

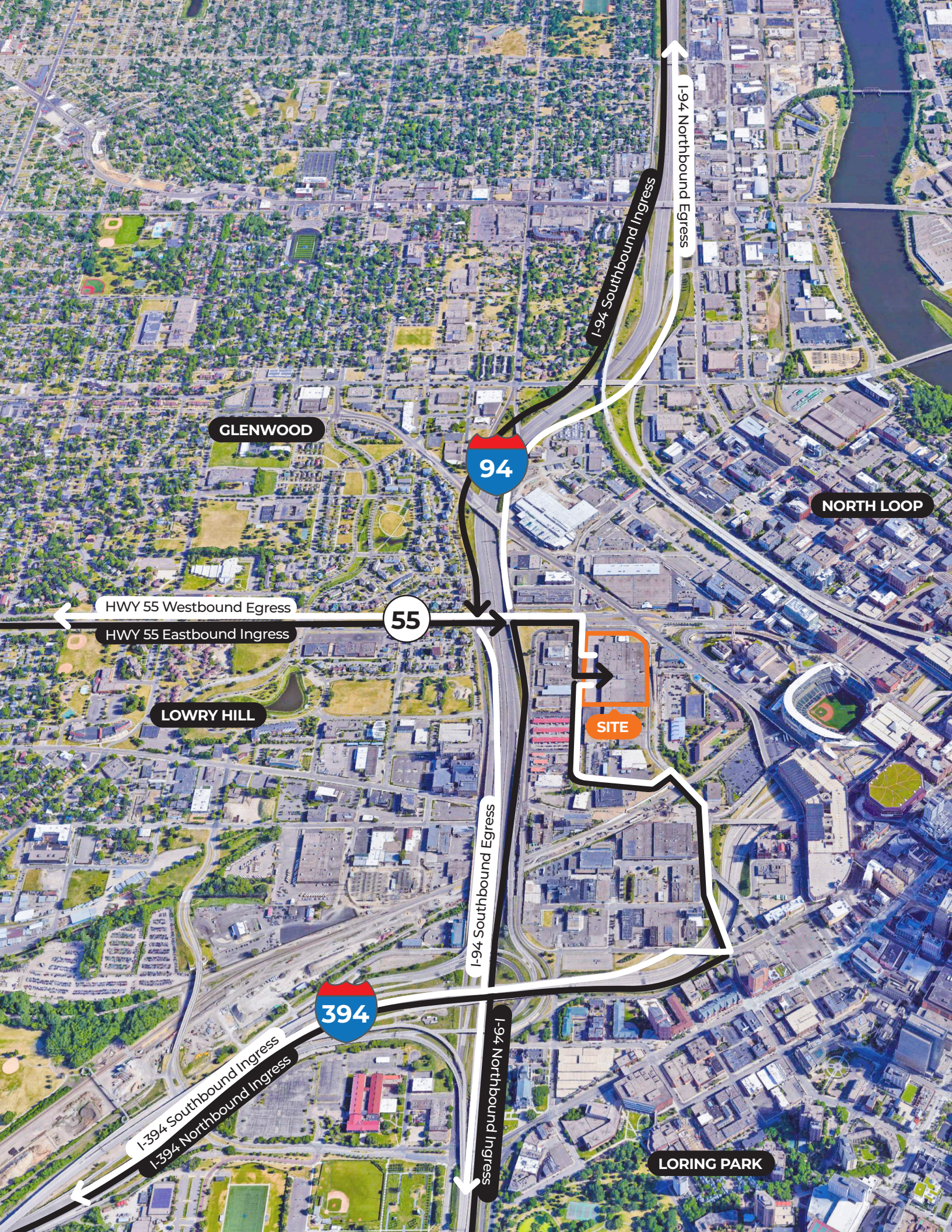


ROYALSTON

CITY MARKET



415 & 501 ROYALSTON AVENUE, MINNEAPOLIS, MN 55405



GLENWOOD

NORTH LOOP

HWY 55 Westbound Egress
HWY 55 Eastbound Ingress

LOWRY HILL

SITE

LORING PARK

An aerial photograph of Minneapolis, Minnesota, showing a dense urban landscape. The Mississippi River flows through the center, with several bridges crossing it. The city is divided into distinct areas, with labels 'WAREHOUSE', 'EAST TOWN', and 'CBD' placed over specific regions. The 'WAREHOUSE' area is in the upper left, 'EAST TOWN' is in the middle right, and 'CBD' is in the lower left. The image shows a mix of residential, commercial, and industrial buildings, green spaces, and infrastructure like roads and bridges.

THE ACCESS

UNPARALLELED ACCESS

Easy access to and from Interstates 94, 394, 35W and Highway 55 via Border Avenue

Adjacent to future Royalston LRT station (Southwest Green Line)

One stop from LRT Target Field Station - providing service metro-wide

Parking and loading access via Border Avenue from Highway 55 and Interstate 94

Vehicle access via Royalston/12th Avenue North and 7th Avenue North from Minneapolis CBD, Glenwood via Border Avenue

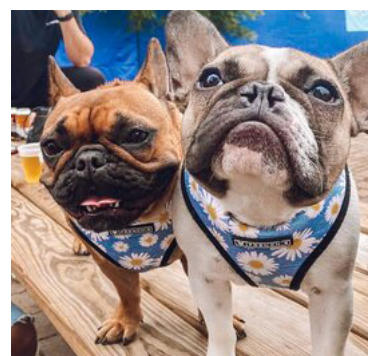
Downtown convenience without the hassle

Secured/fenced parking and outdoor storage areas

Highly visible signage opportunity

A LOCATION CENTRAL TO EVERYTHING





THE SPECS

PROPERTY SUMMARY

County: Hennepin

District: North Loop

Zoning: I-2; General Industrial

Site Size: 7.88 acres

Building Area: 198,235 SF (Total)

Building 415: 98,704 SF

Building 501: 99,531 SF

Number of Stories: One

Year of Construction: 1964

Renovation: 2006 & 2016

Parking: 240+ parking stalls

SPACE DESCRIPTION

Warehouse: 100,000 - 200,000 SF Available May 2023

Clear Heights:

Building 415: 20' clear

Building 501: 18' clear

Column Spacing:

Building 415: 62' x 35' 6"

Building 501: 55' x 36' 4"

Loading: 6 exterior docks, 4 interior docks, 3 drive-ins

Truck Court Depth: 100 - 145'

Lighting: LED Lighting Throughout

100% Climate Controlled

Fully Sprinklered

RATES

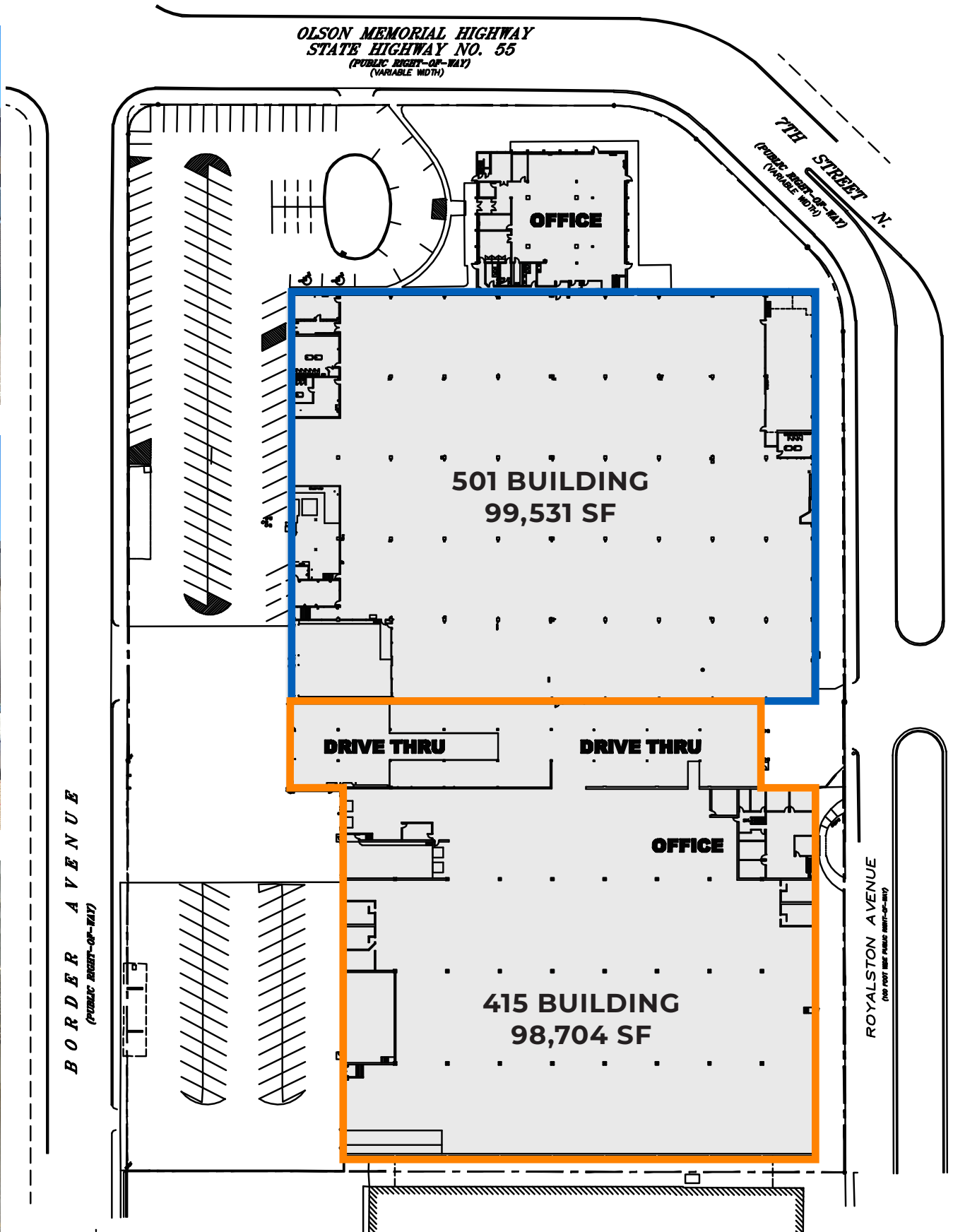
Lease Rate: Negotiable

CAM Expenses: \$2.04

Real Estate Taxes: \$1.64 - \$2.01

2022 Estimate: \$3.68 - \$4.05





*AS-BUILT PLAN TO BE PROVIDED UPON REQUEST



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