



Colliers

Industrial Space For Lease

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Drone Video](#)



2100 Gilbert Avenue St. Paul, MN 55104

Manufacturing / Storage / Maker Space

- 50,679 square foot multi-tenant building located at the 50 yard line of the Twin Cities metro area, in the Midway industrial area of St. Paul.
- **Available For Lease:**
 - Suite 2094 — 4,790 square feet with dock loading
 - Suite 2092 — 7,448 square feet with drive-in door
 - Can combine Suite 2094 and Suite 2092 — 12,238 SF Total
- Direct access to US 280, I-94, I-35W and I-35E.
- Tenant signage on I-94 available with 100,000 vpd.
- 2 blocks to Green Line Light Rail system.
- Locally owned and managed.
- Dock access, heavy power, fully sprinklered.
- Six minute drive to downtown Minneapolis or St. Paul.

Accelerating success.

2100 Gilbert Avenue **For Lease**



Manufacturing / Storage / Maker Space

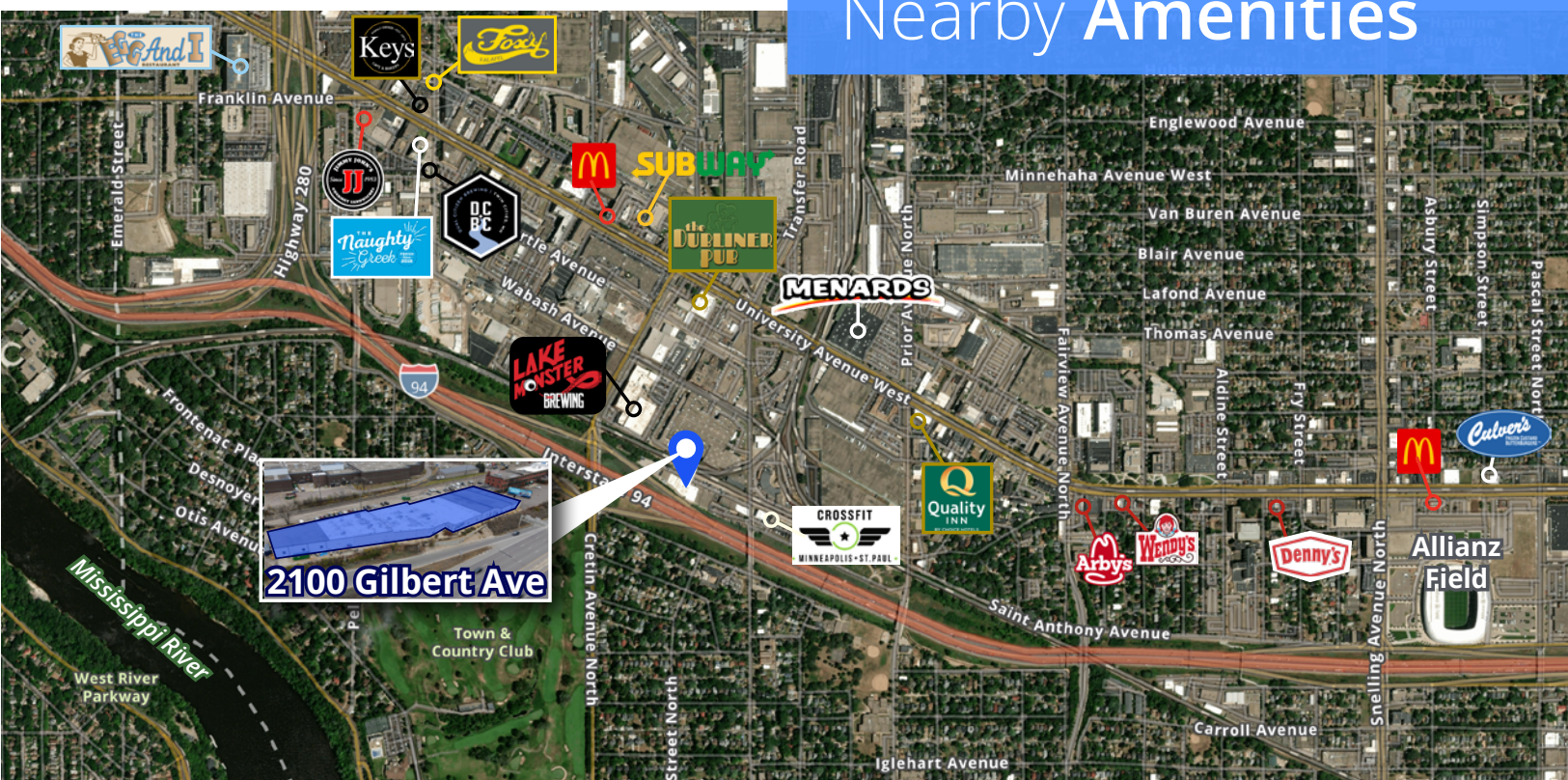
Property Information

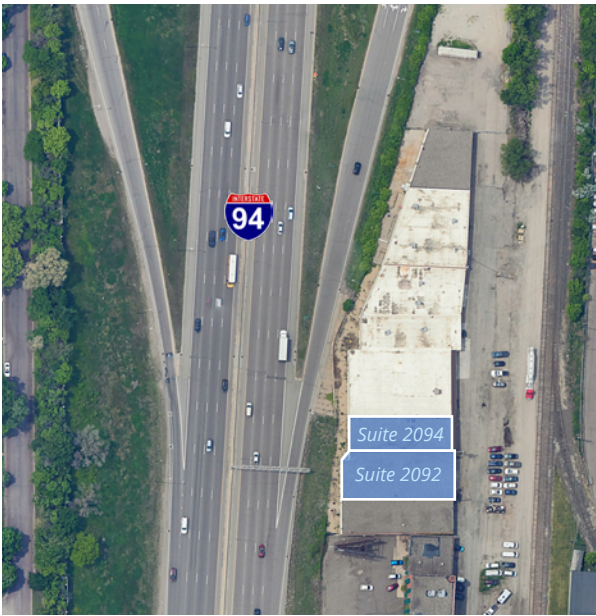
Address	2100 Gilbert Avenue Saint Paul, MN 55104
Building Size	50,679 square feet
Zoning	I-1 Industrial
Year Built	1950
Loading	- Two (2) dock doors - Six (6) drive-in doors
Clear Height	12' – 16'
Site	1.65 acres
Power	1,200 amps 208/240 VAC
Column Spacing	23' x 25', 40' x 30'
Sprinklered	Yes

Currently Available

Suite 2094	4,790 SF - Dock loading - Available now
Suite 2092	7,448 SF 10' x 12' drive-in door - Available October 2026
Suites 2094-2092	12,238 SF - Dock loading 10' x 12' drive-in door
Net Rental Rates	Suite 2094: \$3.00 PSF Suite 2092: \$5.00 PSF
2026 RE Tax & Insurance	\$4.00 PSF

Nearby Amenities



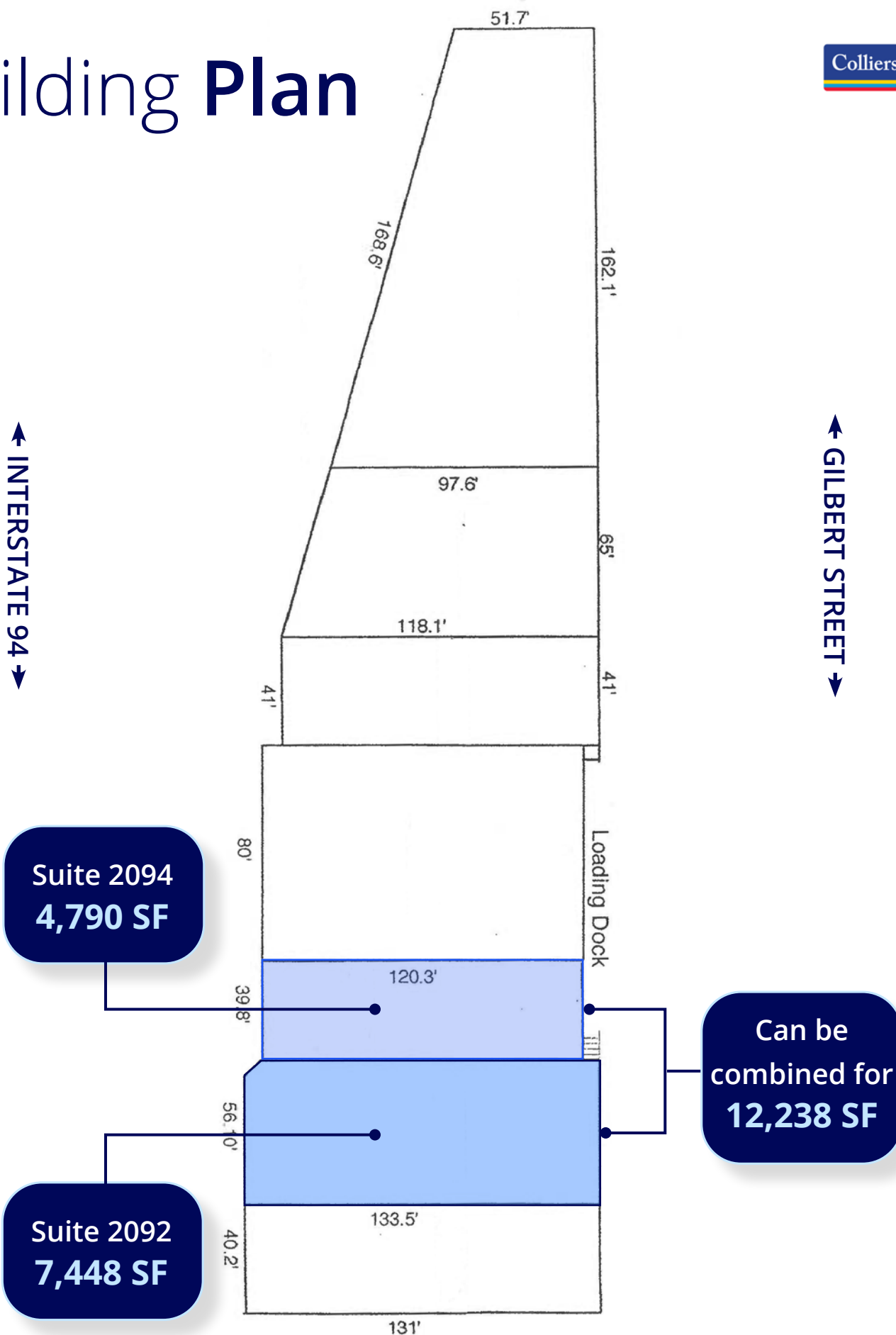


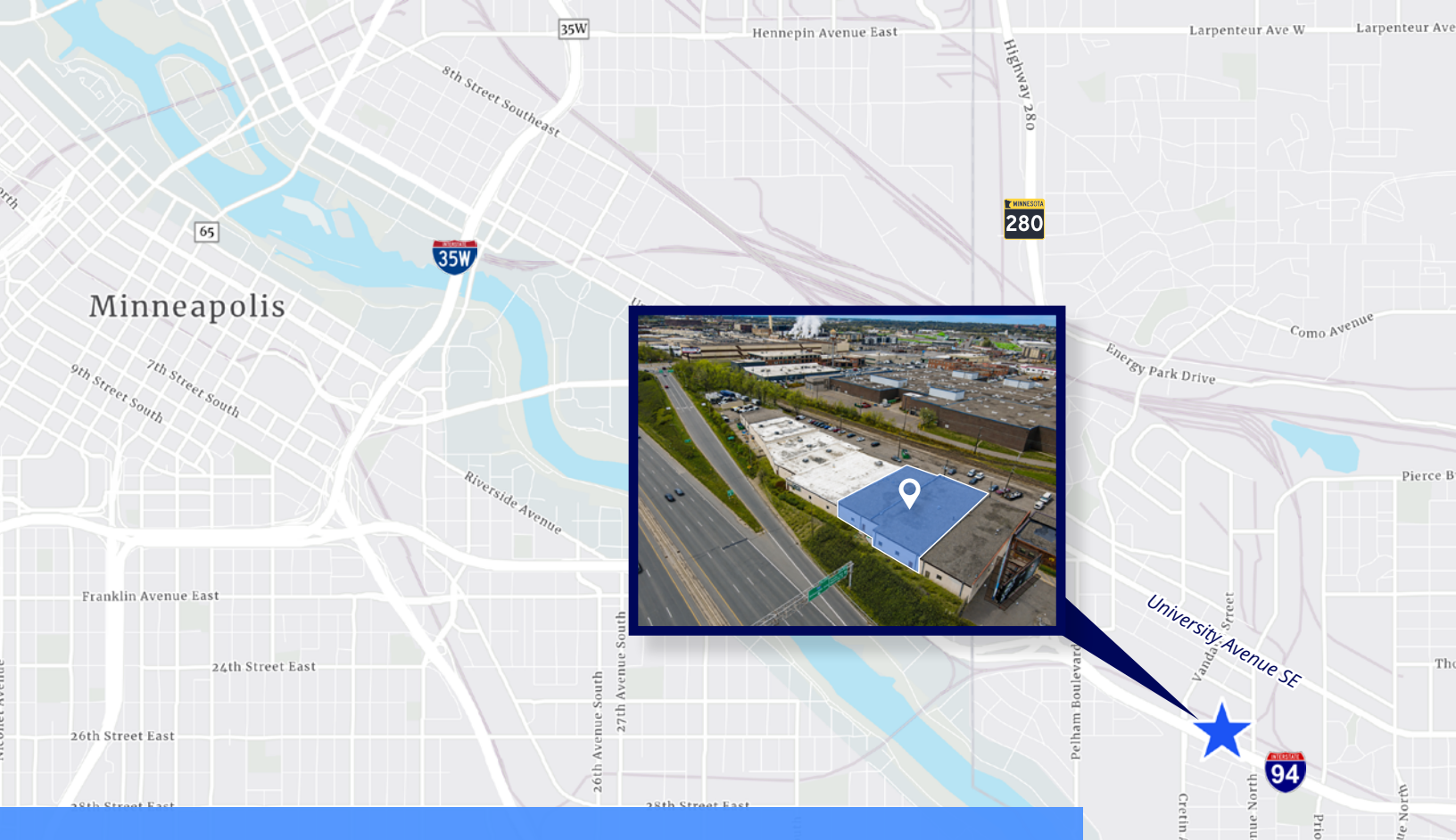
Building Plan



← INTERSTATE 94 →

← GILBERT STREET →





2100 Gilbert Avenue | Minneapolis, MN

For more information, contact:

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