



State of the Art - Vertical Farming Opportunity

Property Highlights

- Up to 78,857 SF Available in a renovated and fully improved Office Warehouse Property located off of West 7th Street in Saint Paul.
- 22' Clear Height throughout, Five (5) loading docks, Front Loaded.
- Fully Operational Vertical Farming warehouse area with approximately 15,000 lineal feet of growing beds potential (Hydro/Aquaponics Farming)
- Fully Operational Fish Farming warehouse area with eighteen (18) aquaponics pools with state of the art filtration system.
- Property is Zoned as an Agricultural Facility - with the current annual real estate taxes at roughly \$0.61 / SF.
- Rail Access to SOO LINE.
- Adjacent to popular Keg & Case and the Schmidt Brewery Building.
- Landlord may demise space subject to tenant needs.
- Negotiable Lease Terms

AVAILABLE SPACE SUMMARY

Available SF	Up to 78,857 SF
Property Type	Office / Warehouse
Land Use Code	190 A - Agricultural
Net Rentable Area	78,857 SF
Warehouse Area	58,800 SF
Office / Production Area	20,057 SF
Asking Lease Rate	\$12.00 / SF
Lease Type	NNN
Least Term	Negotiable
Tenant Improvements	Negotiable
Real Estate Taxes	\$0.61 / SF
Common Area Maintenance	TBD

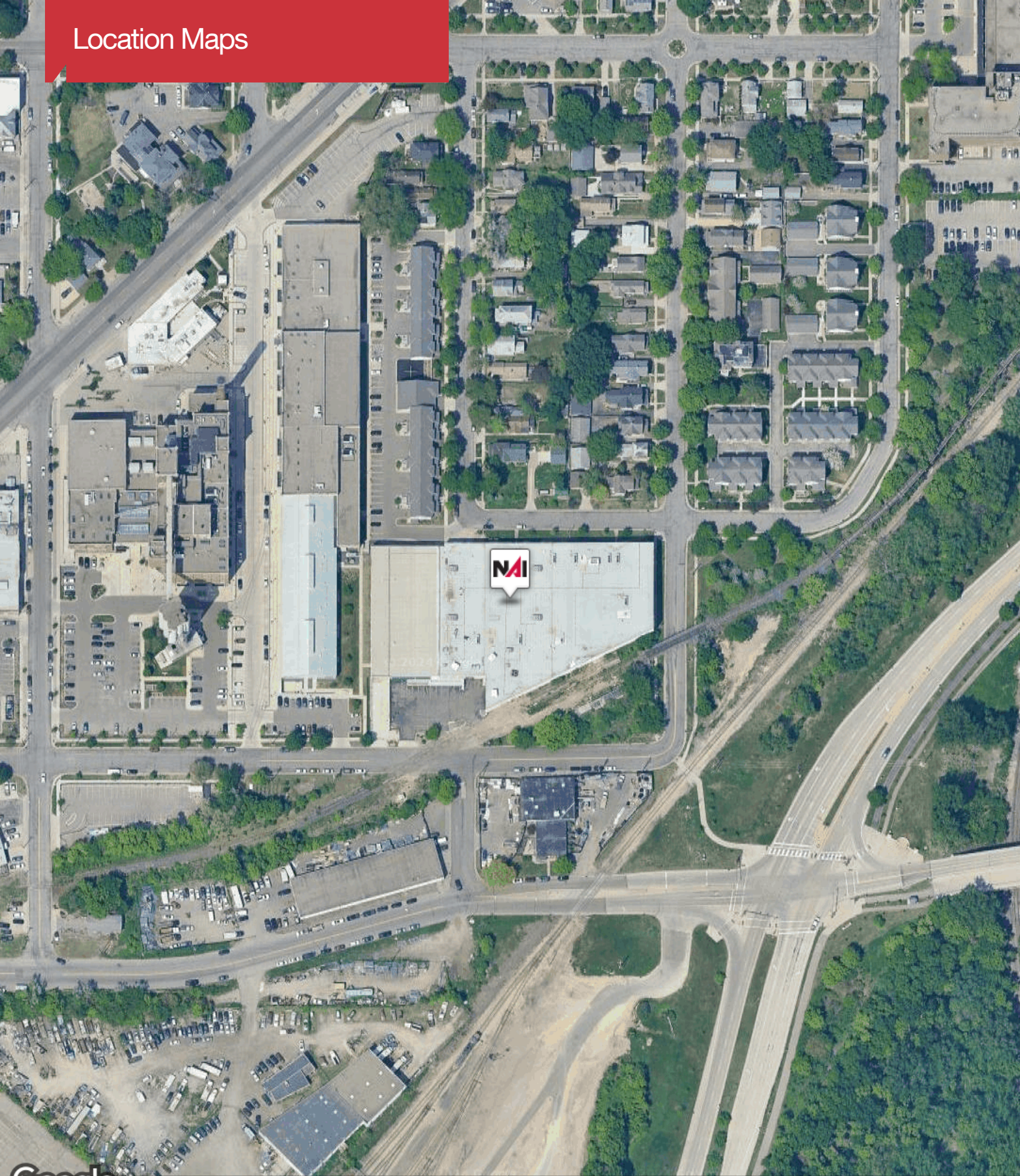
For more information

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Location Maps



Google

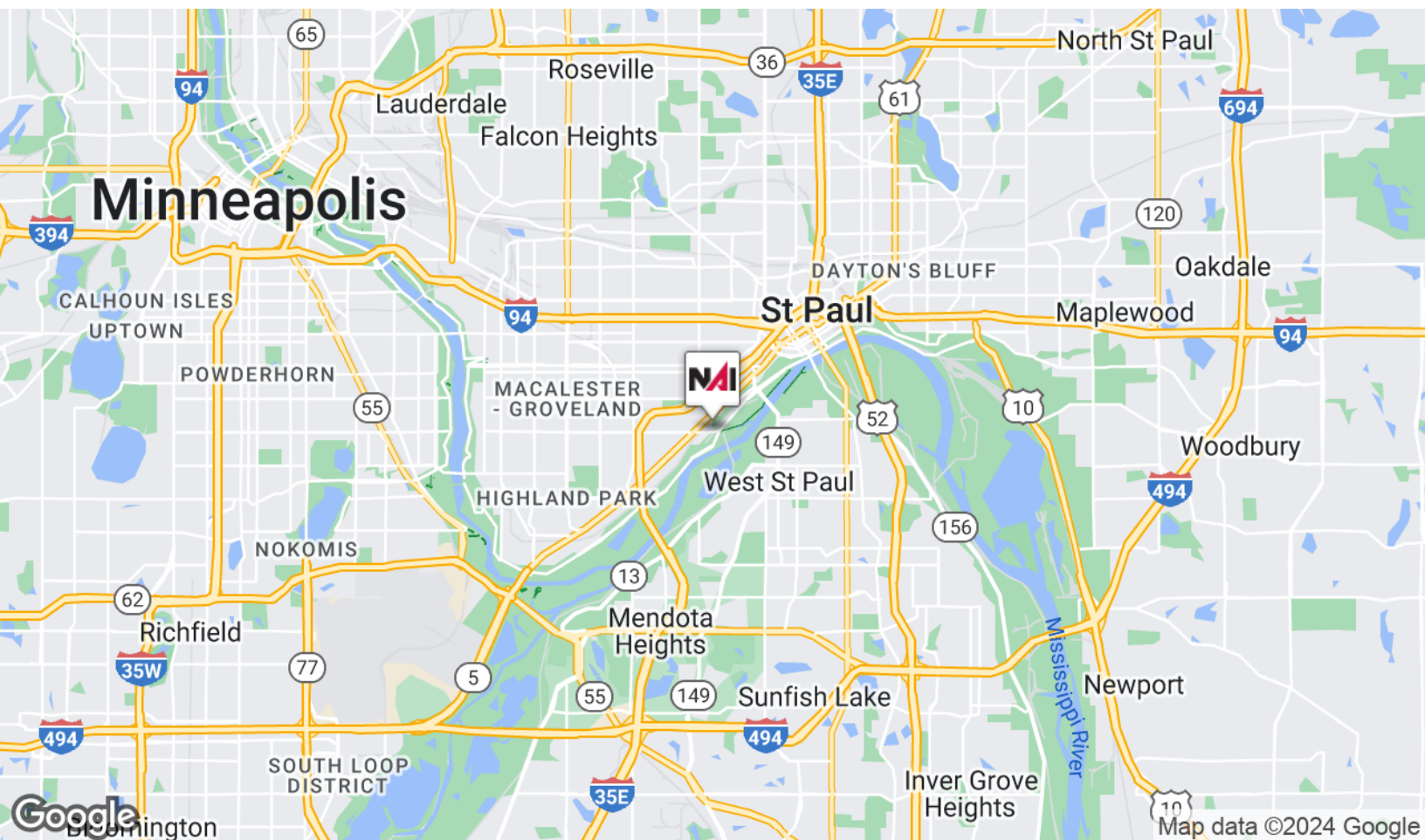
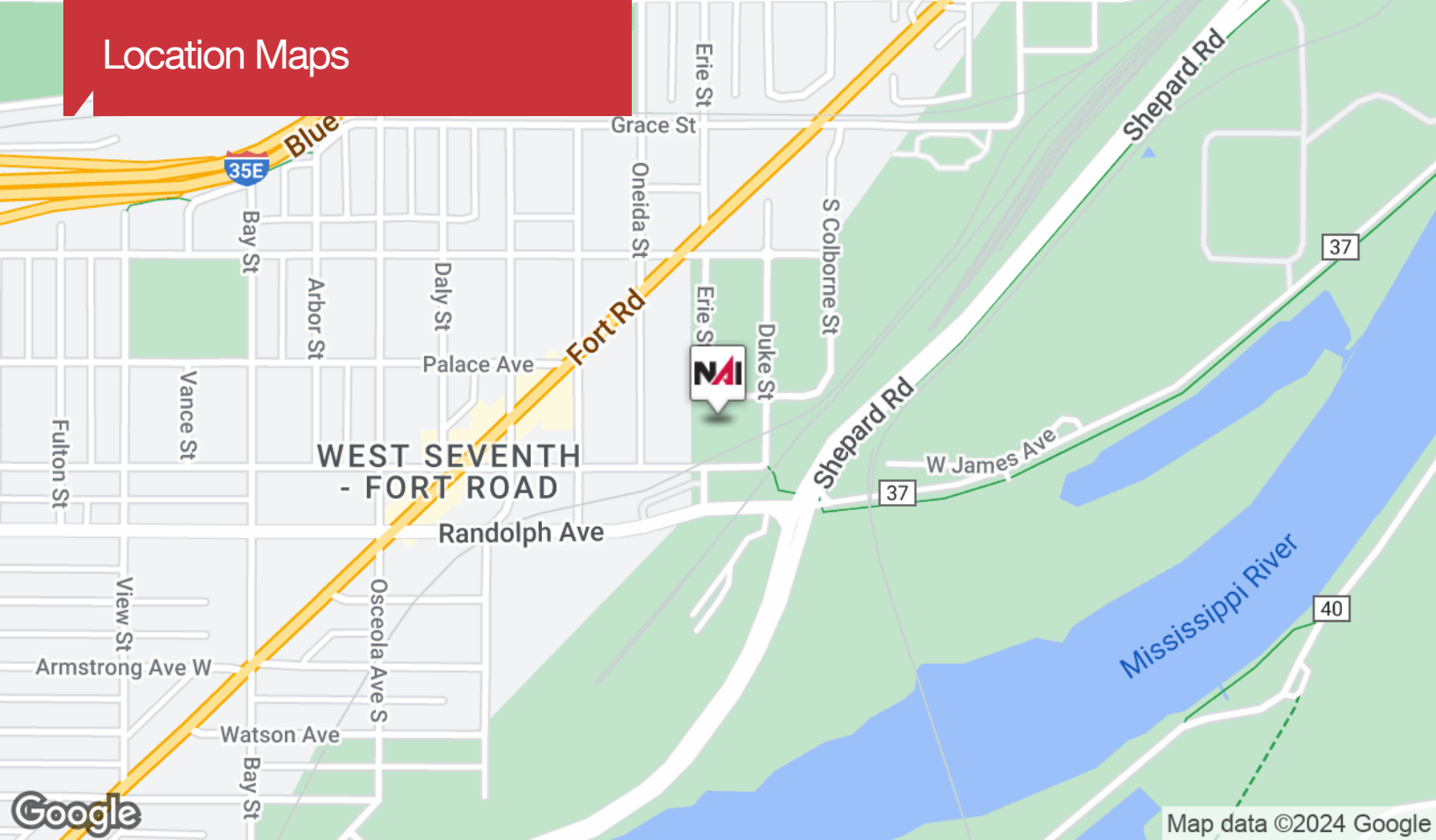
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Location Maps





LOCATION INFORMATION

Building Name	James Avenue Agricultural Center
Street Address	543 W James Ave
City, State, Zip	Saint Paul, MN 55102
County	Ramsey
Market	Saint Paul Industrial
Sub-Market	West 7th and Schmidt Brewery
Cross-Streets	James Street, Webster Street and Duke Street.
Signal Intersection	Yes



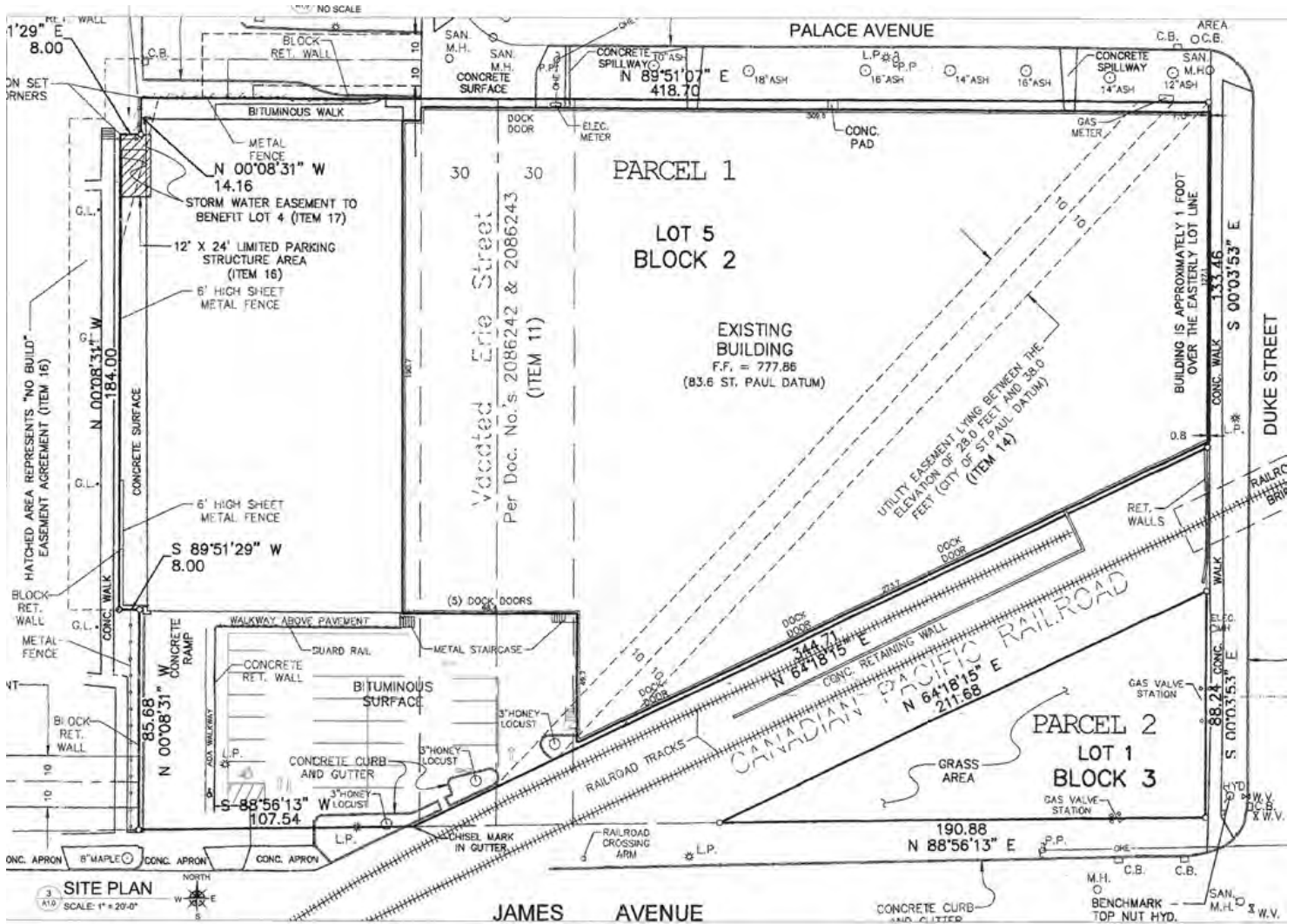
BUILDING INFORMATION

Tenancy	Multiple, Landlord will divide space.
Net Rentable Area	78,857 SF
Year Built	1980
Year Last Renovated	2015
Clear Height	22'
Warehouse %	75.0%
Column Spacing	50' x 40'
Loading Docks	Five (5)
Parking	Twenty-two (22) Stalls, w/ dedicated handicap accessible
HVAC	Rooftop Units, 100% climate controlled
Sprinkler	100% Wet System throughout
Power Supply	6,000 AM, 480 - 600 V, 3 Phase
Water Supply	Access to Jordan Aquifer
Farming Equipment	Installed in 2015, turn-key, state of the art equipment for Hydroponics and Aquaponics Vertical Farming and Fish Farming - manufactured and designed by Pentair. Designed for full Organic growing.

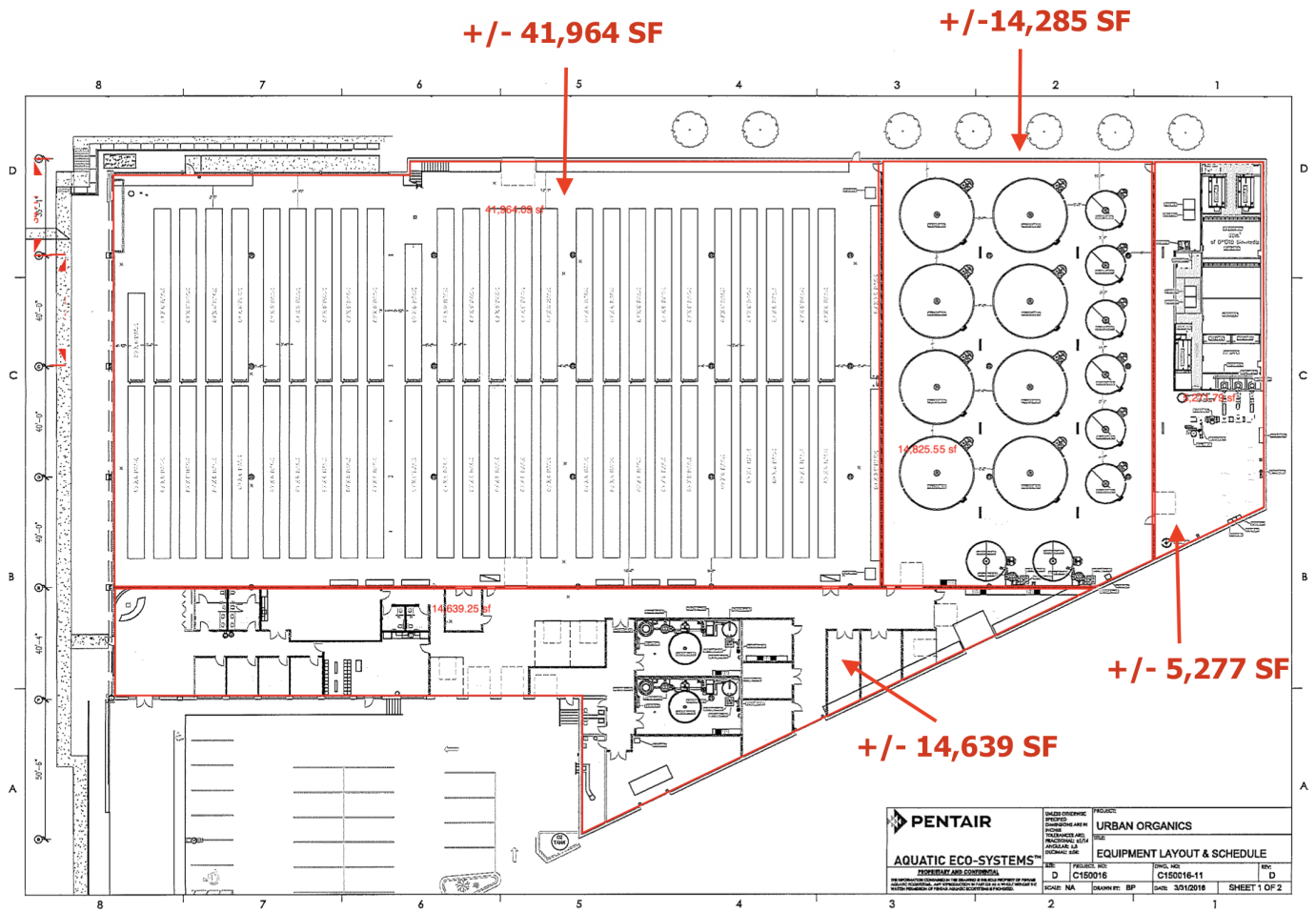




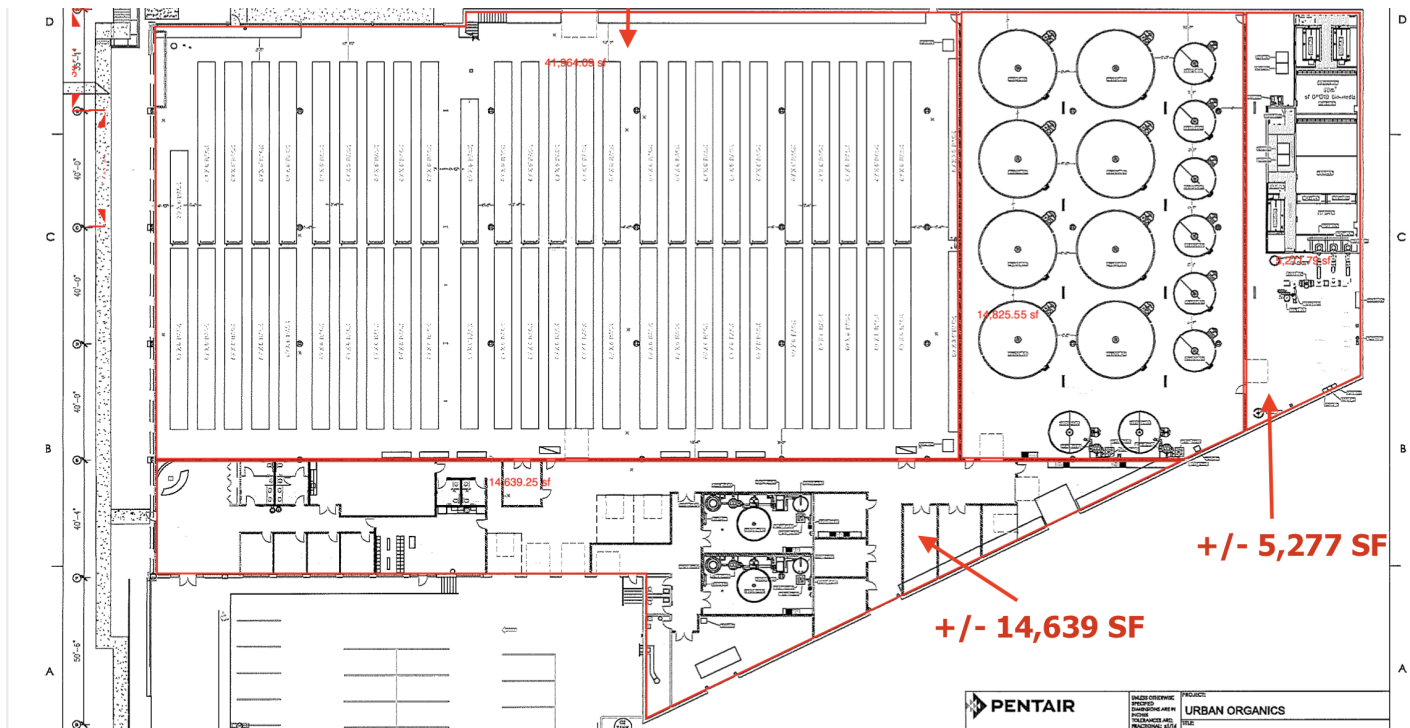
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Available Spaces



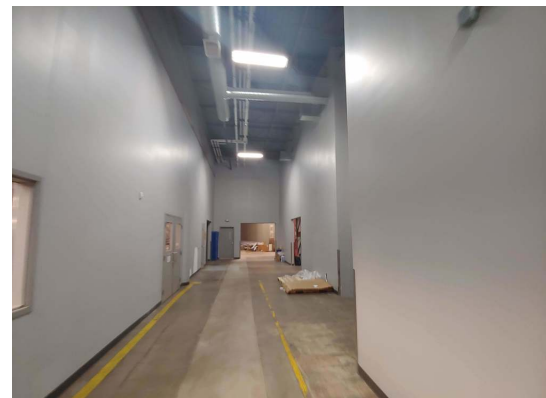
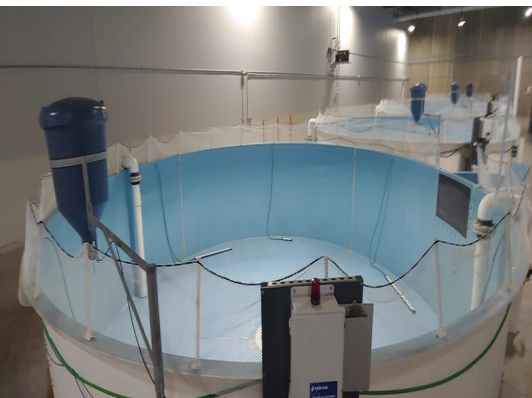
LEASE TYPE - | TOTAL SPACE - | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Warehouse / Vertical Farm	-	58,800 SF	NNN	\$12.00 SF/yr	22' Clear Warehouse area - with a fully operational Vertical Farming equipment. There are fifty-two (52) growing beds, each consisting of 1000 sq ft of growing area.
Warehouse / Aquaponics	-	17,460 SF	NNN	\$12.00 SF/yr	-



Vertical Farming / Warehouse







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PROFESSIONAL BACKGROUND

Michael Houge is the managing Director of NAI Legacy. NAI Legacy is a member of the NAI Global network of over 6000 professionals and 375 offices worldwide. NAI Legacy is coupling the latest technology with a traditional emphasis on customer service, our team provides strategic guidance, administrative support and brokerage services for properties totaling nearly 2,500,000 square feet. With business lines including property management, traditional sales and leasing services, and 1031 Tax-Deferred Exchange solutions, the NAI Legacy team is adept at navigating all aspects of quality commercial real estate assignments.

Mr. Houge, CCIM, SIOR has over thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of Western North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions. Michael has also leased well over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Specialties Include: The Purchase or Sale of Net-Leased Properties • 1031 Tax Deferred Exchanges • Commercial Real Estate Investments • Energy (Oil Field) Related Real Estate • Real Estate Technology • Office Properties • Retail and Industrial Real Estate • Land Sales • Financing • Property Sales and Acquisitions • Consulting for Real Estate Projects • Public Speaking and Presenting on Related Topics • Real Estate Marketing • Branding and Web-Based Initiatives • Investment Analysis

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