

FOR LEASE

644 2nd Street

St. Paul Park, MN 55071



80,350 SF

Total Area

\$12-\$18/SF NNN

Lease Rate

14' Garage Doors

Heavy Equipment

10 Doors

Loading

PROPERTY OVERVIEW

This exceptional 80,350 SF Class B industrial facility offers a rare opportunity for businesses seeking flexible, subdividable space. Featuring 14-foot garage doors that can clear dump trucks, semis, vac trucks, and heavy equipment on trailers, the property is built for serious industrial operations. Constructed in 1956 with additions in 1963, 1968, 1972, and 1979, it provides clear heights of 12' to 20.5', heavy power, and T1 fiber connectivity.

Building Size

80,350 SF on 1.54 Acres

Garage Doors

14' doors - clears semis, dump trucks, vac trucks

Year Built

1956 (Additions: 1963-1979)

Power

Heavy Power Available

Clear Heights

12' to 20.5' throughout

Loading Docks

5 Dock Doors + 5 Drive-In

Building Class

Class B Industrial

Connectivity

T1 Fiber Internet

LEASE DETAILS

Lease Type	Triple Net (NNN)
Asking Rate	\$12.00 - \$18.00 per SF/Year
Available Space	Up to 80,350 SF (Subdividable)
Min Divisible	5,000 SF
Garage Doors	14' doors - clears dump trucks, semis, vac trucks, heavy equipment on trailers
Lease Term	Negotiable
Available	Immediately

SPACE CONFIGURATIONS

SMALL

5,000 - 10,000 SF

\$60,000 - \$180,000/yr

Ideal for startups, small manufacturing, or warehouse operations

MEDIUM

15,000 - 30,000 SF

\$180,000 - \$540,000/yr

Perfect for mid-size industrial, distribution, or production facilities

LARGE

40,000 - 80,350 SF

\$480,000 - \$1,446,300/yr

Full-scale operations with maximum flexibility and capacity



LOCATION ADVANTAGES

- Strategic location in St. Paul Park industrial corridor with easy highway access
- Minutes from major transportation routes and Minneapolis-St. Paul metro area
- 14' garage doors accommodate dump trucks, semis, vac trucks, and heavy equipment on trailers