

 Transwestern

30 W Water St

INDUSTRIAL SPACE FOR SALE

St. Paul, MN 55107

Centrally
Located

Excellent Owner-
User Option

Abundance of
Parking



About 30 W Water St

30 W Water St offers a compelling opportunity to acquire an industrial property in a highly connected pocket of St. Paul's riverfront district, with convenient access to Interstate 35E, Highway 52, and downtown. Positioned in an established industrial and logistics corridor, the property benefits from proximity to regional transportation routes, rail infrastructure, and the Minneapolis–St. Paul International Airport. The building features functional industrial characteristics suited for warehouse, distribution, or light manufacturing use, along with on-site parking and efficient access for loading and circulation. Its central location near downtown St. Paul, Lowertown, and surrounding commercial nodes provides access to a strong labor pool as well as nearby amenities, enhancing both operational efficiency and long-term value for an owner-user or investor seeking a well-located urban industrial asset.

PROPERTY FEATURES

- Floor Drains
- Updated Office Area
- Centrally located
- 3,000SF of office can easily be demolished to create more warehouse.



SALE PRICE	\$1,800,000.00 / \$160.00 PSF
BUILDING AREA	
OFFICE SF	5,385 SF
WAREHOUSE SF	5,815 SF
TOTAL BUILDING SF	11,200 SF
LAND SIZE	1.03 AC / 44,867 SF
ZONING	T3, TRADITIONAL NEIGHBORHOOD DISTRICT
YEAR BUILT	1978
CLEAR HEIGHT	12'
DRIVE-IN DOORS	TWO (2) 10'X8'
2025 TAXES	\$39,322.00



Zoning: T3 Traditional Neighborhood District

- Encourage mixed residential, commercial, civic, and institutional uses within buildings, sites, and blocks.
- Medium-to-high density: Allows taller buildings and a wider range of land uses than T1 or T2, but less than T4.
- Building height: Typically 25–75 feet, with possible height bonuses (CUP) for certain projects.
- Pedestrian-friendly: Standards promote walkability, reduced setbacks, and reduced parking requirements in certain areas.
- Increase development: flexibility and intensity.



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