

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

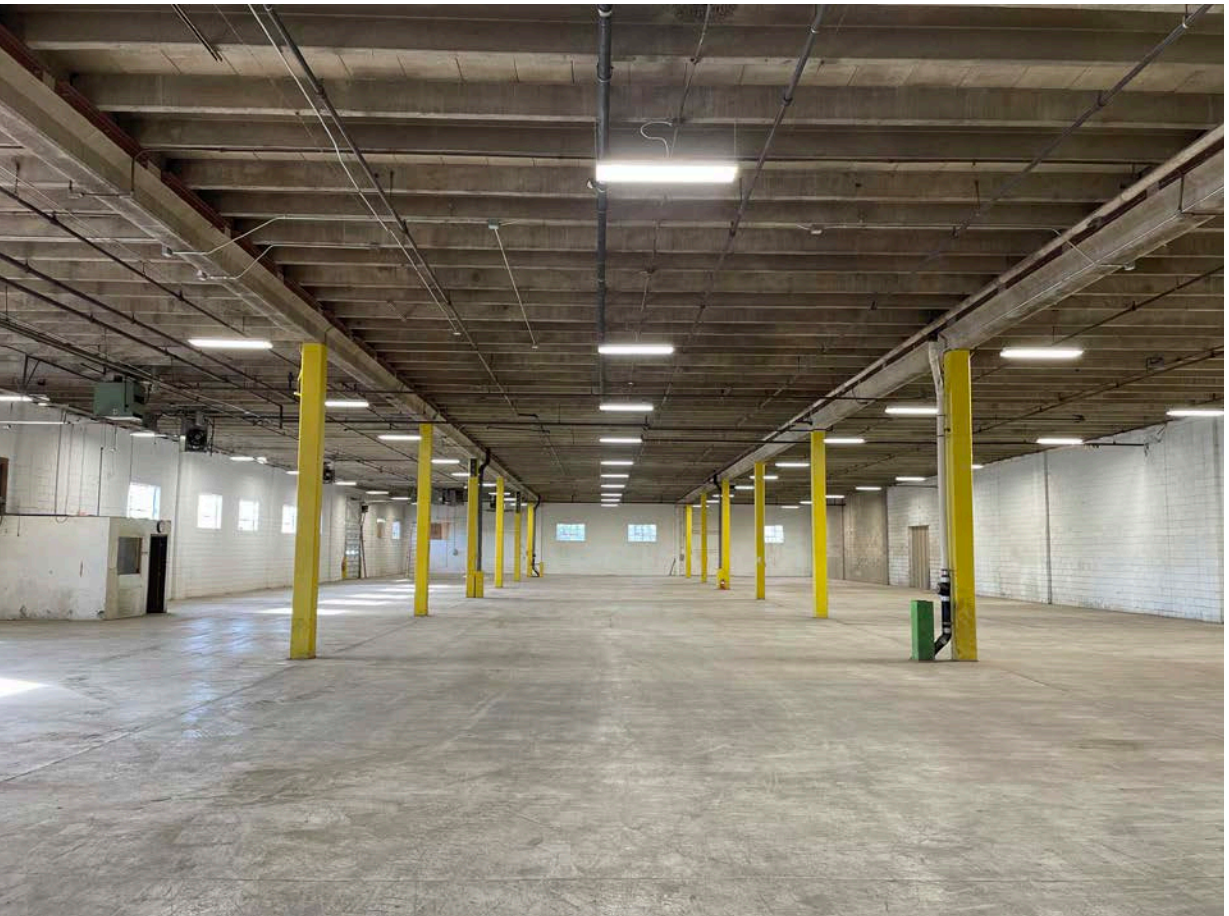
Location	855-865 Vandalia Street, St. Paul, MN
PID #	29.29.23.41.0012
Building Size	55,000 SF
Space Available For Lease	**855 Vandalia St** 1,240 SF Office 26,264 SF Warehouse 27,504 SF Total • 2 docks with shelters and flush mount levelers • 1 drive-in door
Land Size	2.78 Acres
Year Built	1957, renovated 2004
Clear Height	17.5”
Column Spacing	31.5’ x 31.5’
Power	2-400 amp 240V 3 phase
Lighting	T-8
Sprinkler	Yes
2026 Tax & CAM	$4.05 PSF
Lease Rate	**Negotiable**
Sale Price	**Negotiable**















Building Plan

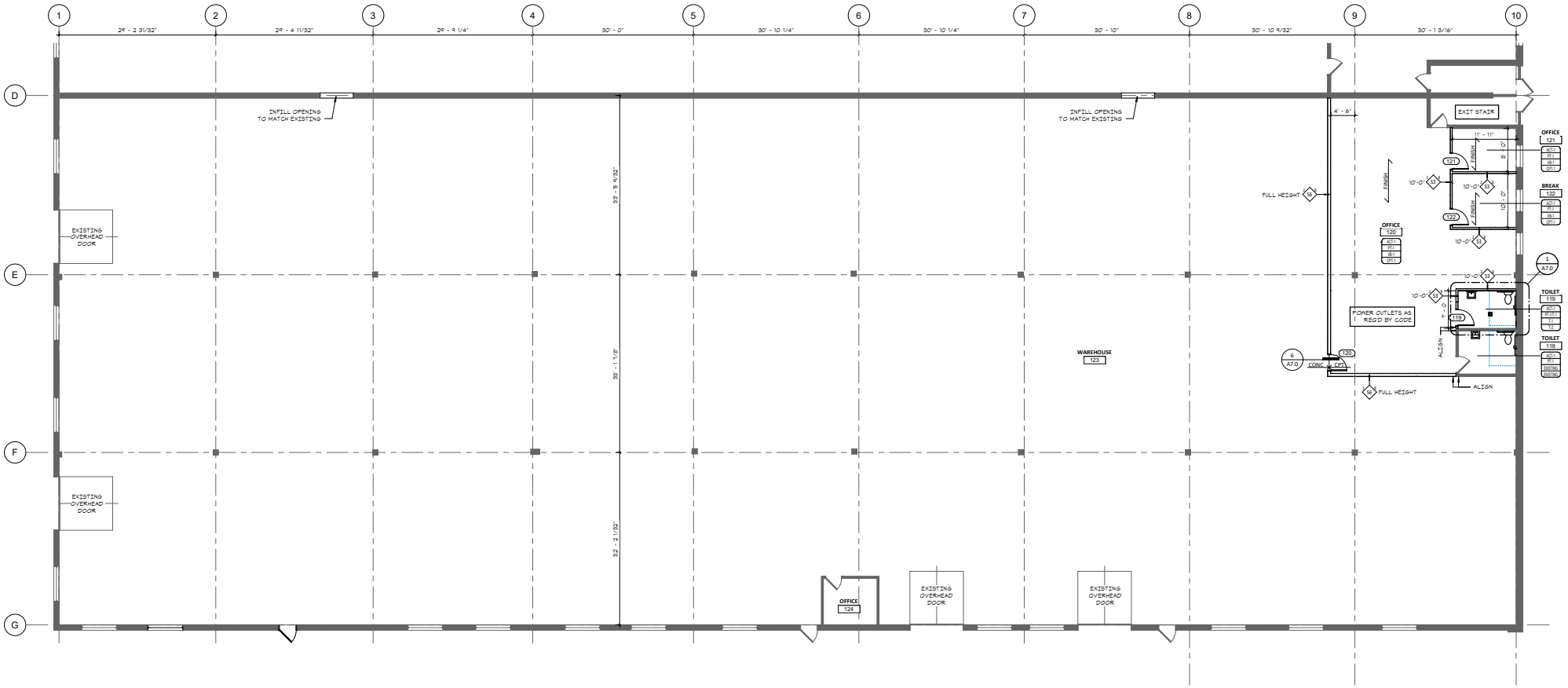


Floor Plan

For Lease

855 Vandalia St | 27,504 SF

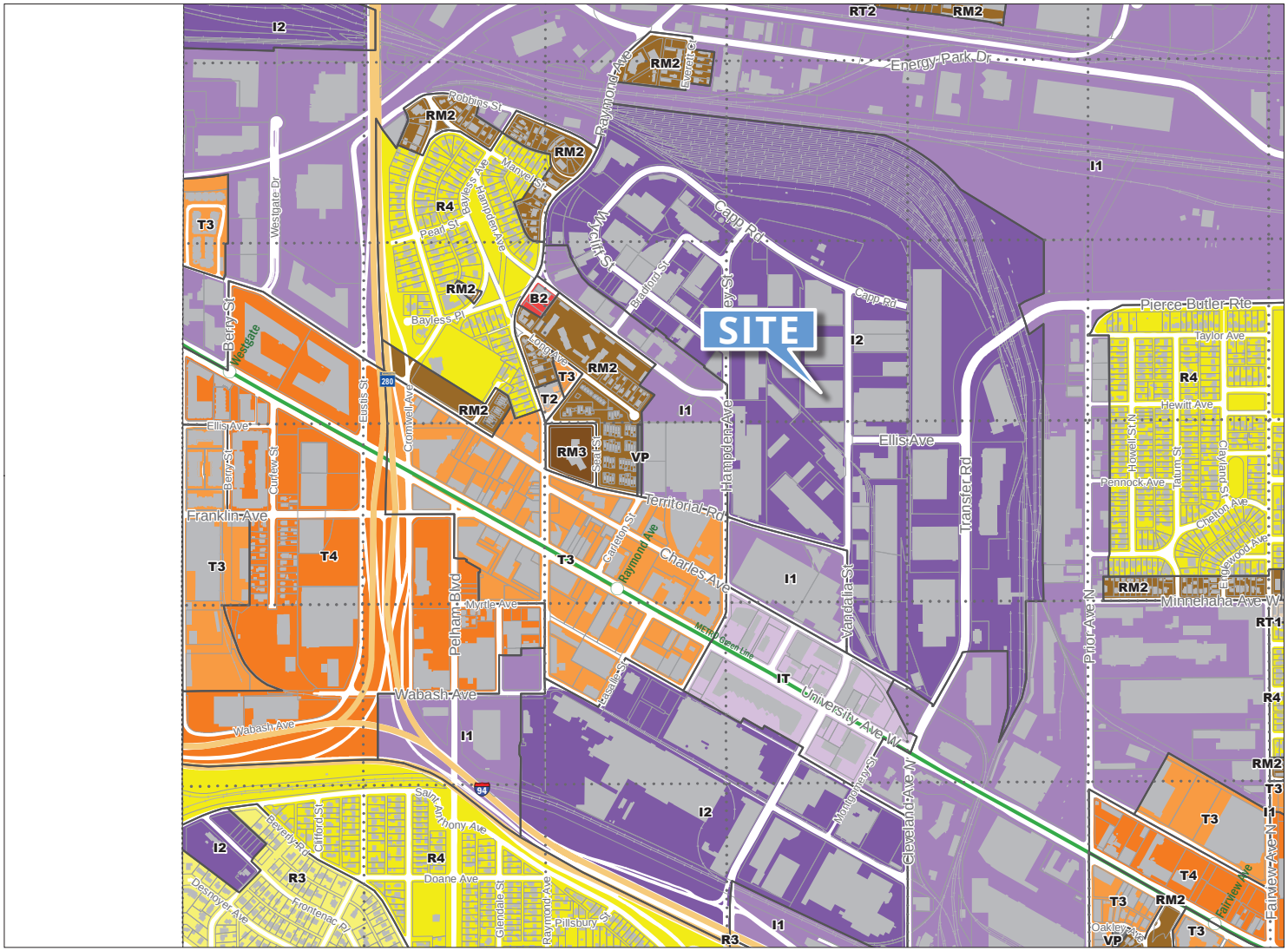
- 1,240 SF Office, 26,264 SF Warehouse
- 2 docks with shelters and flush mount levelers
- 1 drive-in door



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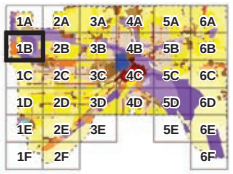
Zoning Map

ZONED I2 GENERAL INDUSTRIAL



Principal Zoning Districts

- Section Line
- RL One-Family Large Lot
- R1 One-Family
- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IT Transitional Industrial
- ITM IT with Master Plan
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- F1 River Residential
- F2 Residential Low
- F3 Residential Mid
- F4 Residential High
- F5 Business
- F6 Gateway
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction



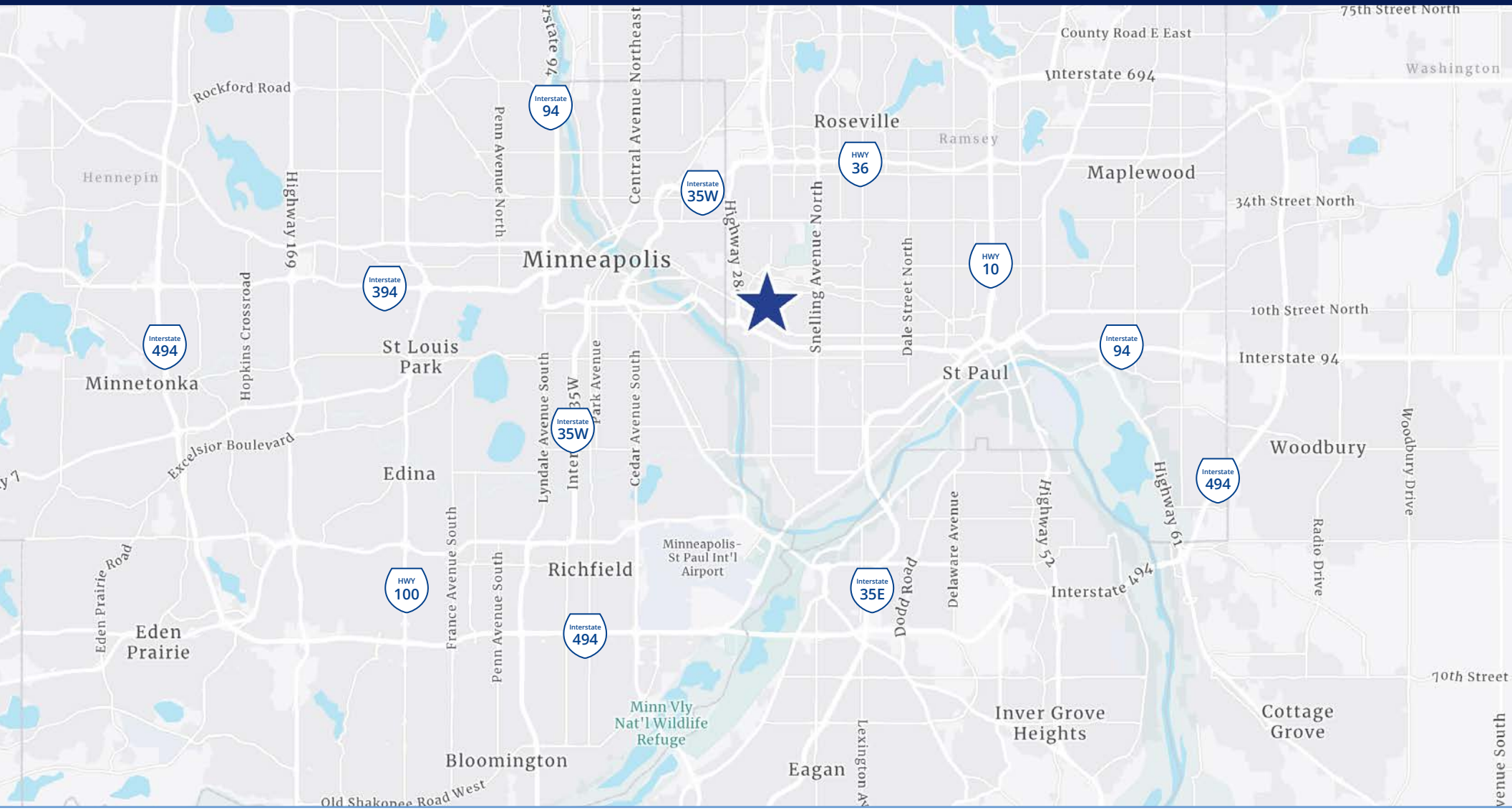
0 165 330 660 990 1,320 ft

1" = 1/8 mile (660 feet)

Principal Zoning Districts
Panel 1B
8/6/2019

CLICK FOR FOR PRINTABLE ZONING MAP

CLICK FOR FOR PRINTABLE ZONING CODE



Demographics (5 mile radius)

2026 population

507,292

2026 Average Household Income

$109,596

0.4 Miles

to Metro Green Line Light Rail Station

7.8 Miles

to Minneapolis/St. Paul International Airport



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