

# FOR SALE OR LEASE

278 STATE STREET  
SAINT PAUL, MN 55107



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# PRIME INDUSTRIAL OUTSIDE STORAGE (IOS) PROPERTY

## FOR SALE OR LEASE

### 278 STATE ST, ST. PAUL, MN 55107

278 State Street in St. Paul, Minnesota is an 18,700 square foot industrial building featuring approximately 11,950 square feet of functional office space. Built in 1969, the property offers a flexible layout supported by efficient loading, storage, and operational flow. The building is well-suited for a variety of industrial, service, or owner-user applications, combining a substantial office component with practical warehouse functionality. Located in St. Paul, the property benefits from convenient access to regional roadways, workforce amenities, and the greater Twin Cities market, making it a solid option for businesses seeking a centrally located and adaptable facility.

#### PROPERTY SPECS

Building Size	18,700 SF Total	RTU's	Regularly Serviced by Nasseff
Office Area	11,950 SF	Roof Age/Type	2/3 Replaced Approx. 5 Years Ago
Warehouse Area	6,750 SF	Sprinklers	Not Sprinkled
Clear Height	12'6" (Warehouse) 8'-9" (Office) *2/3 building is 12'6" clear	Construction Type	Masonry
Loading	(1) Loading Dock (2) 12' High Drive-In Doors	Parking	50 Stalls
Land Size	1.84 AC	IOS	25,000 SF
Year Built	1969	Security	Entire Property is Fenced, Gated
Divisible	Ability to Subdivide Building, Multi-Tenant	Power	120/208V Power 2 400A services separately metered.
Building Exterior	Windows are Solid, Tuckpointed, Re-Caulked, and Painted	PID	05-28-22-34-0001
Building Interior	Office Refreshed in 2016	Taxes (2026)	\$57,030
Lease Rate	Negotiable	Sale Price	Negotiable

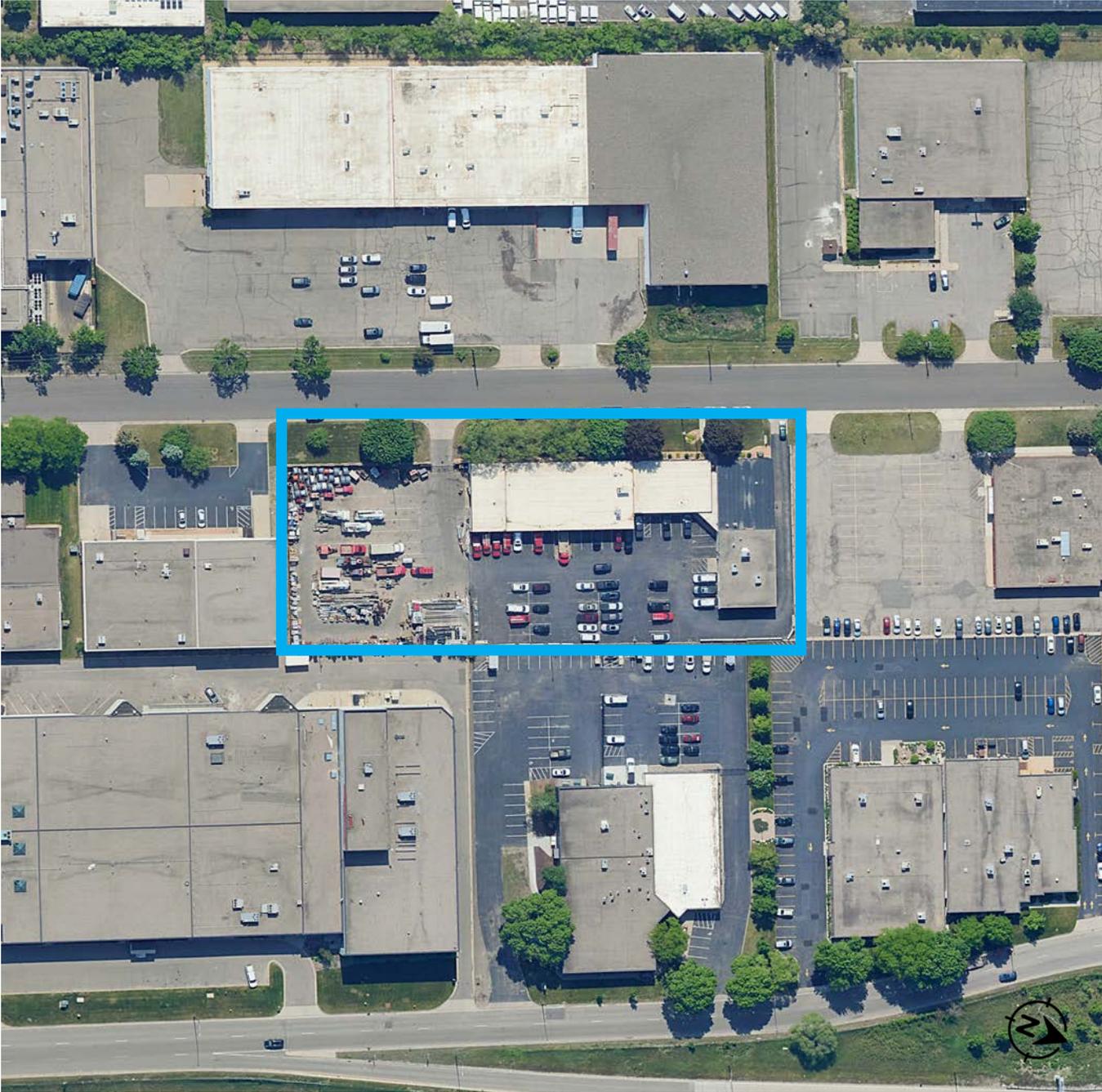
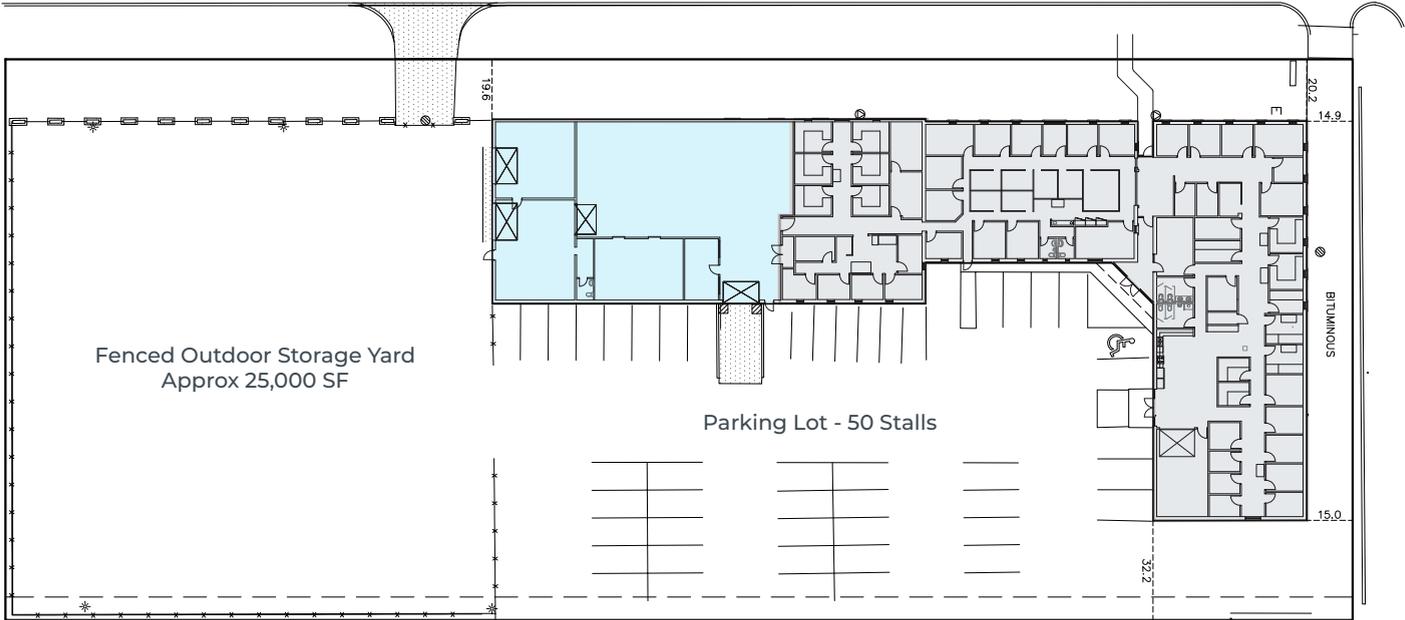


# SPACE DESIGNED FOR POSSIBILITY

## FLOOR PLAN & PROPERTY AERIAL

### FLOOR PLAN

- Warehouse
- Office



**STRATEGIC CENTRAL  
LOCATION WITH  
SEAMLESS HIGHWAY  
ACCESS**

**2 MINUTES**

Downtown Saint Paul  
Interstate 94  
Interstate 35E

**7 MINUTES**

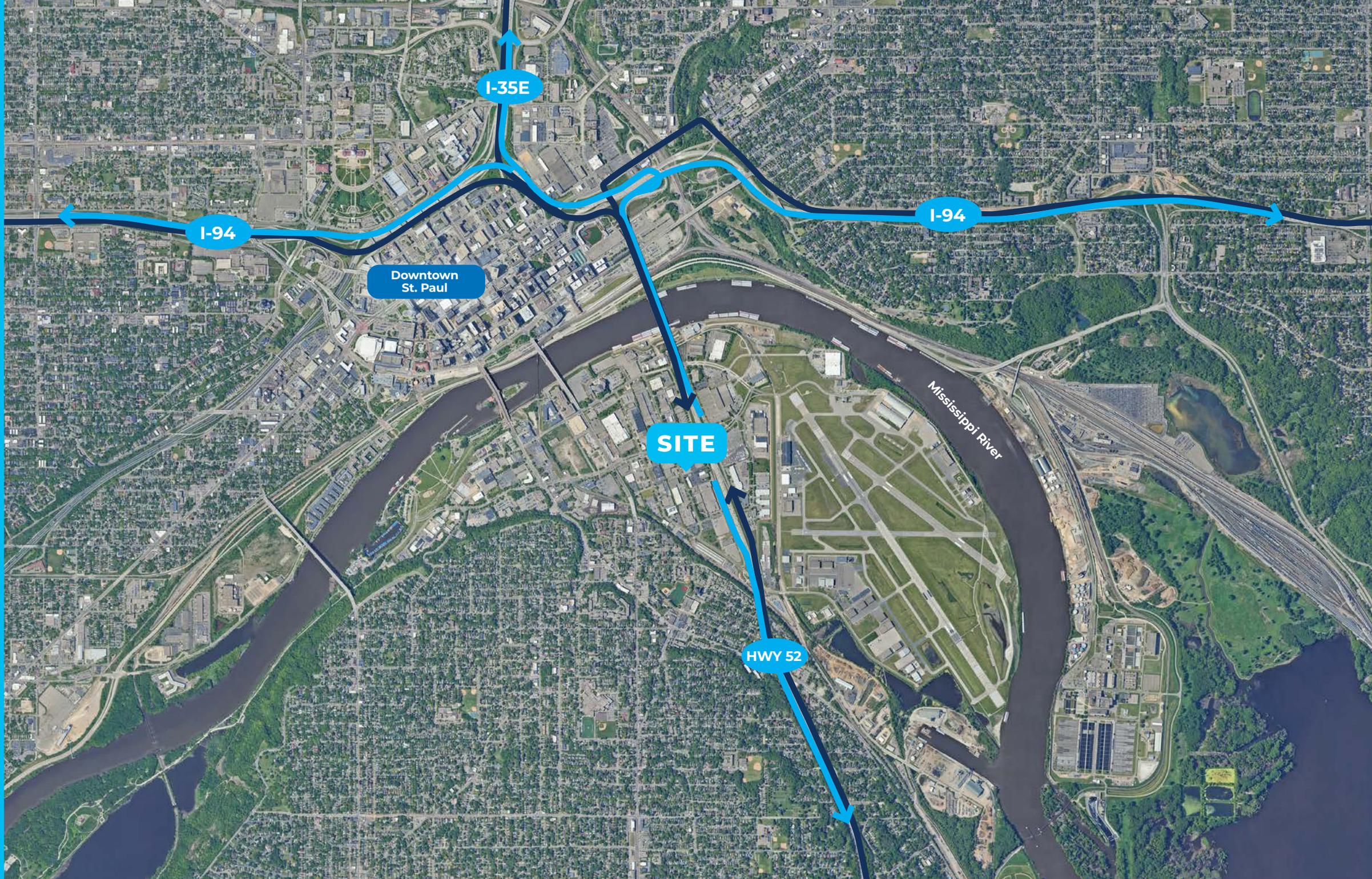
Interstate 494

**10 MINUTES**

Downtown Minneapolis

**15 MINUTES**

Mall of America  
MSP International Airport





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