Industrial | For Sale or Lease

139 Eva Street

139 EVA STREET
ST. PAUL, MN 55107



FIRST INDUSTRIAL REALTY·TRUST

CBRE

Features

Highlights

- Perfectly situated within minutes of Hwy 52, I-94, and I-35W
- 1 mile from downtown St. Paul, south of the Mississippi River - perfect for last-mile distribution
- Near Downtown St. Paul Airport
- 6” natural gas line
- Heavy power: 6,000 Amps, 480 Volt 3-Phase (2 separate feeds)
- Upgraded in 2025:
  - All warehouse heaters replaced
  - New parking lot with heavy parking
  - Freshly painted exterior and interior
  - New office and restrooms
  - New LED lighting



Features

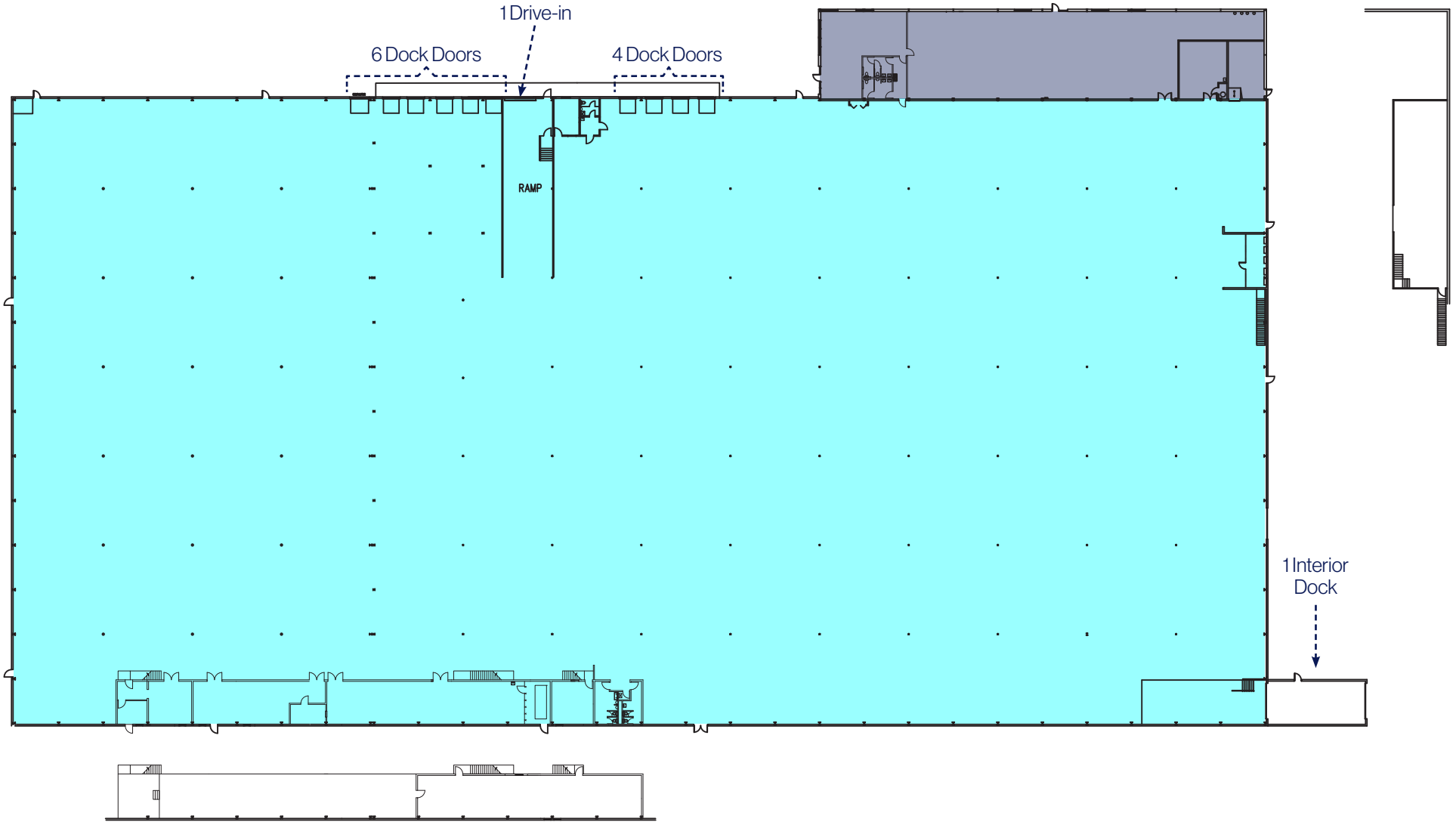
Address	139 Eva Street, St. Paul MN 55107
Building Size	Total: 167,094 SF Office: 6,500 SF Warehouse: 160,594 SF
PID	05-28-22-32-0001
Site Size	9.62 Acres
Zoning	ITM - Industrial w/ master plan
Loading	11 Dock Doors, 1 Drive-in
Clear Height	25’ - 35’
Building Depth	280’
Column Spacing	40’ x 40’
Sprinklered	ESFR
Power	6000 Amps 480V 3-Phase (2 seperate feeds)
Parking	106 Stalls
Trailer Stalls	38+
Lighting	LED - 2025
Roof	TPO - 2012
Gas	XCel Energy
Electric	XCel Energy
Water and Sewer	City of St. Paul
2026 Property Tax	$342,900
2026 CAM	$1.10 PSF
Sale Price / Lease Rates	Negotiable

Building Plan

Total SF:
+/-167,094

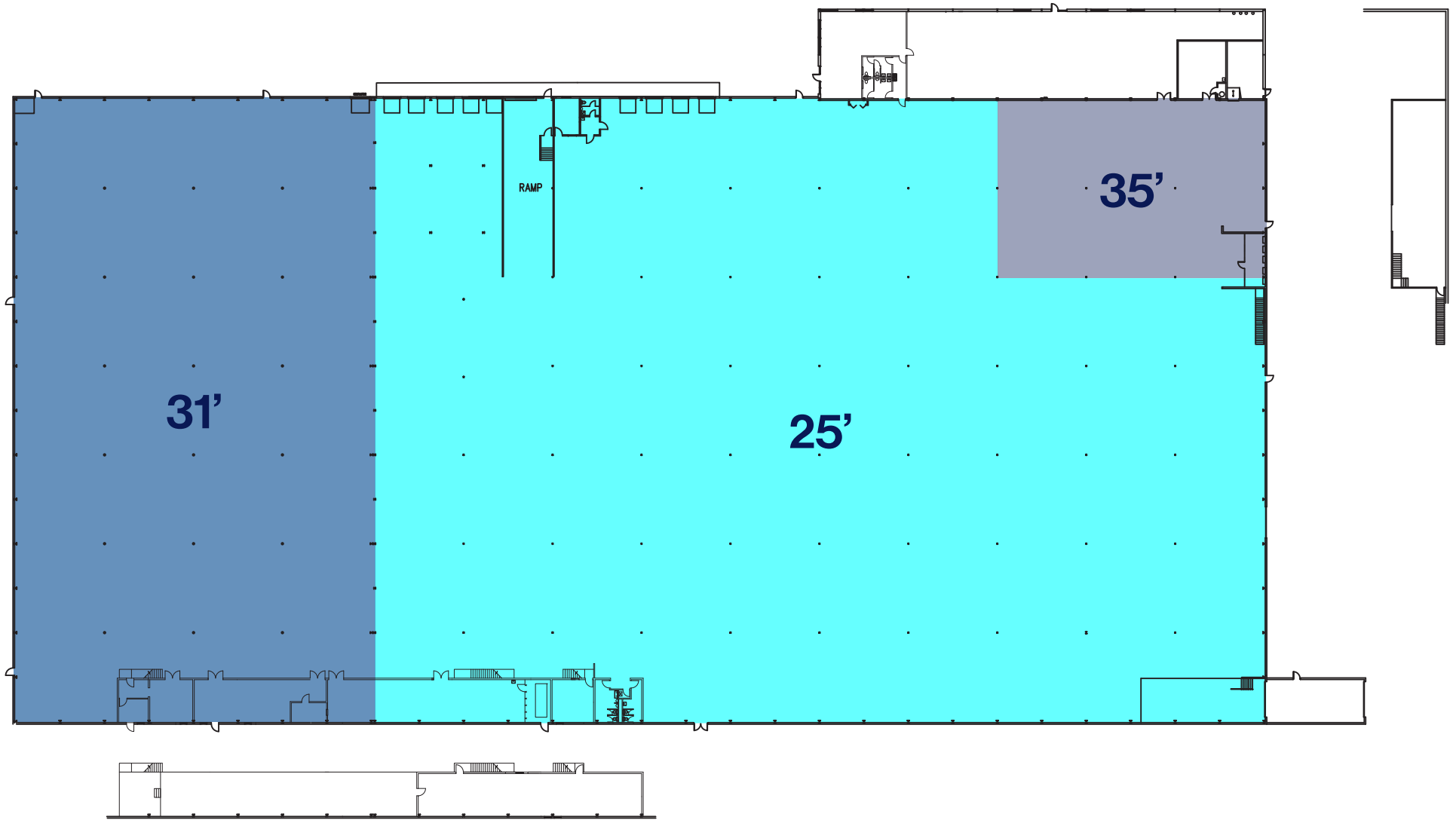
Warehouse
+/- 160,594

Office
+/- 6,500

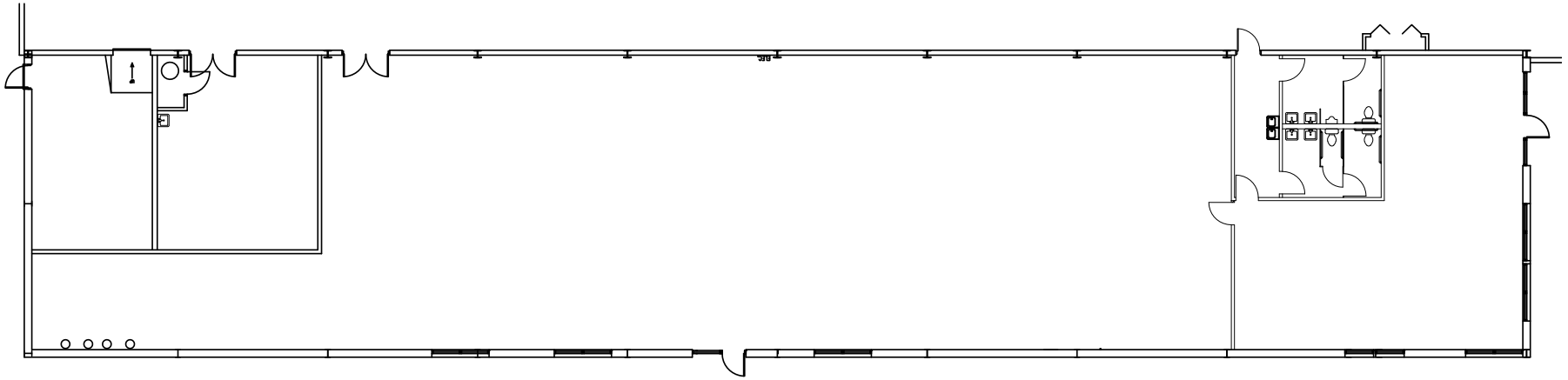


Clear Heights

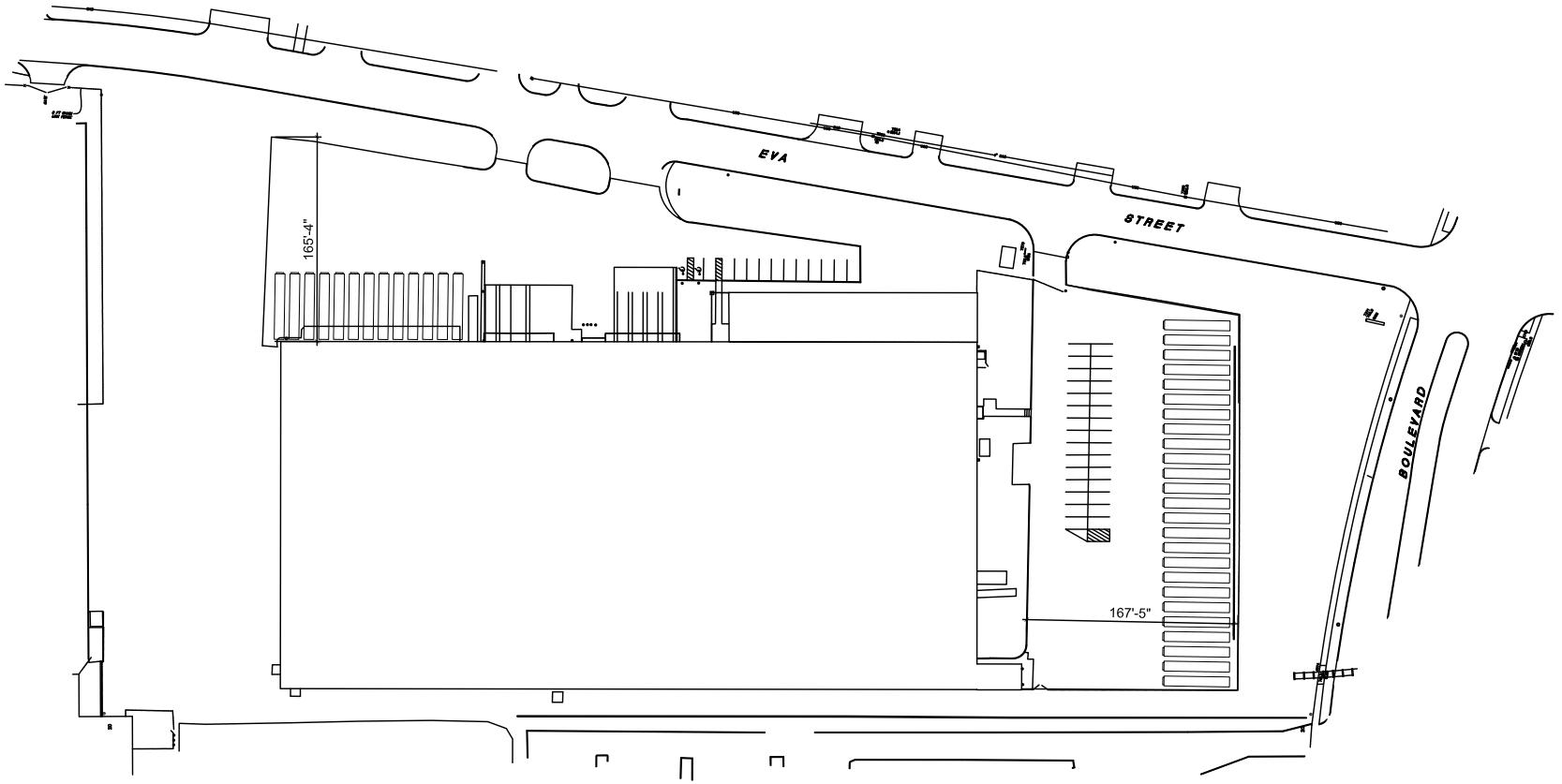
25’ - 35’



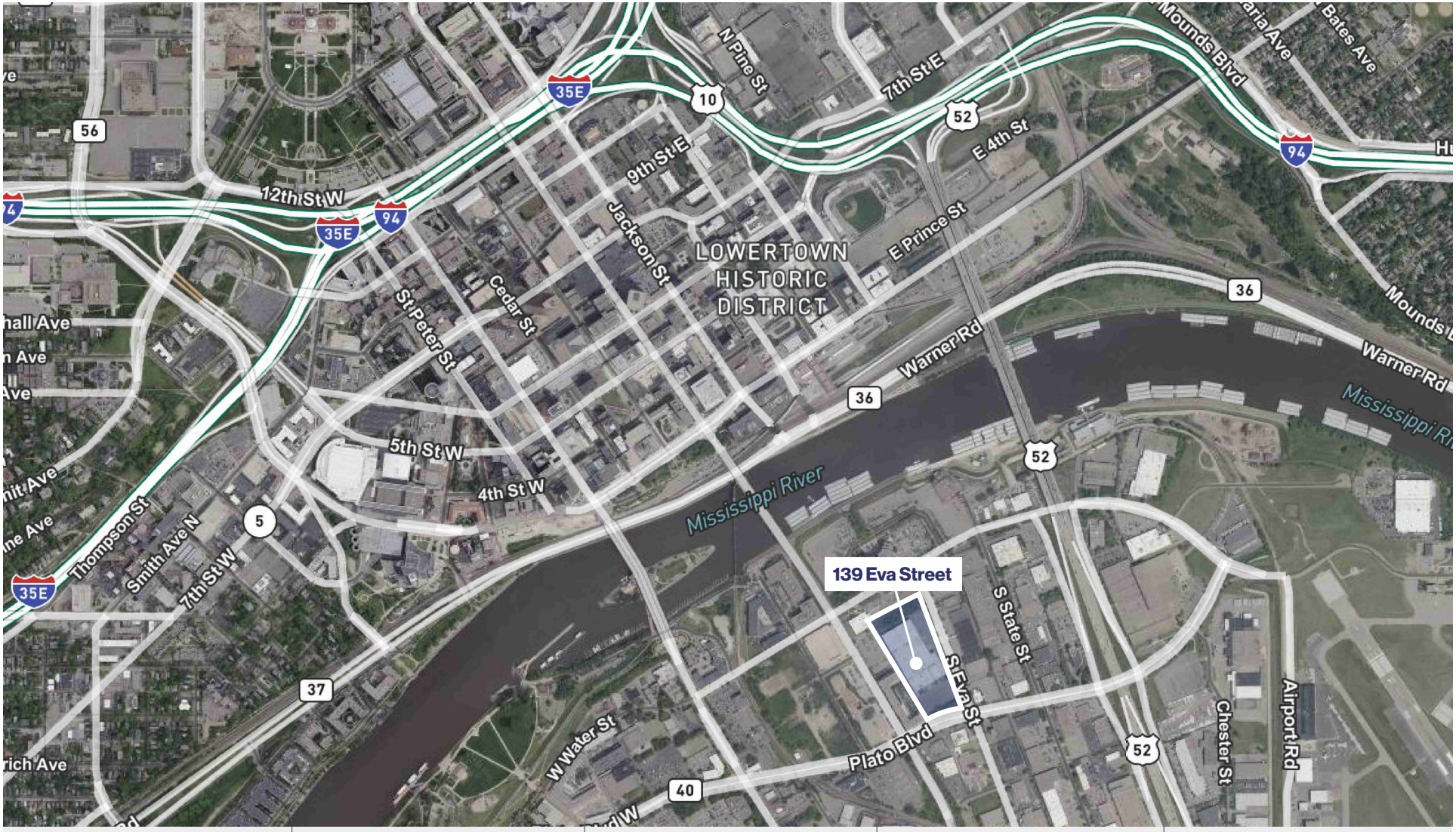
Office Floor Plan



Site Plan

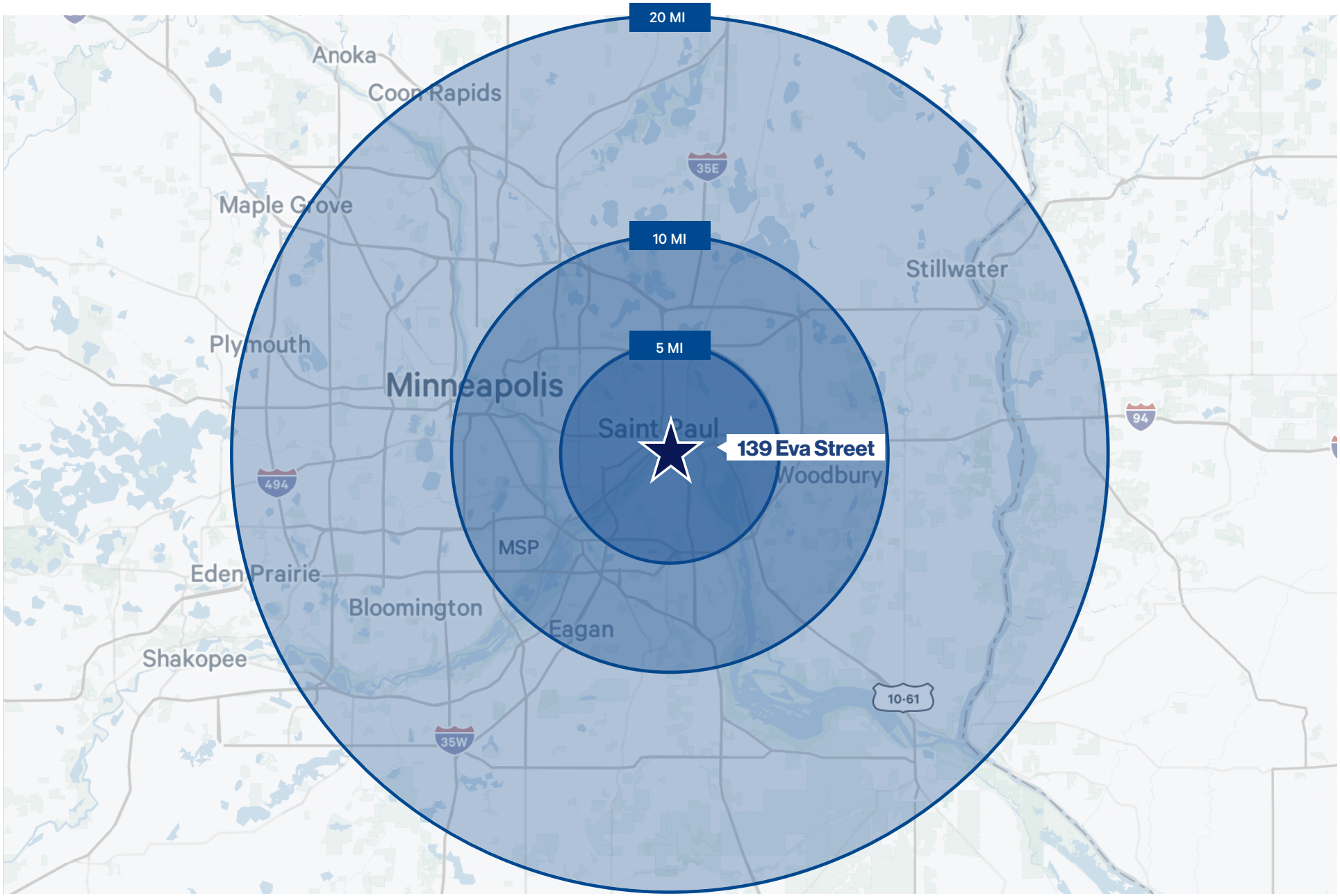


Close Proximity



4 Minutes	4 Minutes	7 Minutes	7 Minutes	15 Minutes
DOWNTOWN ST. PAUL	ST. PAUL AIRPORT	35E	I-494	MSP AIRPORT

Metro Access





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