



Colliers

Industrial Space For Lease

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colliers.com/msp

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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.

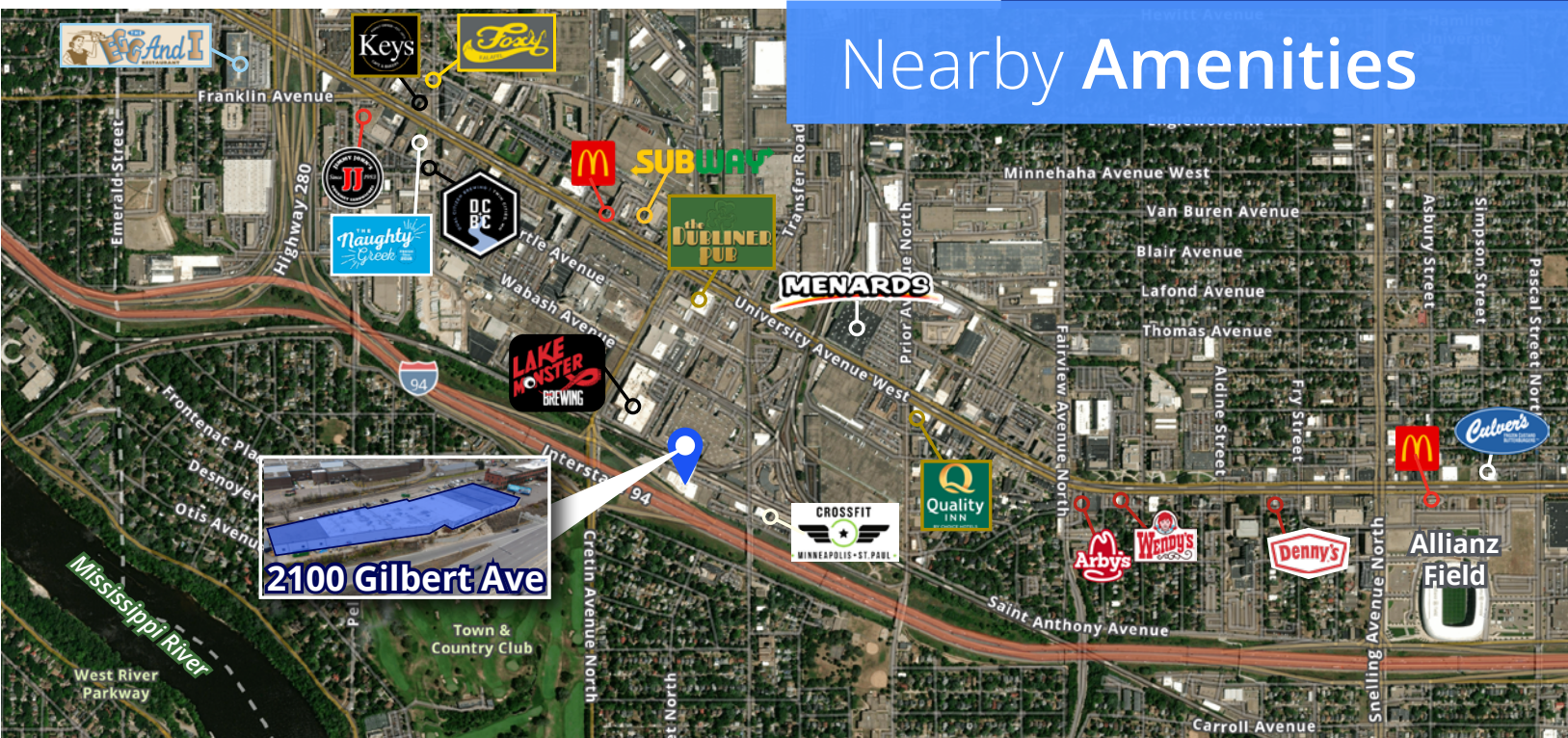
Accelerating success.

Property Overview

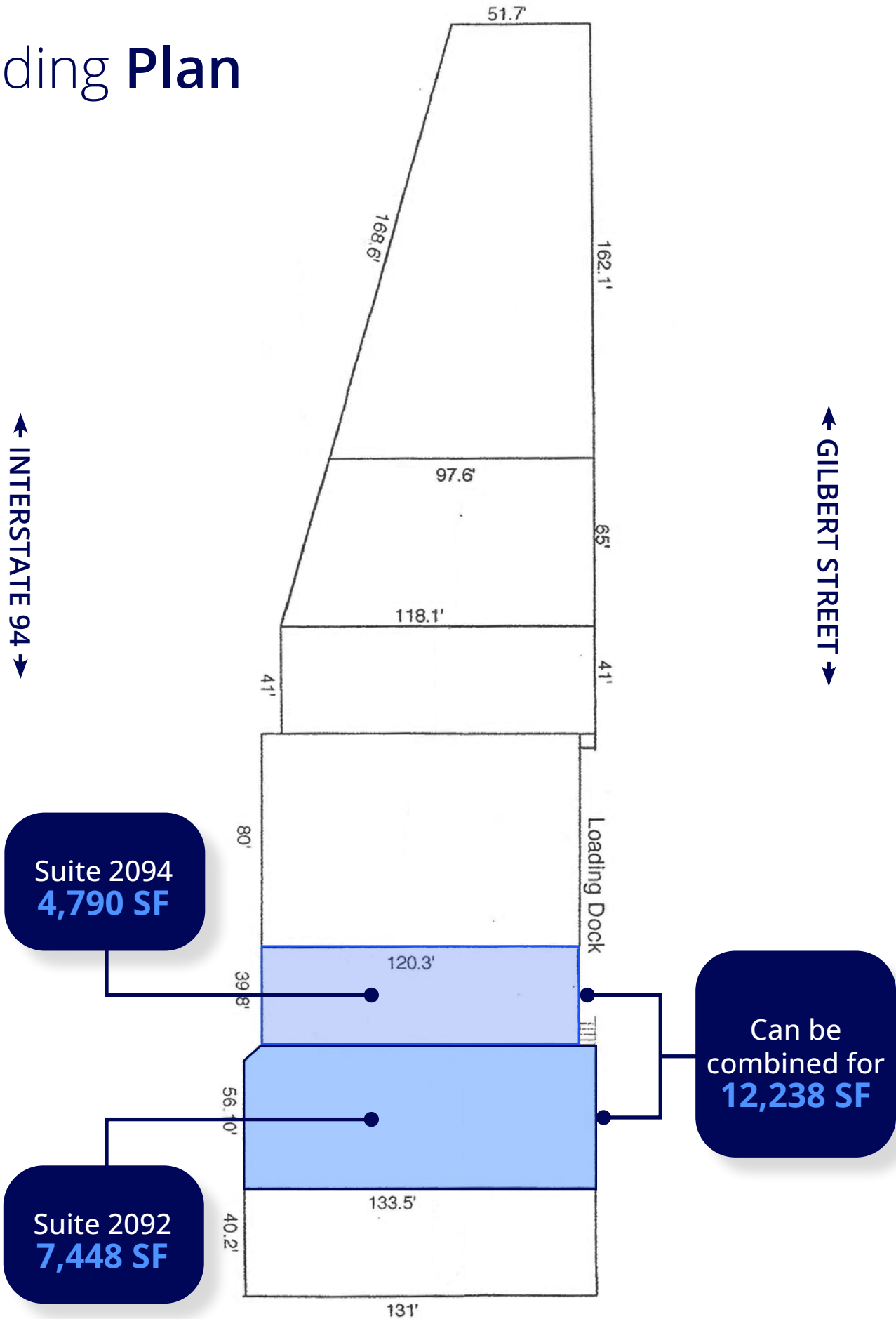
Address	2100 Gilbert Avenue Saint Paul, MN 554104
Building Size	50,679 square feet
Available 4,790 SF up to 12,238 SF	Suite 2094 — 4,790 SF • with dock loading <i>Available now</i>
	Suite 2092 — 7,448 SF • with 10' x 12' drive-in door <i>Available 10/01/2026</i>
	Can be combined for 12,238 SF Total
Zoning	I-1 Industrial
Year Built	1950
Loading	Two (2) docks and six (6) drive-in doors
Clear Height	12' - 16'
Site	1.65 acres
Power	200 amps - 208/240 VAC
Column Spacing	23' x 25', 40' x 30'
Sprinklered	Yes
Net Rental Rates:	\$4.00 PSF blended
2026 RE Tax & Insurance:	\$4.00 PSF

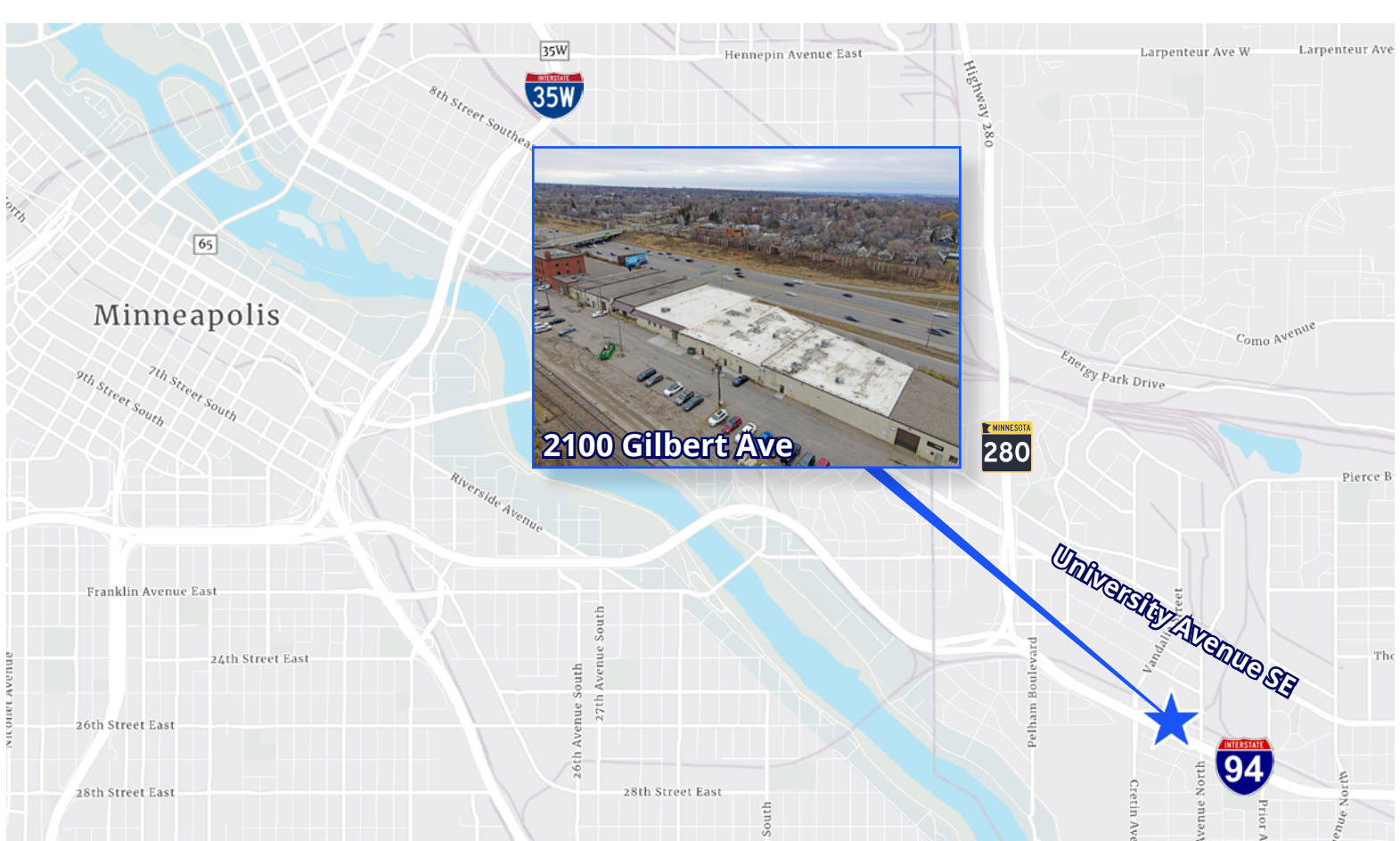


Nearby Amenities



Building Plan





Contact Us

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