

INDUSTRIAL BUILDING FOR SALE - 18,725 TOTAL SF

2318 1ST ST NE

MINNEAPOLIS, MN



TRANSWESTERN

REAL ESTATE
SERVICES



BEN YODS 612.359.1650 BEN.YODS@TRANSWESTERN.COM

NATE ERICKSON, SIOR 612.359.1657 NATE.ERICKSON@TRANSWESTERN.COM

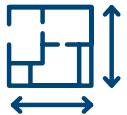
ROCK-SOLID INFRASTRUCTURE

2318 1ST ST NE
MINNEAPOLIS, MN

PROPERTY FEATURES

- Great Owner User Building
- Modern Updates
- Great Location
- Well Maintained Building
- Newer Roof and Mechanicals
- Brand New Gas Unit Heaters

BUILDING SPECS



BUILDING SIZE

Office 4,900 SF
Warehouse 13,825 SF
Total: 18,725 SF



SALE PRICE

Negotiable



YEAR BUILT

1963 | 2020 (Renovation)



PARCEL SIZE

0.69 Acres



LOADING

1 Drive-In Dock Door (12' x 12'10")
2 Drive-In Doors (12' x 11'9")



CLEAR HEIGHT

13.5'



ZONING

PR1 - Production Mixed-Use



ELECTRIC CAPACITY

3 Phase; 400 Amps,
250v



PARKING

33 Parking Stalls



ROOF AGE

2014



LIGHTING

LED Lights Throughout



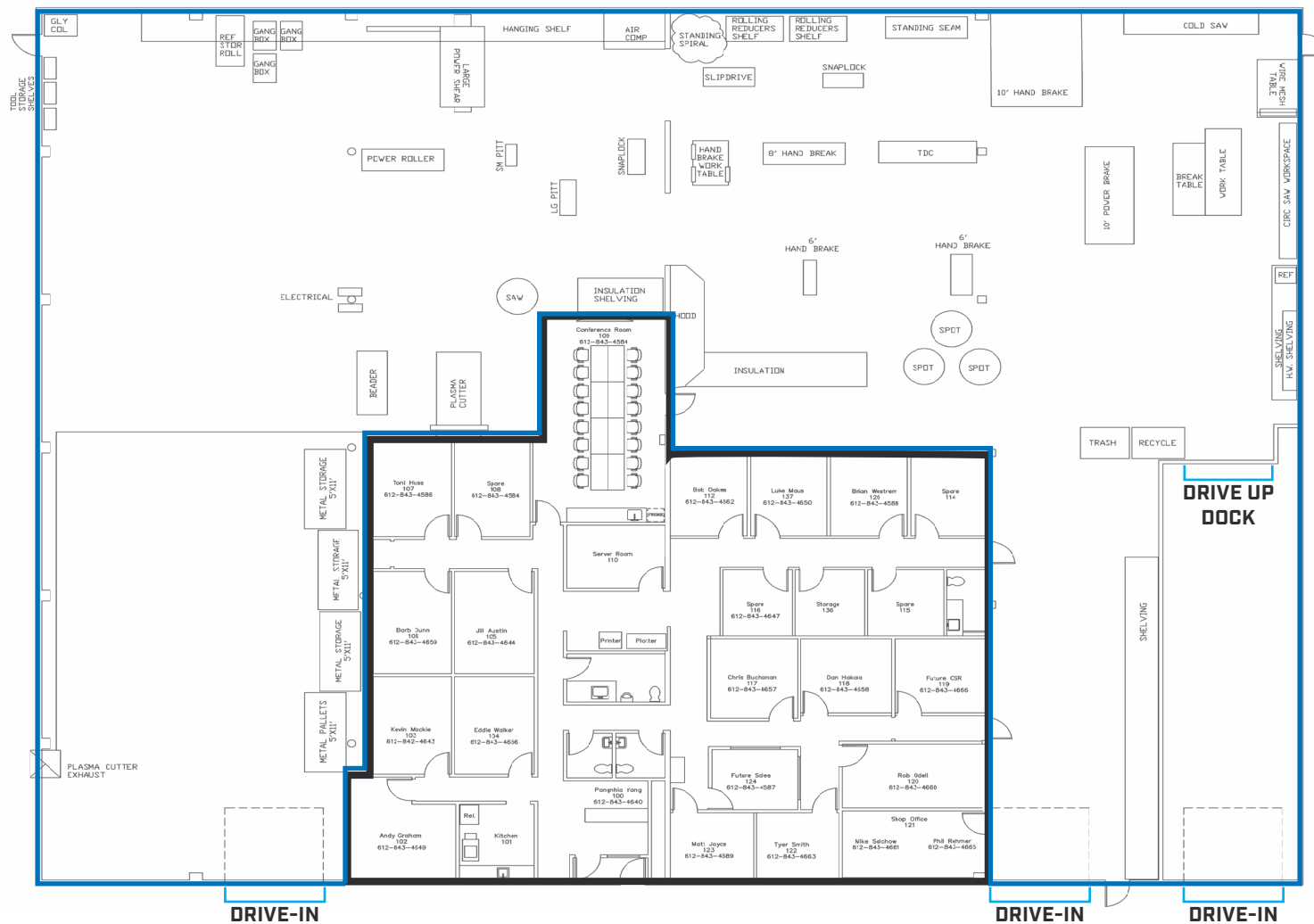
TAXES

\$55,091.96



2318 1ST ST NE
MINNEAPOLIS, MN

FLOOR PLAN



OFFICE: 4,900 SF
WAREHOUSE: 13,825 SF
TOTAL: 18,725 SF



OFFICE



WAREHOUSE

A SPACE THAT FITS **YOUR NEEDS**

2318 1ST ST NE
MINNEAPOLIS, MN



Conference Room



Outside



Warehouse



Office Space



Conference Room

AMENITIES

2318 1ST ST NE
MINNEAPOLIS, MN

WITHIN 5 MILES..

1,910
RESTAURANTS &
ENTERTAINMENT

1,528
RETAIL HOT SPOTS

1,450
ACRES OF PARKS



HIGHWAY ACCESS

2318 1ST ST NE

MINNEAPOLIS, MN

**UNBEATABLE CENTRAL
LOCATION WITH INSTANT
HIGHWAY ACCESS**

3 MINUTES

Interstate 94

10 MINUTES

Downtown Minneapolis

Interstate 394

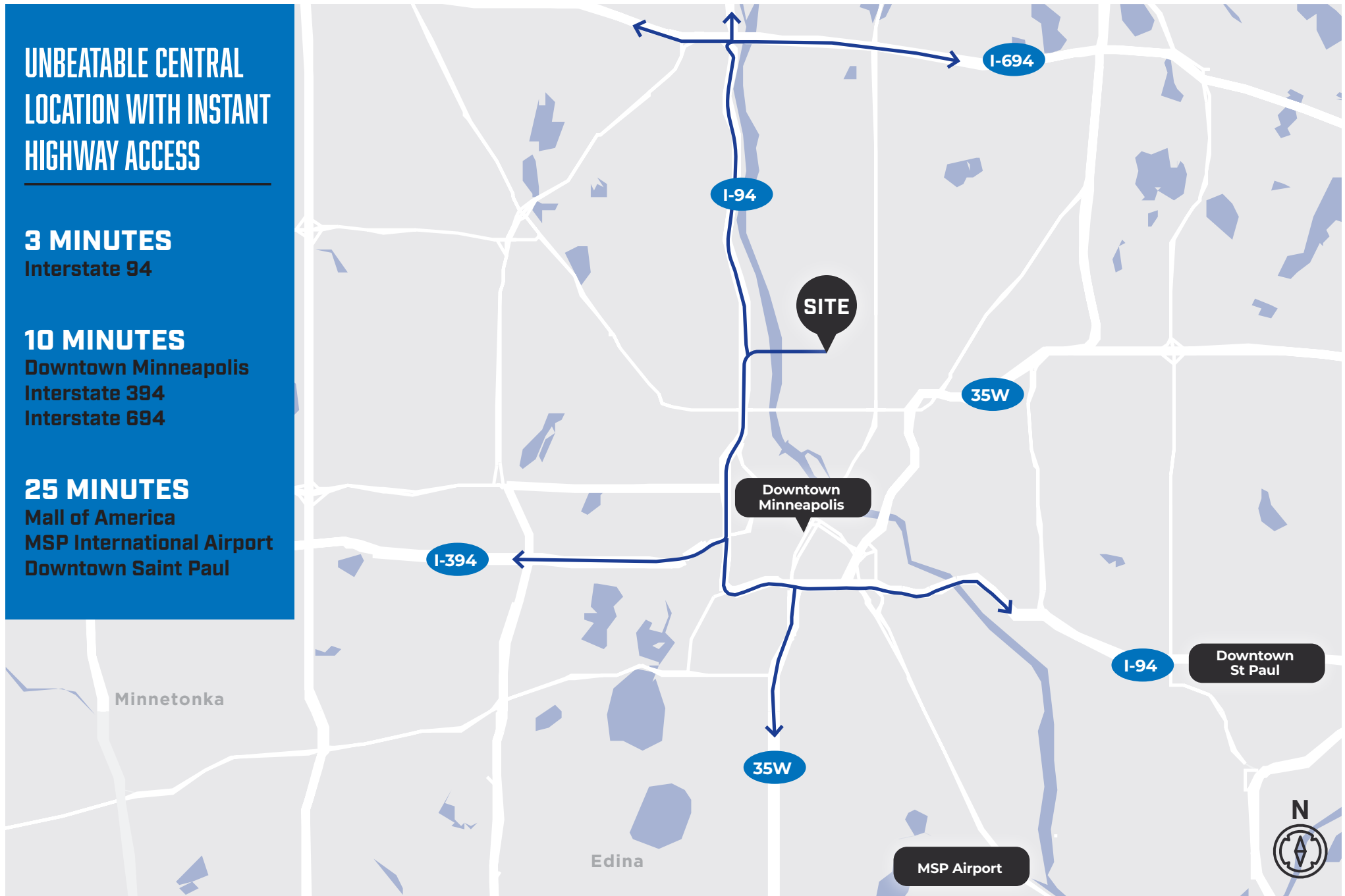
Interstate 694

25 MINUTES

Mall of America

MSP International Airport

Downtown Saint Paul





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