

**FOR SALE OR LEASE**  
**KASOTA INDUSTRIAL**  
**206,665 SF**

**EASY ACCESS TO I-94, I-35, MN 280, MN-36**

**2565 KASOTA AVE, ST. PAUL, MN 55108**



**2565 Kasota Ave**



# KASOTA INDUSTRIAL



## Property Overview

|                 |                                       |
|-----------------|---------------------------------------|
| Available:      | 8.27 Acres                            |
| Sale Price:     | Negotiable                            |
| Lease Rate:     | \$6.00/SF (NNN)                       |
| Zoning:         | I2 - General Industrial               |
| Clear Height:   | 18'                                   |
| Column Spacing: | 30' x 40' (Upper) / 20' x 30' (Lower) |
| Dock / Drive-In | 32 Docks / 3 Drive-In                 |

## Property Facts

- Located in an Opportunity Zone
- Up to 20,000 SF of outdoor storage
- Close proximity to major interstates and downtown cores



## Contact Us

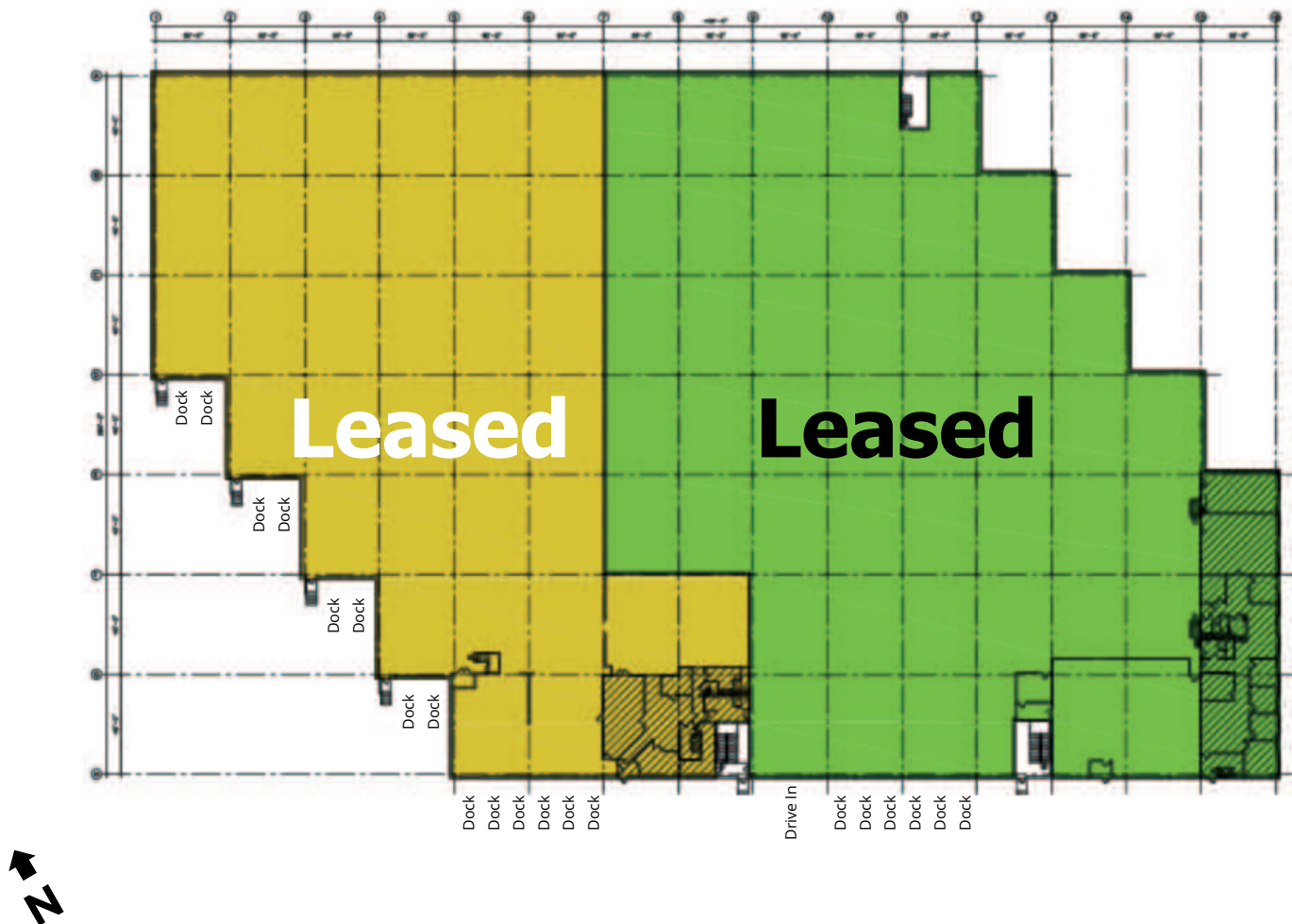
Ben Krsnak      Brandon Otting  
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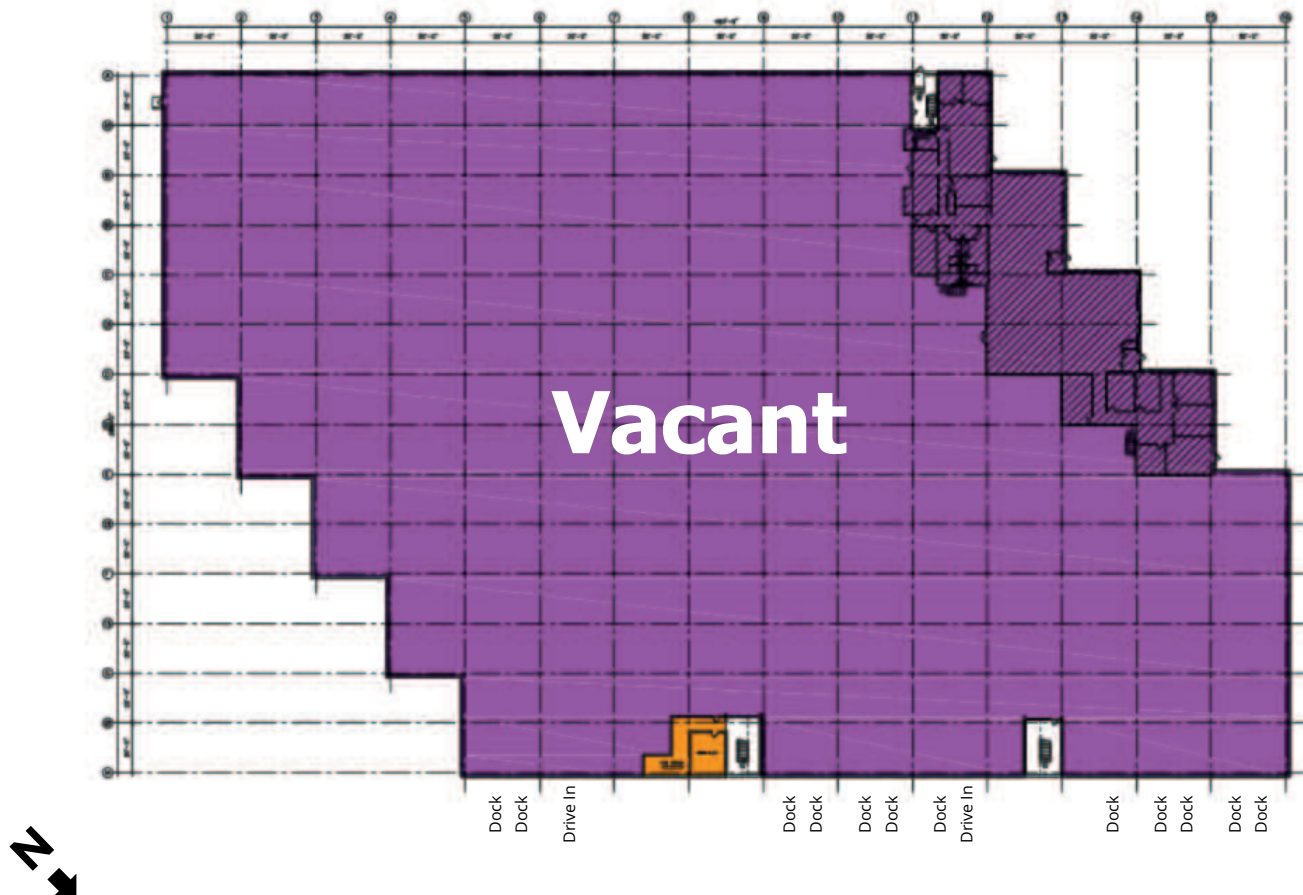
UPPER FLOOR PLAN (6,123 SF office | 97,535 SF warehouse)



# KASOTA INDUSTRIAL



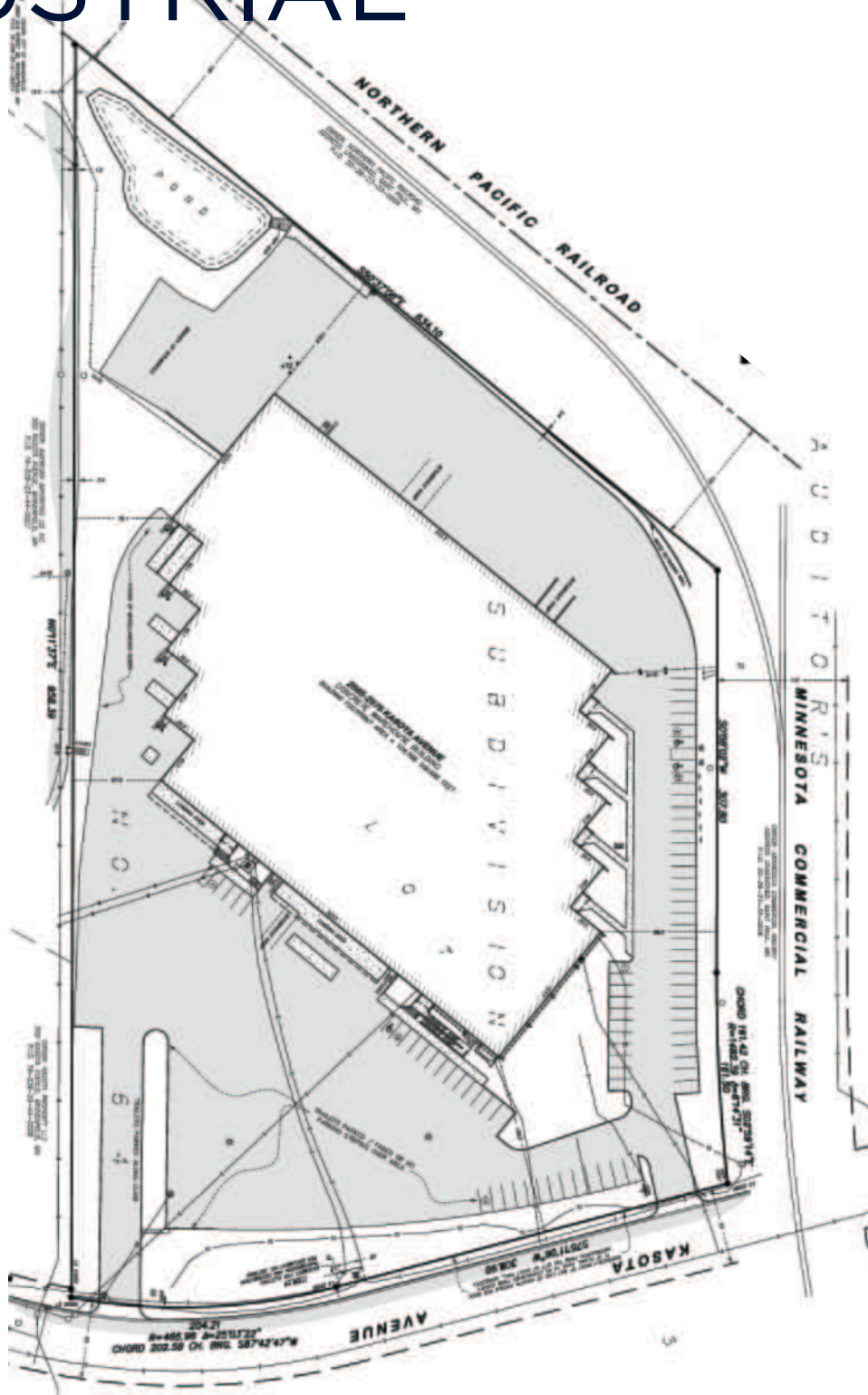
LOWER FLOOR PLAN (8,270 SF office | 94,737 SF warehouse)





KASOTA

# INDUSTRIAL



**HEMPEL**  
REAL ESTATE

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