FOR SALE OR LEASE: AVAILABLE INDIVIDUALLY OR AS A COMBINED OFFERING

2604 - 2607 6TH ST NE & 600 26TH AVE NE

Minneapolis, MN 55418

TRANSWESTERN

REAL ESTATE SERVICES

Eric Rapp, SIOR 612.359.1635 | eric.rapp@transwestern.com

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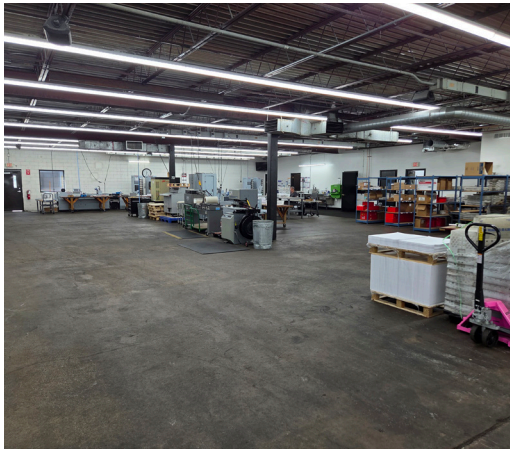
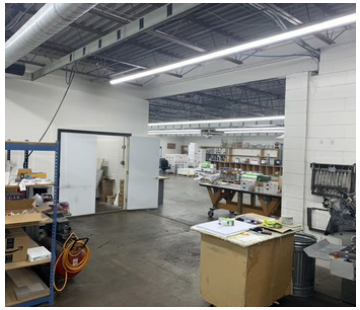
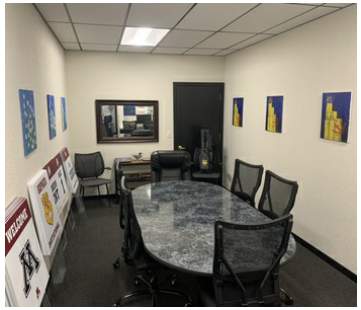
PROPERTY SPECIFICATIONS

Office / Production Building	
Address	2607 6th St NE Minneapolis, MN 55418
Building Size	Approx. 12,000 SF
Office Size	Approx. 4,000 SF
Warehouse Size	Approx. 8,000 SF
Parcel Size	0.65 AC
Parking	5 Surface - additional parking on vacant land parcel
Year Built	1972
Loading	1 Drive-In Door (10'x10')
Clear Height	Bindery/Office = 10'11" Pressroom = 9'
Office Clear Height	8'
HVAC	5 RTUs: 2 installed in 2017 and 3 installed in 2025/2026
Sprinklers	None
Primary Constructions	Masonry
Lighting	Incandescent and LED
Power	3 Phase 120/240 (high leg)
Roof	Flat Rubber Membrane
Roof Age	September 2010
PID	11-029-24-24-0078
Zoning	PR1 - Production Mixed Use







OFFICE/PRODUCTION BUILDING

For Sale	
Asking Price	Negotiable
2026 Taxes	$46,506.16
Lease Rate	Negotiable

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PROPERTY SPECIFICATIONS

Warehouse Building	
Address	600 26th Ave NE Minneapolis, MN 55418
Building Size	24,000 SF
Parcel Size	0.96 AC
Parking	N/A- vacant land parcel has parking to accomodate
Year Built	2004 - Addition 2012
Loading	1 Drive-In Dock Door (14'x12') 1 Dock High Door (10'x8')
Clear Height	24'
HVAC	Radiant health. Partial central air. 1 installed in 2025/2026
Sprinklers	None
Primary Constructions	Metal
Lighting	Incandescent and LED
Power	3 Phase 120/280 Volt 200 AMP
Roof	Standing Seam Metal
Roof Age	2004 / 2012
PID	11-029-24-24-0110
Zoning	PR1 - Production Mixed Use

WAREHOUSE + LAND

For Sale	
Asking Price	Negotiable
2026 Taxes	$79,724.28
Lease Rate	Negotiable

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PROPERTY SPECIFICATIONS

Vacant Lot	
Address	2604 6th St NE Minneapolis, MN 55418
Parcel Size	0.21 AC
PID	11-029-24-24-0098
Zoning	PR1 - Production Mixed Use

Demographics	1 Mile	3 Mile	5 Mile
Population	14,261	171,508	420,474
Current Household	6,494	72,968	180,980
Average HH Income	$80,201	$91,092	$87,173
Daytime Employment	5,707	196,735	381,401

COMBINED OFFERING

For Sale	
Asking Price	Negotiable
2026 Taxes	$126,230.44
Lease Rate	Negotiable

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