

PROPERTY INFORMATION

ADDRESS:

1021-1049 10th Avenue SE
Minneapolis, MN

CURRENTLY AVAILABLE:

Suite 1045: 2,573 square feet

BUILDING SIZE:

96,040 total square feet

SITE SIZE:

7.49 acres

ZONING:

I-1 Light Industrial

YEAR BUILT:

1984

LEASE RATES:

Negotiable

2020 CAM & TAX:

\$4.80 PSF

CLEAR HEIGHT:

14'

LOADING:

One (1) dock door

PARKING:

2.78 / 1,000

SPRINKLER:

(Full) Combination wet and dry

HIGHLIGHTS:

- Two miles to Minneapolis CBD, adjacent to the U of M main campus
- Ideal location on the SE corner of I-35W and East Hennepin Avenue
- Convenient to Hwy 280, I-94 and Hwy 36
- Building located on 7.49 acre site with 377 off street parking stalls

BUILDING A



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ERIC BATIZA

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FLOOR PLAN

BUILDING A



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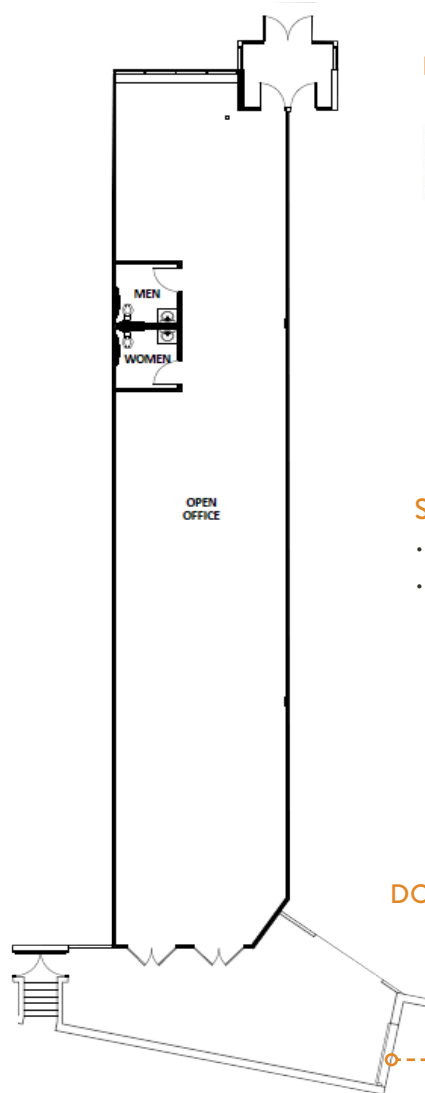
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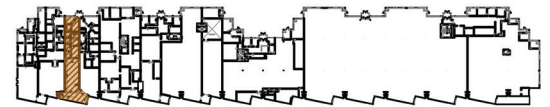
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BUILDING KEY



SUITE 1045:

- 2,573 SF Office/Production Space
- One (1) Shared Dock Door

DOCK DOOR



PROPERTY INFORMATION

ADDRESS:

950-984 E Hennepin Ave
Minneapolis, MN

CURRENTLY AVAILABLE:

Suite 970: 6,127 square feet

BUILDING SIZE:

44,023 total square feet

SITE SIZE:

7.94 acres

ZONING:

I-1 Light Industrial

YEAR BUILT:

1984

LEASE RATES:

Negotiable

2020 CAM & TAX:

\$4.80 PSF

CLEAR HEIGHT:

14'

LOADING:

One (1) dock door

PARKING:

2.78 / 1,000

SPRINKLER:

(Full) Combination wet and dry

HIGHLIGHTS:

- Two miles to Minneapolis CBD, adjacent to the U of M main campus
- Ideal location on the SE corner of I-35W and East Hennepin Avenue
- Convenient to Hwy 280, I-94 and Hwy 36
- Building located on 7.49 acre site with 377 off street parking stalls

BUILDING B



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FLOOR PLAN

BUILDING B



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BUILDING KEY



SUITE 970:

- 6,127 SF office/flex space
- One (1) dock door