



Minneapolis, MN 55411

Hard to Find Industrial Space For Lease - North Loop

Highlights and Features:

- Freestanding building
- Designated parking lot
- Flexible floor plan
- Warehouse space with drive-in doors
- Kitchen space
- Reception area, meeting room, collaborative space and private offices
- Zoning: I2 (Medium Industrial District)
- Drive-in door: 5-10' x 10'
- Clear Height: 12' to 14'
- 2-car attached garage
- Security system
- Dedicated parking lot: up to 35 spaces
- Alley access to gated secure parking: 8-10 spaces
- Easy access to I-94, I-394, and points west via North 3rd Street, and I-35W via Washington Avenue
- Close to sports arenas, entertainment venues, shopping, and restaurants

Space Available: 4,270 sf

- Lease Rate: Negotiable
- 2023 CAM: \$2.00 psf and Tax: \$3.81 psf



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

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[Click here for virtual tour](#)

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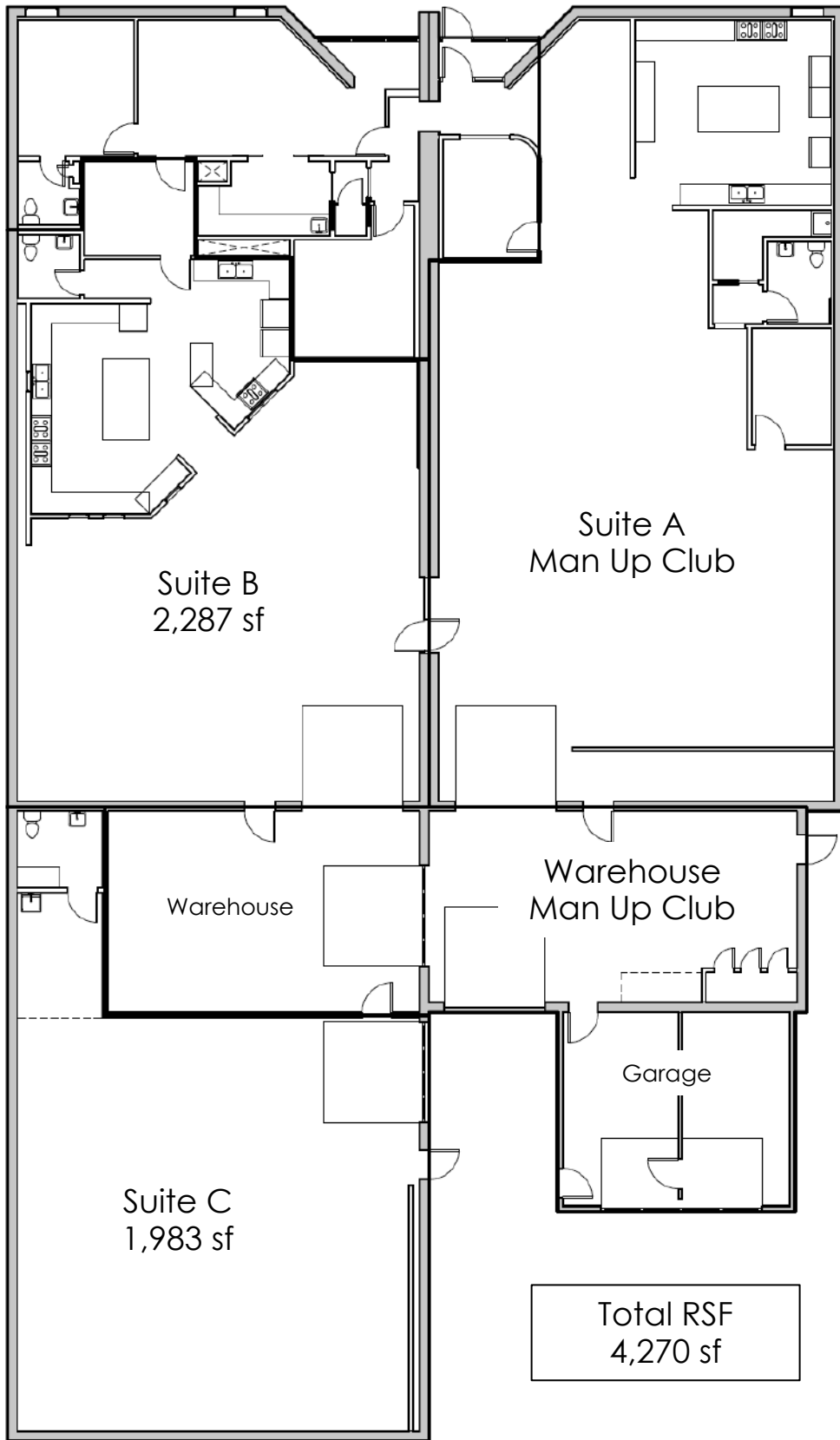
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Floor Plan



Suite B:

- 3 offices
- Conference room
- Kitchenette
- 2 bathrooms
- Drive-in door that connects to all the studios and warehouse
- Commercial kitchen with a 10-burner range with hood, double ovens, range, fridge, freezer
- Floor drains

Suite C:

- Floor drain
- Bathroom
- Small mezzanine
- Garage door

Total RSF
4,270 sf

Building and Aerial Photos



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Interior Photos - Suite B



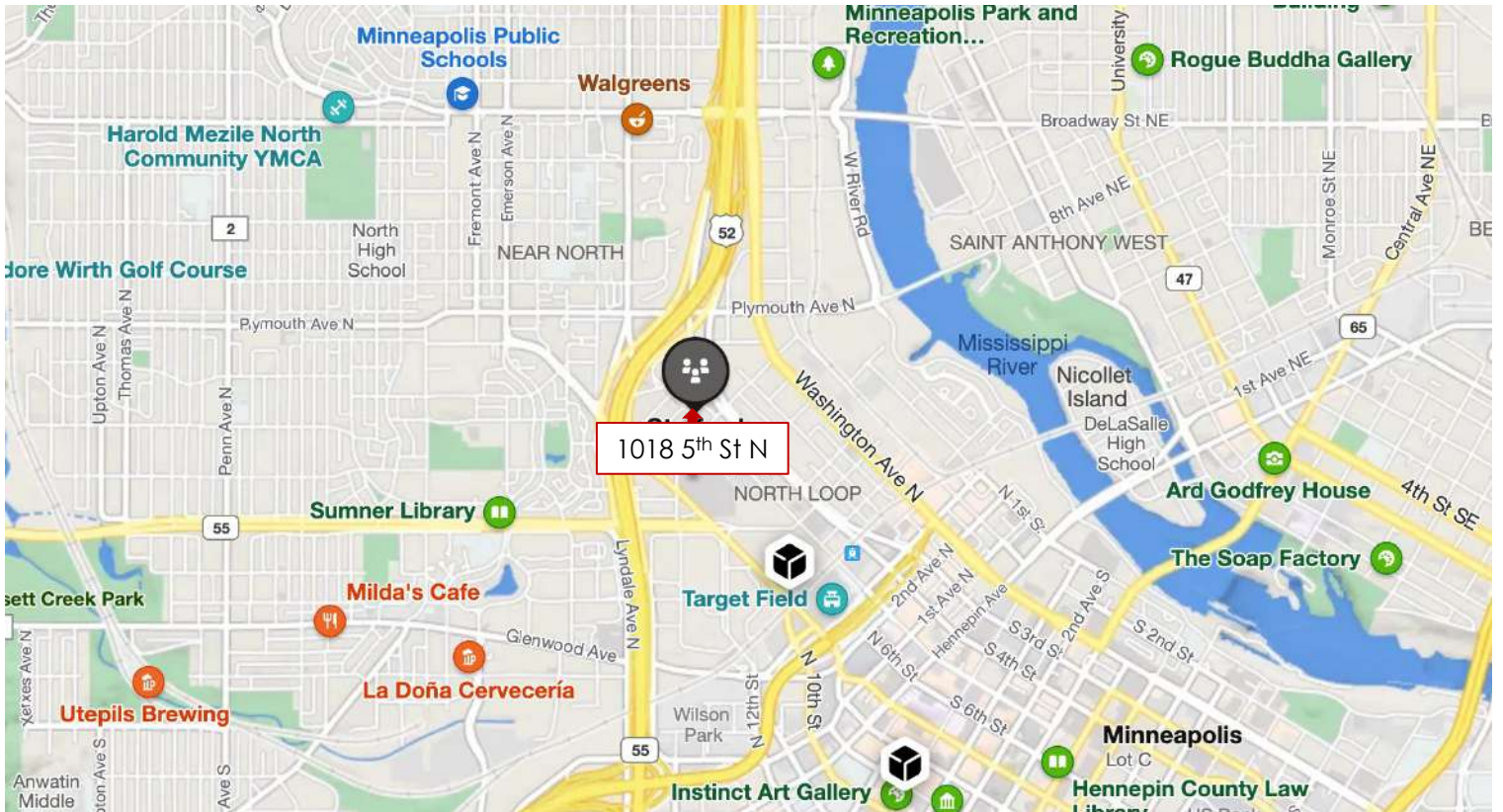
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Interior Photos - Suite C and Warehouse



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Map



Aerial



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