

**INDUSTRIAL | 79,175 SF
FOR SALE OR LEASE**



**300 SW 9TH AVE
NEW BRIGHTON, MN 55112**

CBRE

300 SW 9TH AVE



PROPERTY OVERVIEW

Highlights

For sale or lease now: 79,175 SF industrial building sitting on 11.43 acres of land, offering 2 additional acres of undeveloped land for potential building expansion or outdoor storage.

Located in New Brighton, MN: Northeast suburb of Minneapolis - St. Paul. Building is 3 min from I-35, offering convenient access for employees and immediate access to the entire metro.



SPECIFICATIONS

SF Breakdown

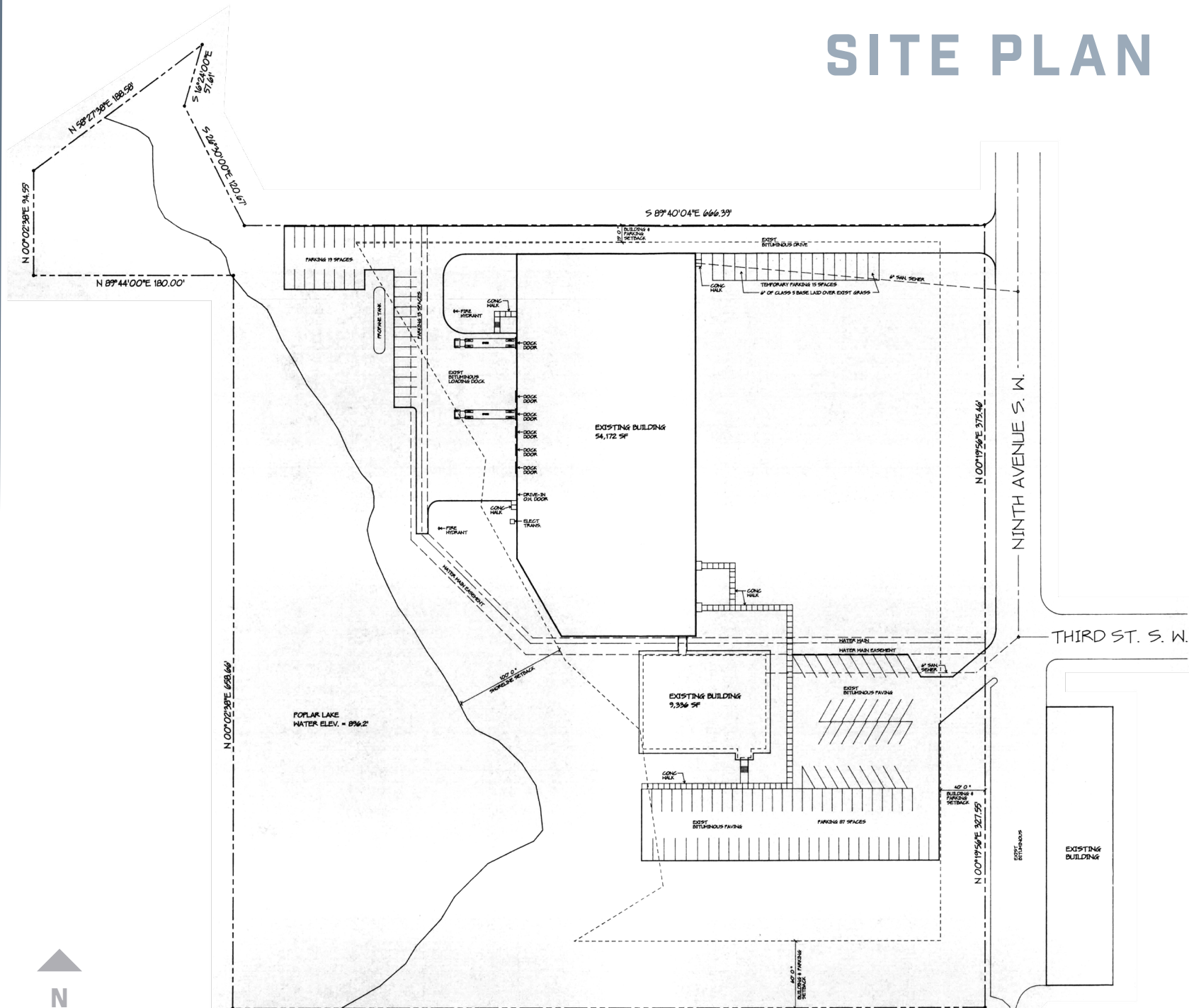
Building Footprint	63,508	Building Total	79,175
Office	9,336	Production	12,116
Mezzanine: Office / Storage	12,116	Warehouse	45,606

Building Overview

Year Built	1975	Column Spacing	34' x 20'
Parking	134 Stalls	Zoning	I-1, light industrial
Size	11.43 AC	Power	800 amps/3-Phase/480 V
PID (3 Parcels)	<ul style="list-style-type: none"> 32-30-23-24-0010 32-30-23-24-0006 32-30-23-24-0007 	Clear Height	Warehouse: 23' 1st Floor Production: 10' - 6" 2nd Floor Mezz. Storage: 11'
Loading	Docks <ul style="list-style-type: none"> (3) 8'w x 10' h, with levelers, and (2) with screens. (3) 8'w x 8' h, (2) w/ levelers and screens. Drive-ins: <ul style="list-style-type: none"> 8'w x 10'h w/ screen 	Rates	<ul style="list-style-type: none"> 2026 Assessed Value: \$5,939,300 2026 Est. Tax: \$191,812 Sale/Lease: Negotiable



SITE PLAN



Footprint SF

63,508

Building Total SF

79,175

Office SF

9,336

Mezzanine Office / Storage SF

12,116

Production Room SF

12,116

Warehouse SF

45,606

SITE

Overview

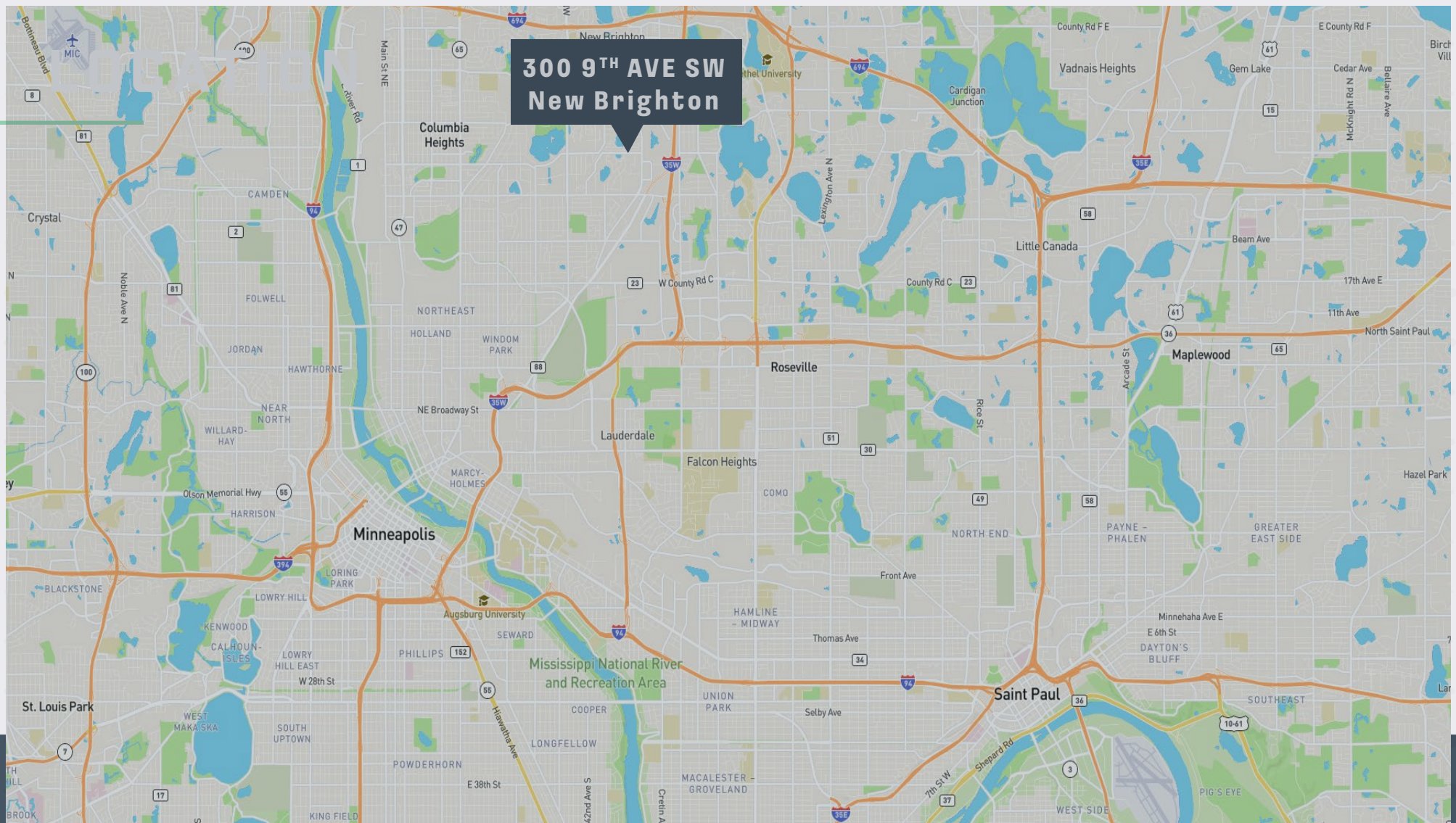


TOTAL
11.43 ACRES

ADDITIONAL LAND
FOR EXPANSION /
OUTDOOR STORAGE
2 ACRES

OUTDOOR STORAGE / EXPANSION





300 9TH AVE SW
New Brighton

DRIVE TIME



I-35W
5 MIN / 1.8 MI



I-694
6 MIN / 2 MI



MINNEAPOLIS
15 MIN / 6.7 MI



ST. PAUL
18 MIN / 11.8 MI



NEW BRIGHTON, MN
55112

**300
SW 9TH
AVENUE**

**79,175 SF | INDUSTRIAL
SPACE FOR LEASE**

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