

1311 Franklin Avenue East

Minneapolis, MN

FOR LEASE



**8,753 SF WAREHOUSE
AVAILABLE**



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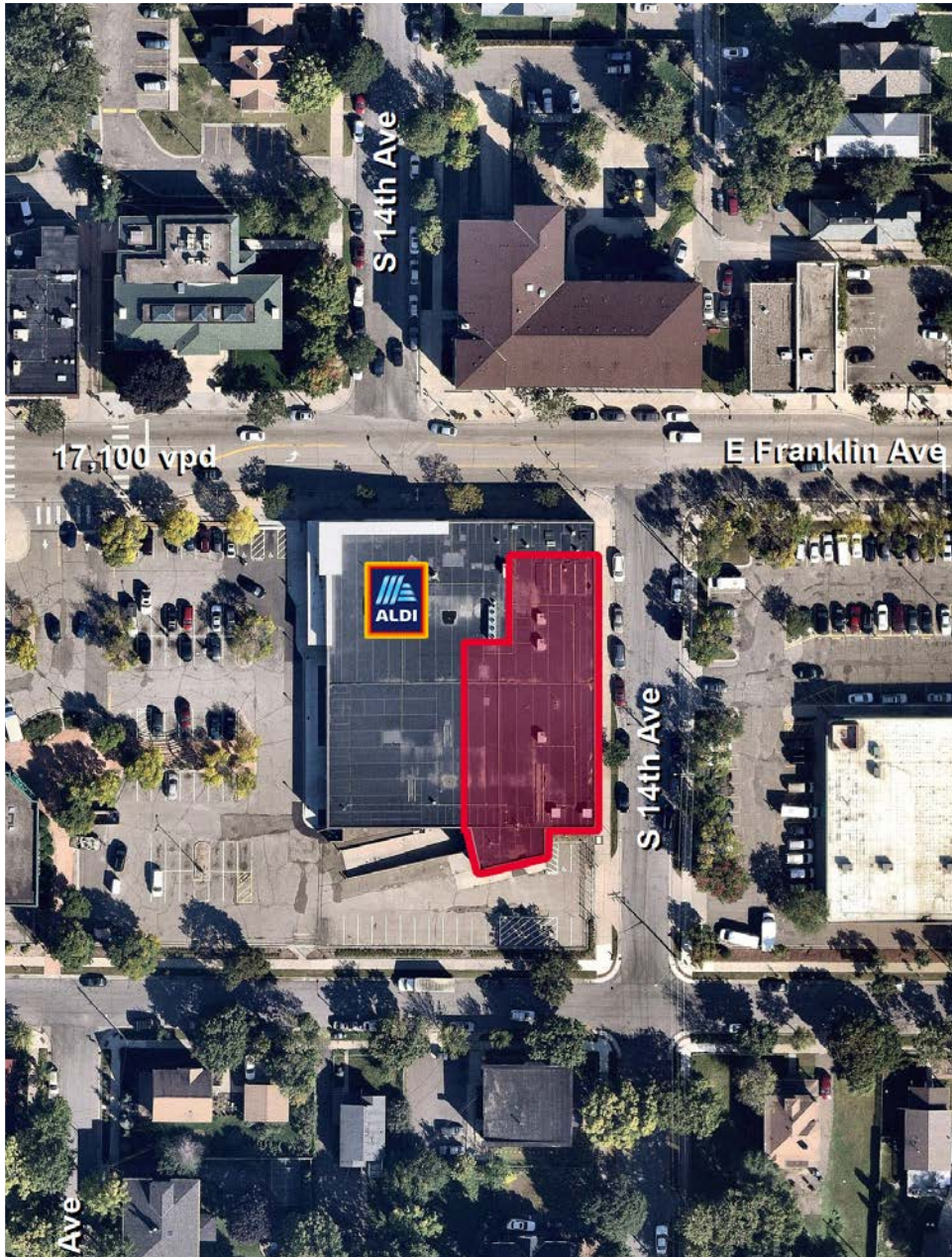
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Property Highlights

- 8,753 square foot office/warehouse in South Minneapolis
- Adjacent to Aldi
- Great access to major interstates and thoroughfares
- Located on a bus line

PROPERTY FEATURES

Building Size	1,378 SF Office 720 SF Bonus Space 6,655 SF Warehouse 8,753 SF Total
Parcel Size	3.12 acres
Year Built	1982
Clear Height	18'
Loading	3 Dock High Doors (w/hydraulic lifts) One dock can be converted to a drive-in door
Zoning	C4 General Commercial District
Sprinklers	Yes
2020 Tax/CAM	\$3.47 psf Taxes \$2.06 psf CAM \$5.53 psf Total
Net Lease Rates	\$10.75 psf Office Space \$6.00 psf Warehouse Space
Comments	<ul style="list-style-type: none">• 2 large offices/breakroom• Kitchenette• Fully climatized• Trench drains• Hand Sink• New bathrooms to be installed

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APPLICABLE CODES CITY OF MINNEAPOLIS, MINNESOTA

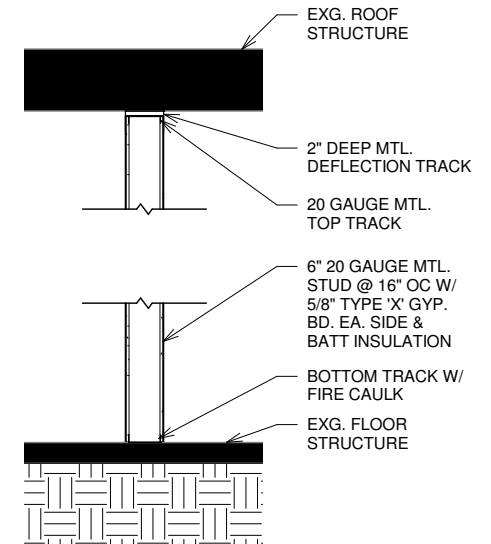
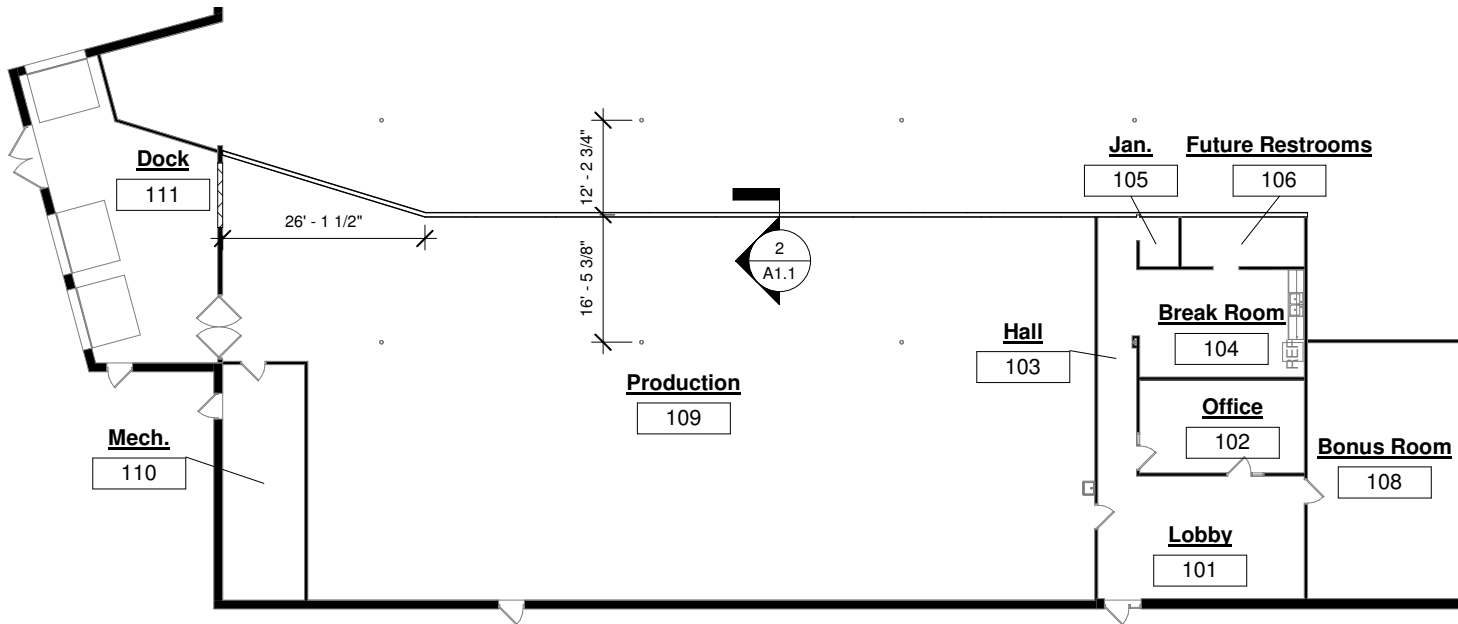
2012 INTERNATIONAL BUILDING CODE
 2015 MINNESOTA STATE BUILDING CODE
 2015 INTERNATIONAL FIRE CODE
 2015 MINNESOTA PLUMBING CODE
 2015 MN MECHANICAL AND FUEL GAS CODE
 2014 NATIONAL ELECTRICAL CODE

CHAPTER 3- OCCUPANCY CLASSIFICATION

GROUP SECTION DESCRIPTION OF OCCUPANCY

B 303.1 OFFICE
 M 309.1 MERCANTILE

MIXED OCC. SEPARATION (TABLE 508.4)	OCCUPANCY TYPES	REQUIRED SEPARATION (HOURS)
	B & M	1 HR



① Floor Plan Copy 2
 1/16" = 1'-0"

② Demising Wall Detail
 1/2" = 1'-0"



I hereby certify that this plan, specification, or report was prepared by me or someone under my direct supervision and that I am a licensed Professional Architect under the laws of the State of Minnesota.

SIGNED: *[Signature]*

LIC. #: #24982

Vacant Tenant Space
 1311 East Franklin

Hahn's Architectural Services

5130 Clear Spring Road
 Minnetonka, MN 55345
 (612) 889-8281
 drhahn_has@msn.com

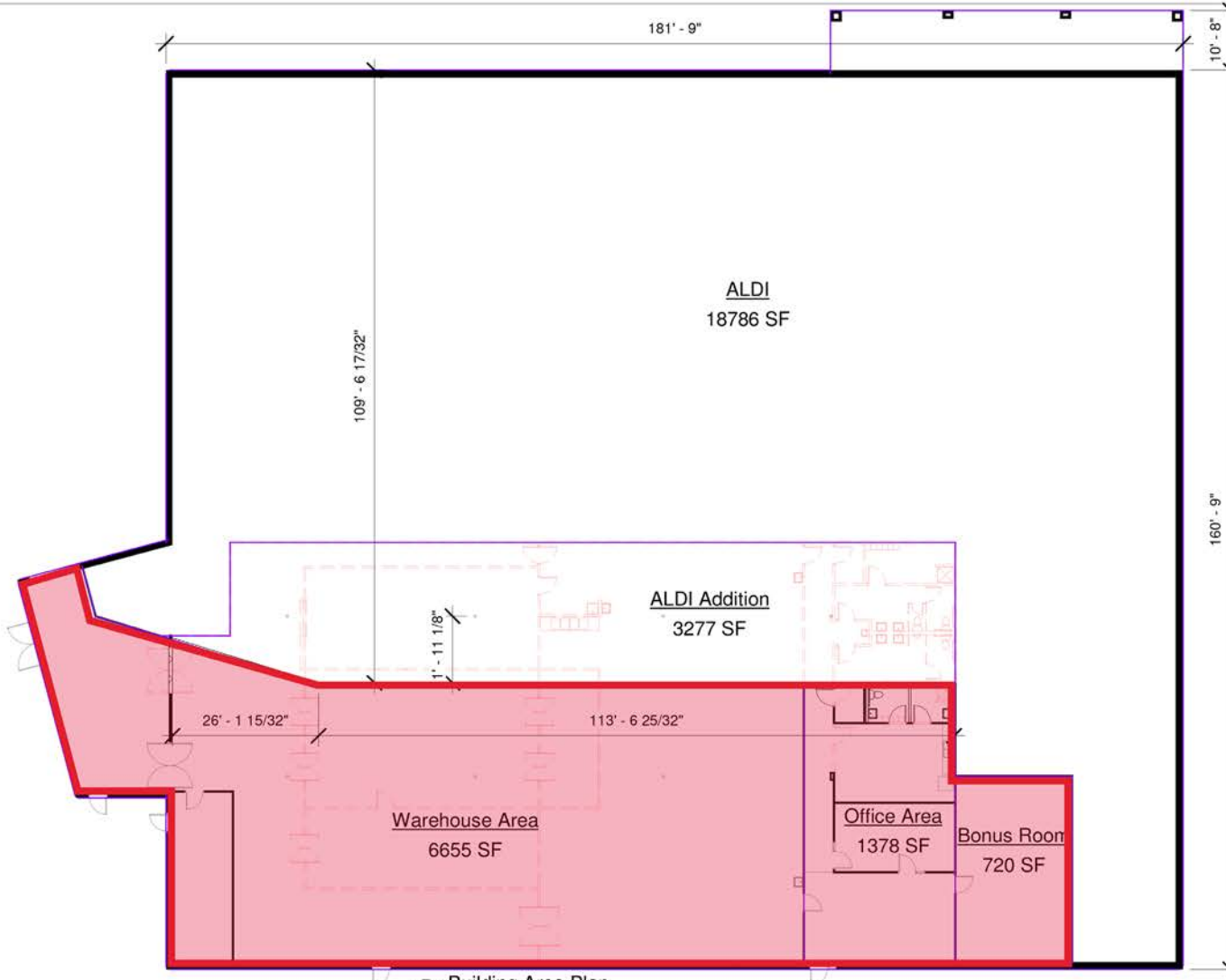
Demising Wall Permit Submittal

Project number	Project Number	A1.1
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale As indicated

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① Building Area Plan
1" = 20'-0"

Vacant Space Calculations	
Name	Area
Warehouse Area	6655 SF
Office Area	1378 SF
Bonus Room	720 SF
Grand total	8752 SF

ALDI Calculations	
Name	Area
ALDI	18786 SF
ALDI Addition	3277 SF
Grand total	22063 SF

Gross Building Rentable Area	
Name	Area
ALDI	18786 SF
ALDI Addition	3277 SF
Bonus Room	720 SF
Office Area	1378 SF
Warehouse Area	6655 SF
Grand total	30815 SF

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No.	Description	Date

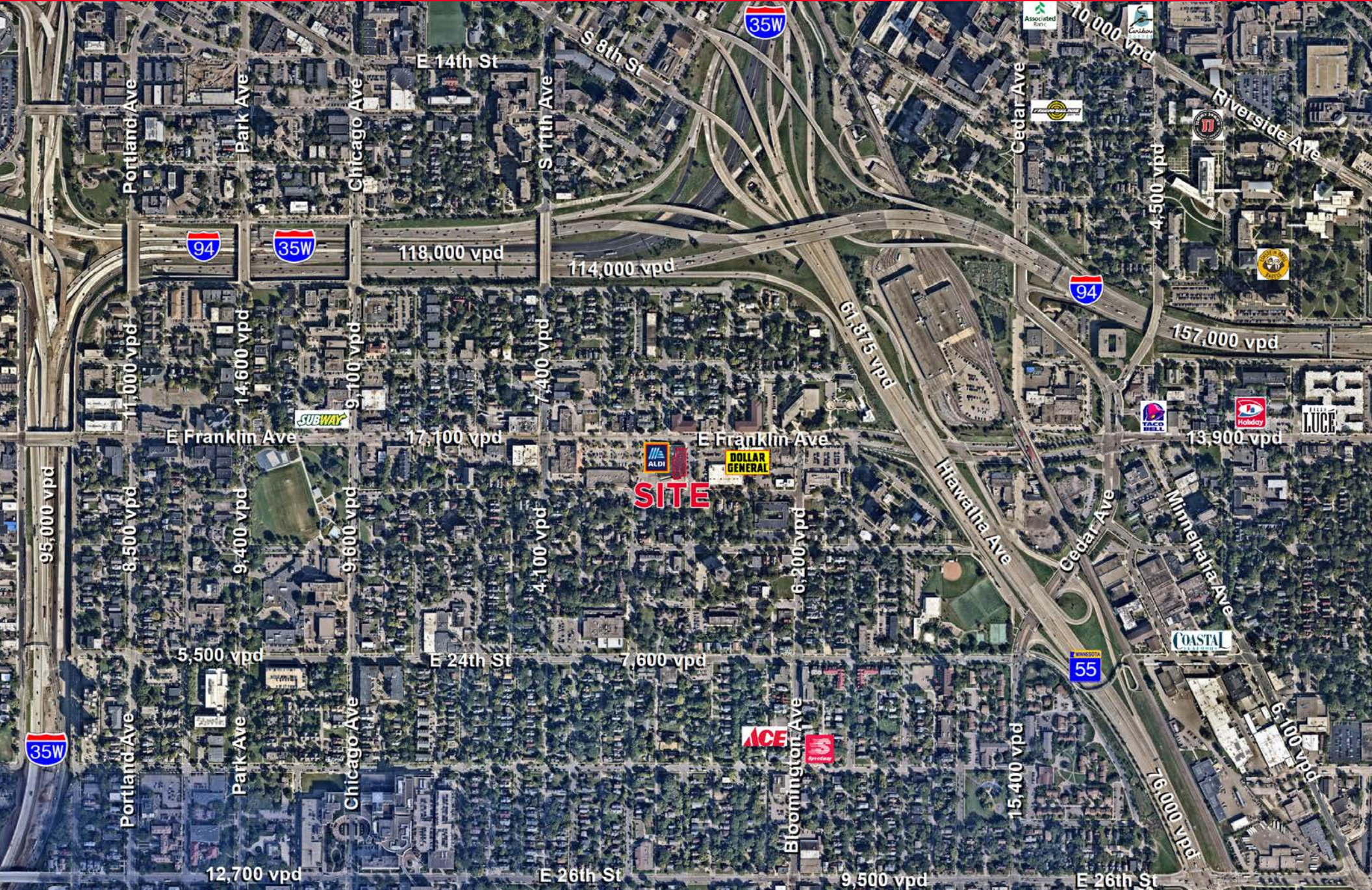
Building Area Plan		
Project number	Project Number	B1
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale 1" = 20'-0"		

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