



FOR SALE



**NORTH STAR
COMMERCIAL
REAL ESTATE ADVISORS**

5201 & 5205 Lakeland Avenue N

Minneapolis, MN 55429

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Property Details & Highlights

5201 & 5205 Lakeland Avenue North, Minneapolis, MN 55429

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Property Type	Industrial
Sale Price	\$825,000
APN	0911821210009
Building Size	5,753 SF
Lot Size	0.46 Acres
Year Built	1963

Property Description:

Versatile industrial property offering a total of 5,000 SF, comprised of two 2,500 SF units with a functional mix of warehouse and office space. One unit features a 23' x 38' mezzanine, providing additional usable square footage for storage or office use. Both units are equipped with oversized drive-in garage doors and separate service doors, allowing for efficient access and flexible operations. The building has seen significant capital improvements, including a new roof (2019), new front entrance door, two new over-head garage door openers, new drive-in doors, new furnaces in both industrial bays, new LED lighting throughout the industrial space, and a recently updated water heater. Additional features include 3-phase power and new air conditioning in one of the bays. Ideal for owner-users seeking a well-maintained, well-designed industrial building with adaptable space for a variety of business uses.

Location Description:

Well-located industrial property in the northwest Twin Cities with convenient access to Highway 169, I-94, and I-694. Centrally positioned for easy connectivity to Minneapolis, St. Paul, and surrounding metro areas. Situated in an established industrial corridor with nearby manufacturing, distribution, and service businesses, making it ideal for a variety of industrial uses.

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- Two oversized garage doors (one dedicated to each unit)
- Approximately 25% office space / 75% industrial space
- Functional layout ideal for owner-users
- Convenient location with quick access to major highways
- One unit includes a 23' x 38' mezzanine for additional storage or workspace
- New Roof 2019 | New drive-in doors | New Furnaces in both bays
- Air Conditioning Unit in one of the bays recently replaced



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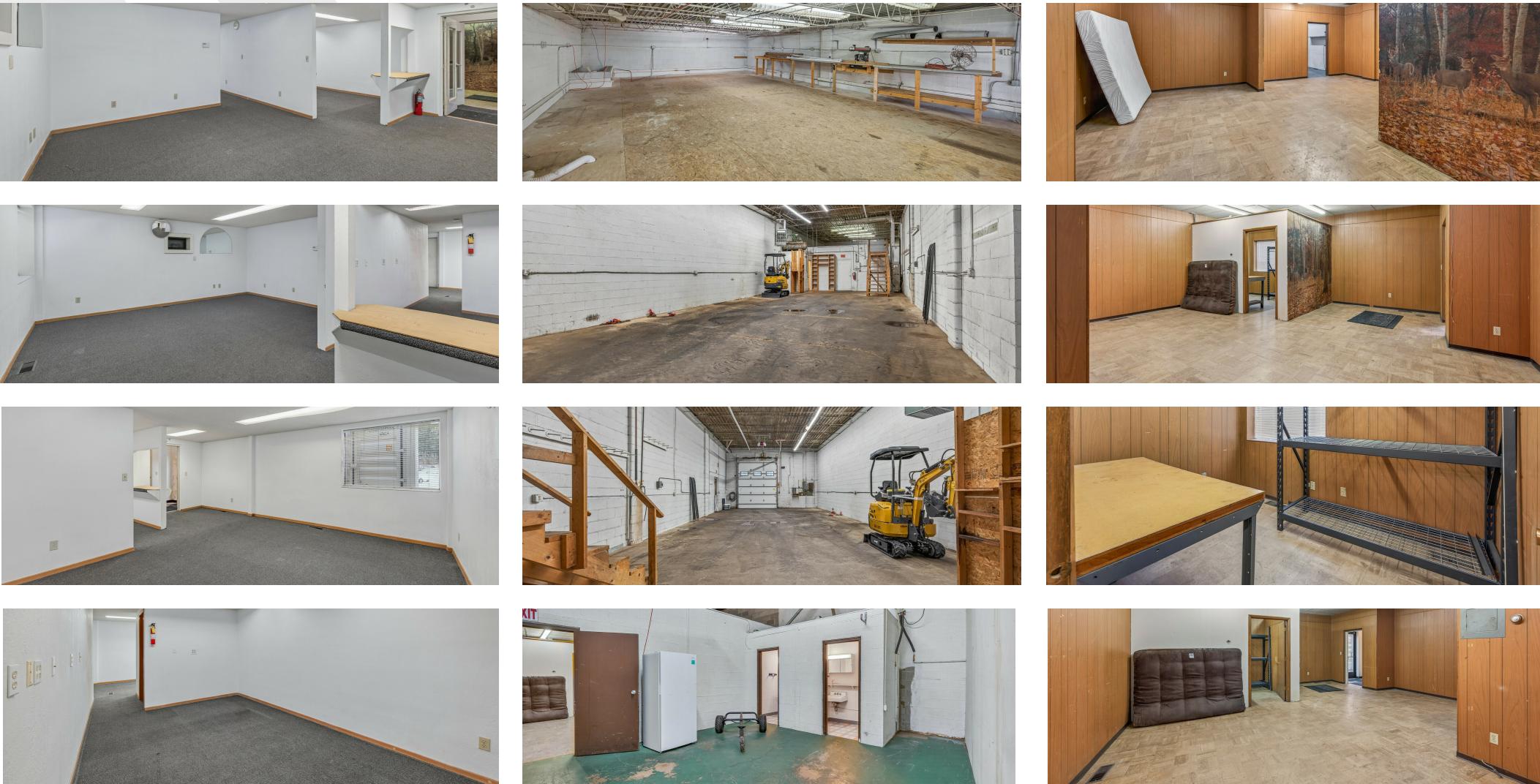
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Additional Photos

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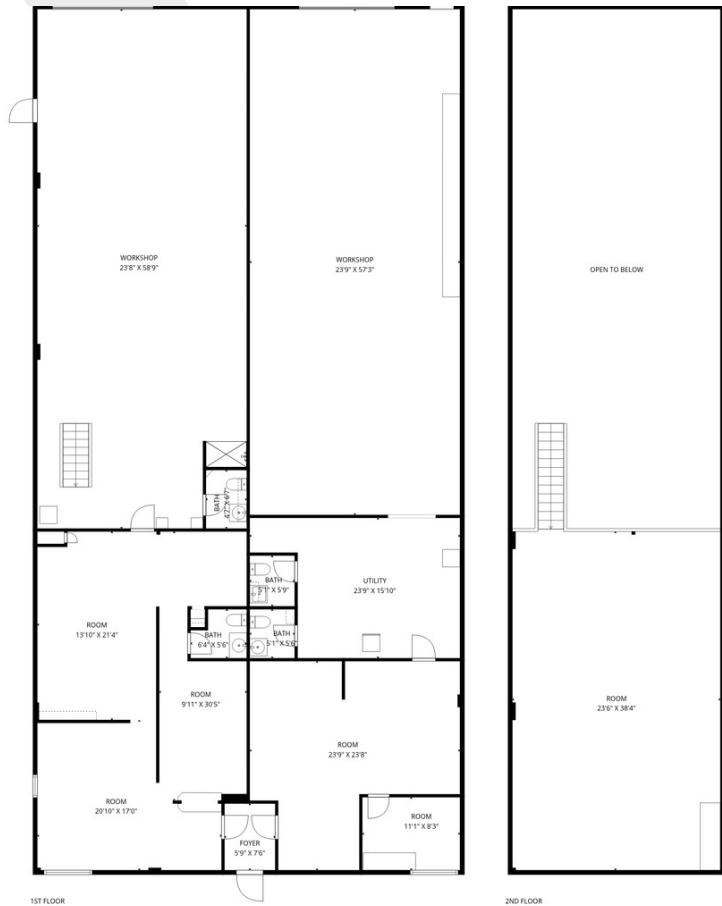
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Floor Plans

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Total GLA: 2505 sq. ft | Total: 5753 sq. ft
 1st floor: 1554 sq. ft (Excluded areas 3248 sq. ft)
 2nd floor: 951 sq. ft (Excluded areas 1461 sq. ft)

Measurements Deemed Highly Reliable But Not Guaranteed

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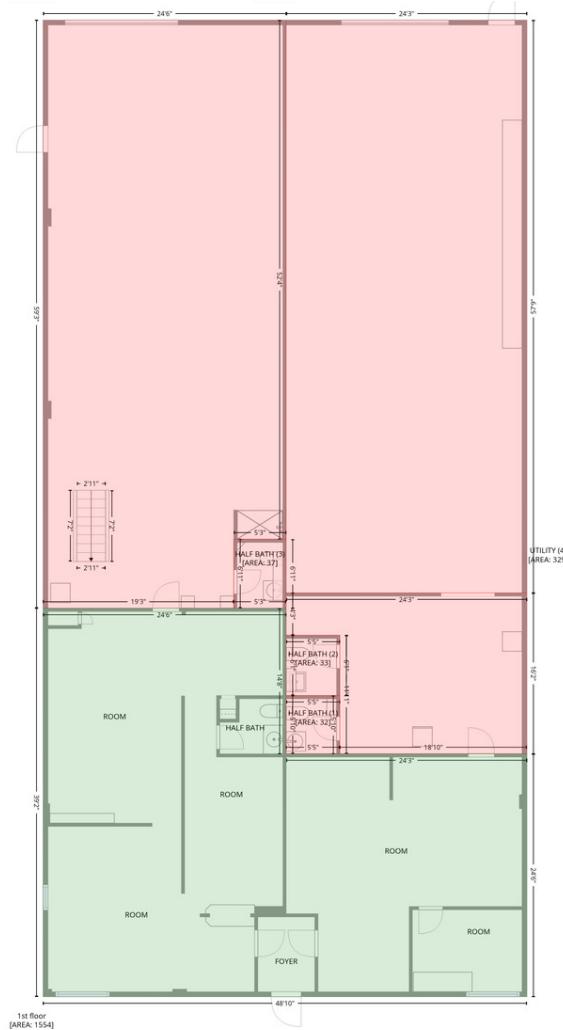
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