



CUSHMAN &
WAKEFIELD

AVAILABLE

500-600

30TH AVE NE

MINNEAPOLIS, MN



HUDSON BROTHEN

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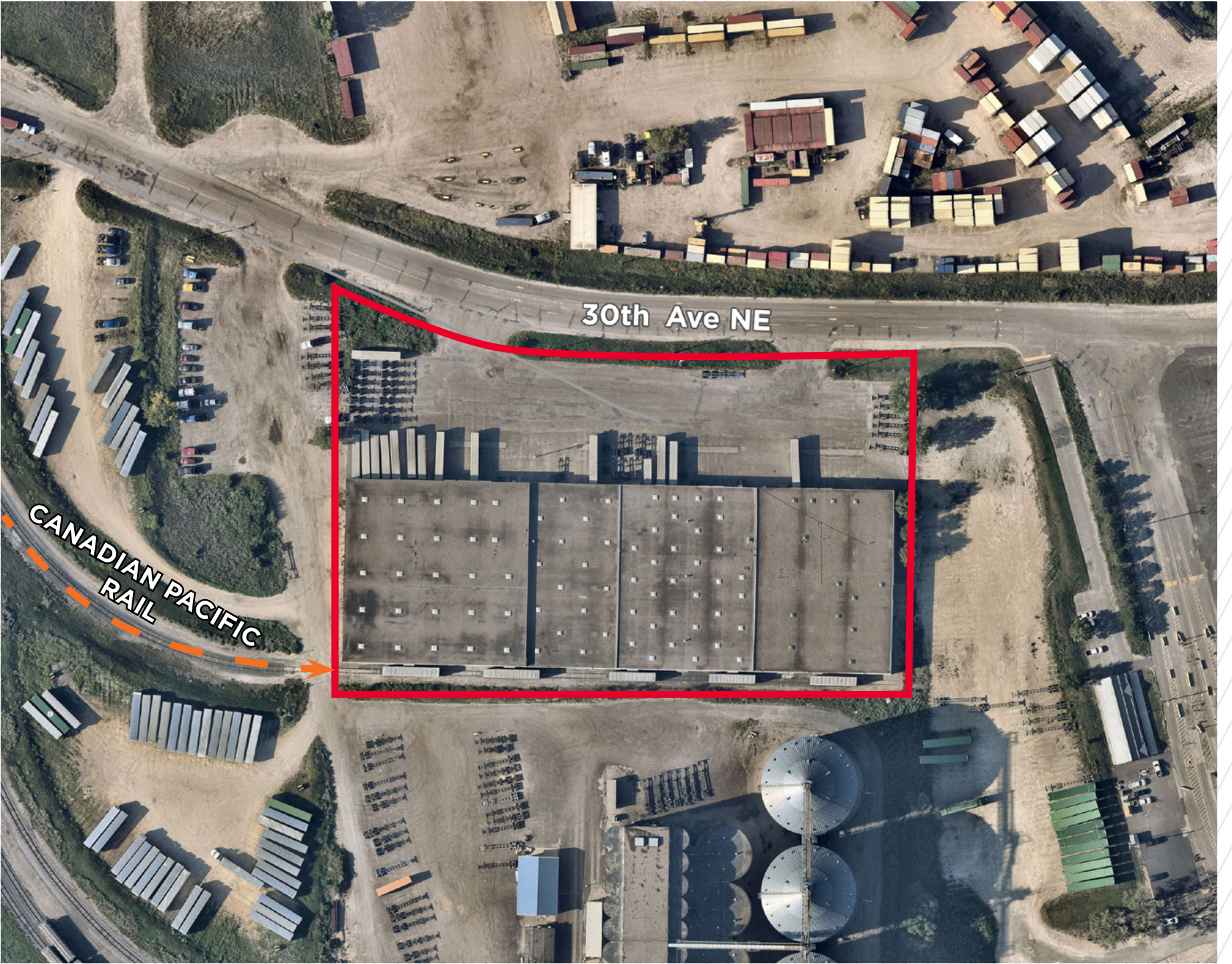
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PROPERTY FEATURES

ADDRESS	500-600 30th Ave NE Minneapolis, MN (two parcels)
BUILDING SIZE	3,000 SF Office <u>111,000 SF Warehouse</u> 114,000 SF Total
ACRES	4.51 Acres
LOADING	19 Docks (<i>to verify</i>) Rail Access Doors
CLEAR HEIGHT	16' - 22'
COLUMNS	50' x 30'
YEAR BUILT	1967
POWER	400amp 120/240v Ability to install additional 200amps
SPRINKLERED	Dry System
ROOF	2014
SALE PRICE	\$11,400,000 (\$100.00 PSF)
LEASE RATES	\$13.00 PSF Office \$7.00 PSF Warehouse
2024 PROPERTY TAXES	\$185,679.93 (\$1.63 PSF)

AERIAL



PROPERTY HIGHLIGHTS

CENTRALLY LOCATED
DISTRIBUTION BUILDING

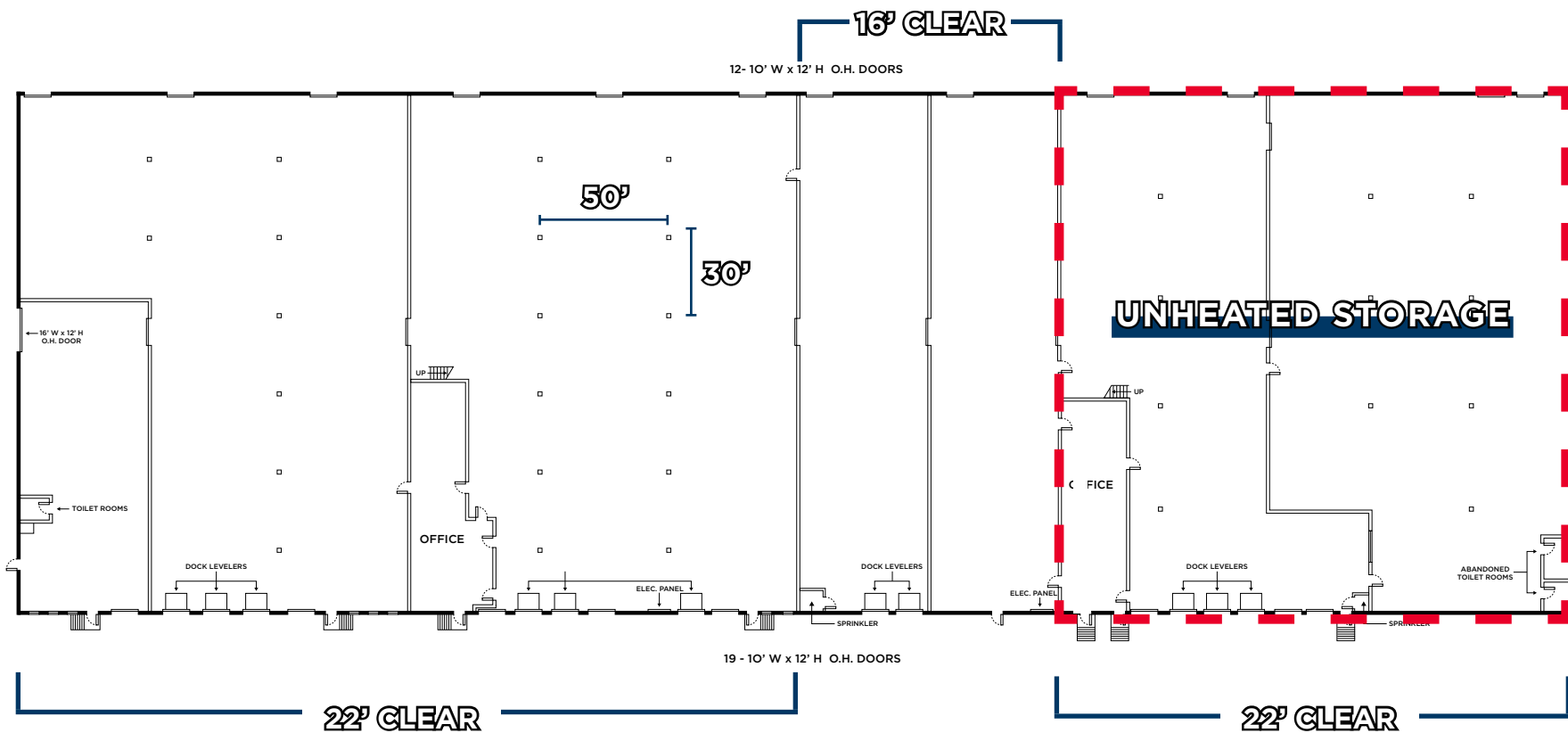
AMPLE LOADING,
INCLUDING A RAIL SPUR

CLEAR HEIGHT 16'-22'

BUILDING LOCATED
WITHIN THE CANADIAN
PACIFIC SHOREHAM
RAILYARD



FLOOR PLAN



PHOTOS





22' CLEAR WAREHOUSE



LOADING & TRUCK COURT

PHOTOS



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