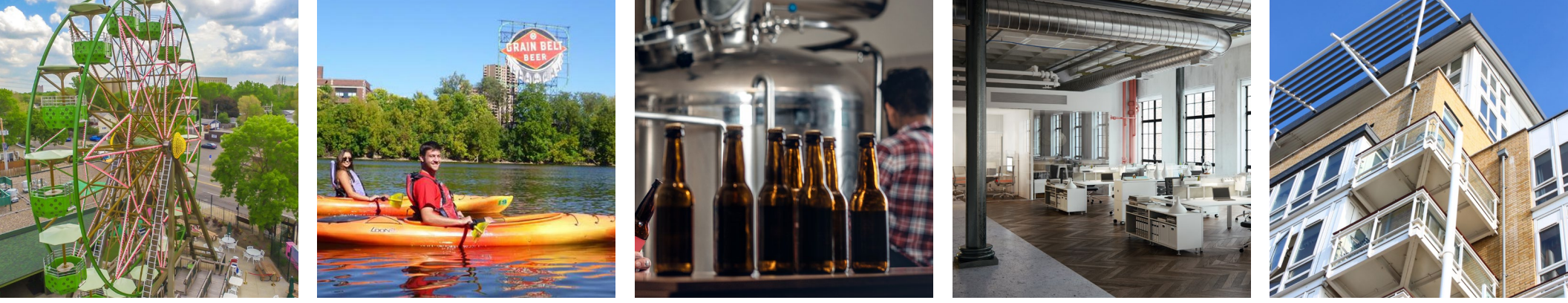




# A BUILDING WITH ENDLESS POSSIBILITIES

1712 MARSHALL STREET, NORTHEAST MPLS





**1712 MARSHALL STREET IS A FREESTANDING INDUSTRIAL BUILDING WITH UNLIMITED POTENTIAL.**

WITH A LOCATION IN THE HEART OF NORTHEAST MINNEAPOLIS THE SHERIDAN NEIGHBORHOOD HAS BECOME ONE OF THE MOST SOUGHT-AFTER DESTINATIONS IN THE TWIN CITIES. THE THRIVING ARTIST CULTURE, THE HIGHEST CONCENTRATION OF BREWERIES IN THE CITY, AN ABUNDANCE OF NEW TRENDY RESTAURANTS, AND OTHER CREATIVE INDUSTRIES ADD UP TO AN UNBEATABLE LOCATION.

SO WHETHER IT'S INDUSTRIAL, RETAIL, OFFICE, OR OTHER CREATIVE USES, 1712 MARSHALL CAN PROVIDE A UNIQUE SOLUTION TO UNLOCK ENDLESS POSSIBILITIES.

**1,970 SF** | **19,121 SF**  
OFFICE WAREHOUSE

**21,091 TOTAL SF**

**1.09 ACRES**

**BUILT 1953**

**1 DRIVE-IN, 1 DOCK**

**8'-14' CLEAR**

**35 - 40+**  
PARKING SPACES

**210 FT WATERFRONT**

**1200 AMPS,**  
**480 VOLTS, 3 PHASE**  
POWER

**I-1 LIGHT INDUSTRIAL**  
ZONED

**\$31,784**  
2019 TAXES (\$1.41 PSF)

**LEASE RATES &**  
**SALE PRICE NEGOTIABLE**



**PROPERTY LINE**

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