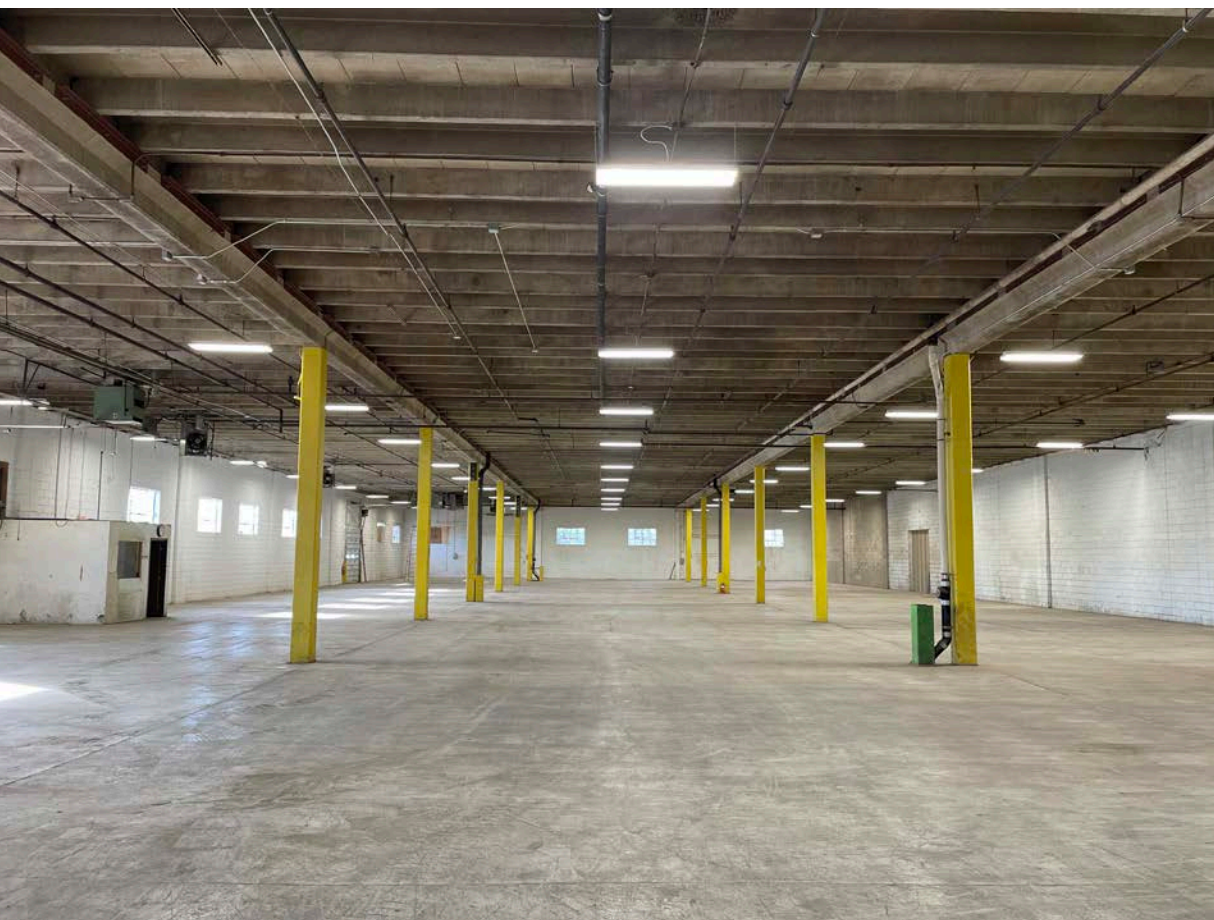
Location	855-865 Vandalia Street, St. Paul, MN
PID #	29.29.23.41.0012
Building Size	55,000 SF
Space Available For Lease	<u>855 Vandalia St</u> 1,240 SF Office <u>26,264 SF Warehouse</u> 27,504 SF Total • 2 docks with shelters and flush mount levelers • 1 drive-in door
Land Size	2.78 Acres
Year Built	1957, renovated 2004
Clear Height	17.5"
Column Spacing	31.5' x 31.5'
Power	2-400 amp 240V 3 phase
Lighting	T-8
Sprinkler	Yes
2025 Tax & CAM	\$3.40 PSF
Lease Rate	Negotiable
Sale Price	Negotiable

FOR SALE | 55,000 SF
855-865 Vandalia Street



FOR LEASE | 27,504 SF
855 Vandalia Street





Building Plan

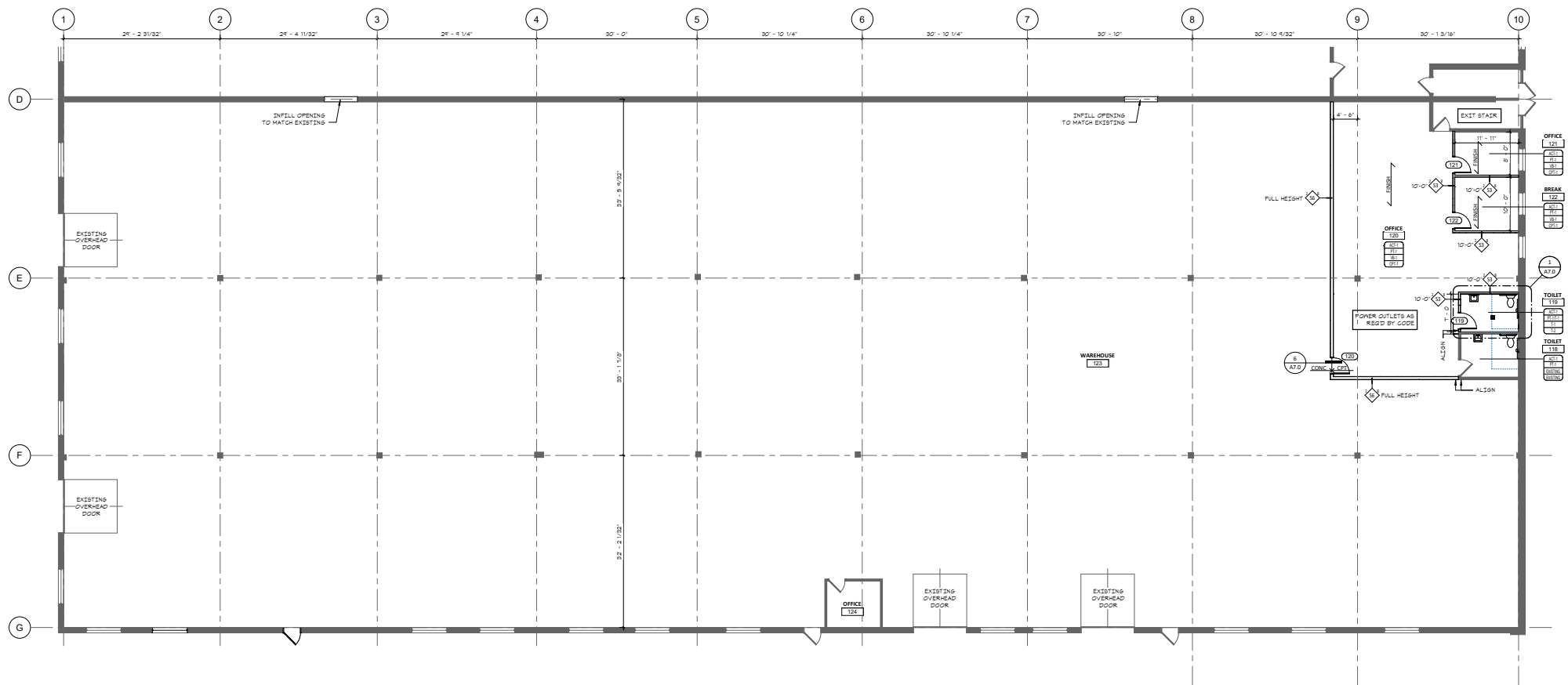


Floor Plan

For Lease

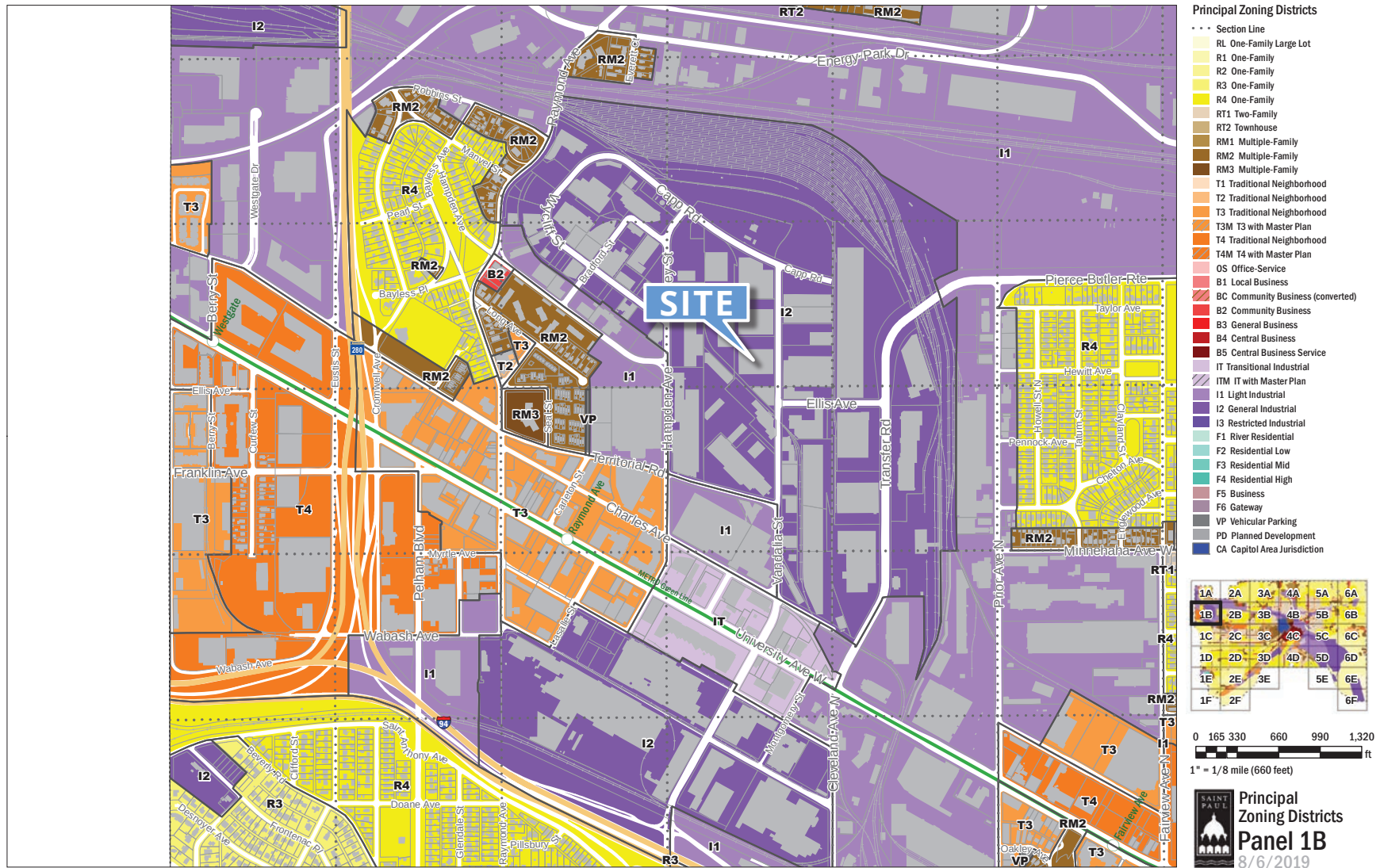
855 Vandalia St | 27,504 SF

- 1,240 SF Office, 26,264 SF Warehouse
- 2 docks with shelters and flush mount levelers
- 1 drive-in door



Zoning Map

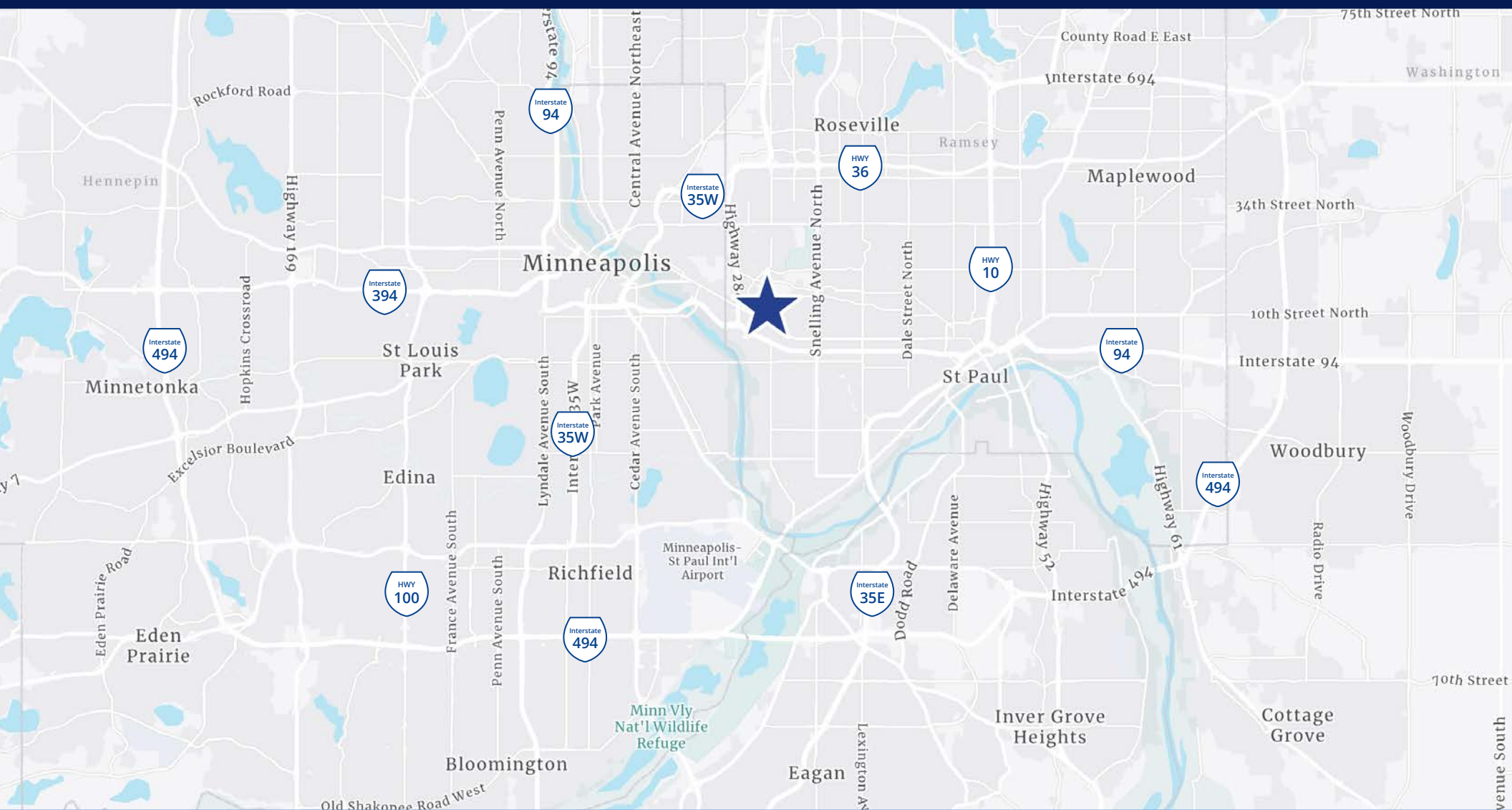
ZONED I2 GENERAL INDUSTRIAL



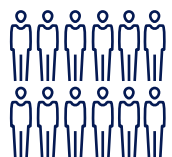
CLICK FOR FOR PRINTABLE
ZONING MAP



CLICK FOR FOR PRINTABLE
ZONING CODE



Demographics (5 mile radius)



2025
population

502,109



2025 Average
Household Income

\$106,670



0.4 Miles

to Metro Green Line
Light Rail Station



7.8 Miles

to Minneapolis/St. Paul
International Airport



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