



**JLL** SEE A BRIGHTER WAY

# For sublease

**Humboldt Industrial Center**

2601 49th Ave N, Minneapolis, MN

**23,875 SF Available**  
**6 More Years of Term**

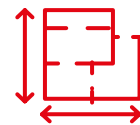


Building specifications

## Humboldt Industrial Center



<b>Building SF</b>	135,579 SF
<b>Available SF</b>	6,126 SF Office 17,749 SF Warehouse <b>23,875 SF Total</b>
<b>Clear Height</b>	25'6"
<b>Loading</b>	Three (3) dock doors One (1) drive-in
<b>Year Built</b>	2006
<b>Parking</b>	245 stalls
<b>Lease Rate</b>	Negotiable
<b>Available</b>	Now
<b>Term Ends</b>	6/30/2031



**23,875 SF**  
available for  
sublease



Near **strong**  
labor supply

# Floor plan

## Suite 200

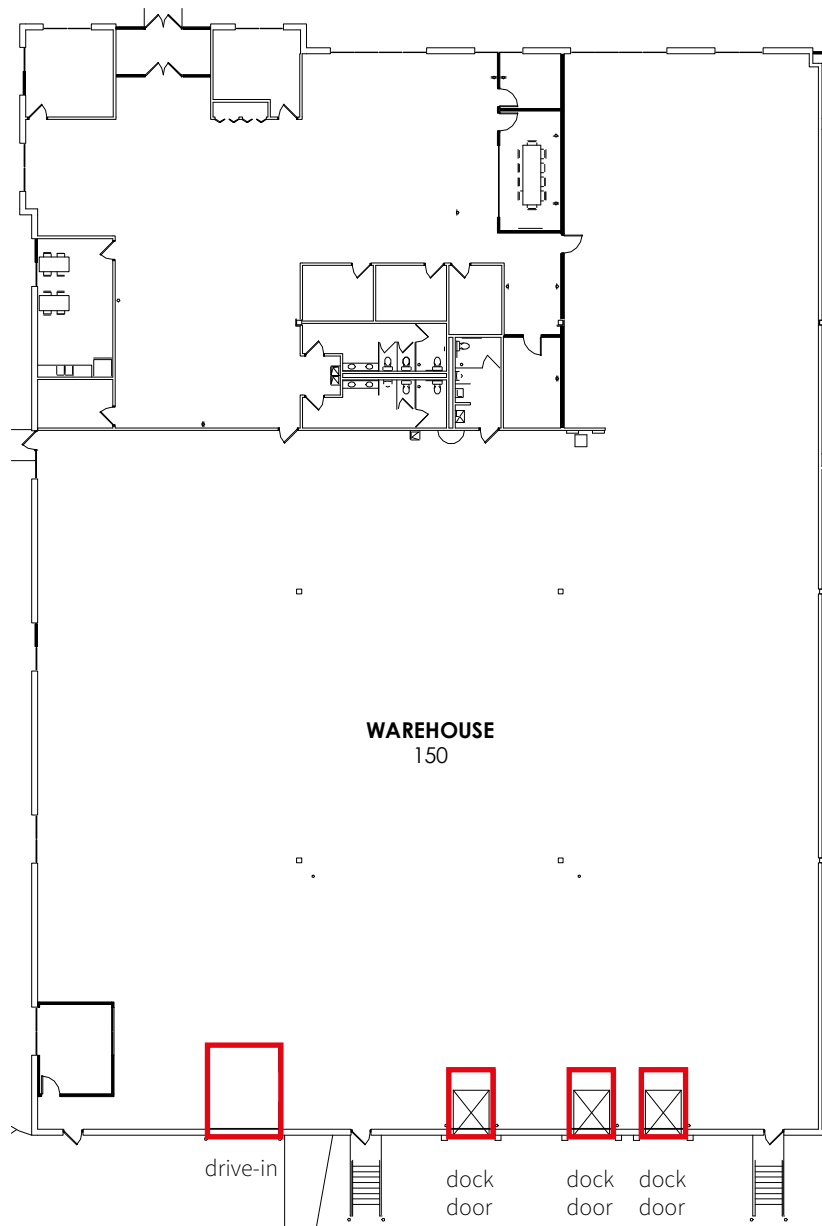
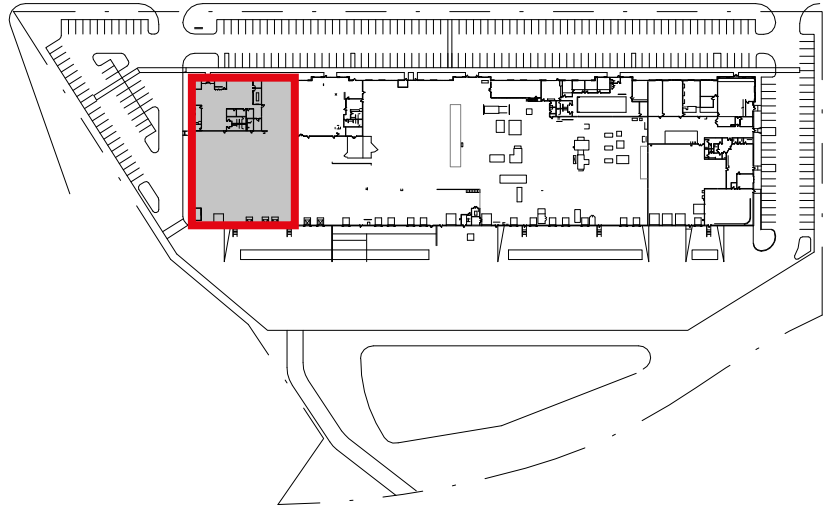
6,126 SF Office

17,749 SF Warehouse

**23,875 SF Total**

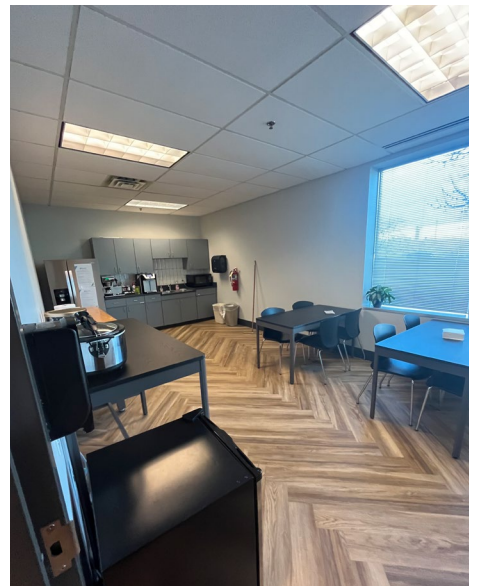
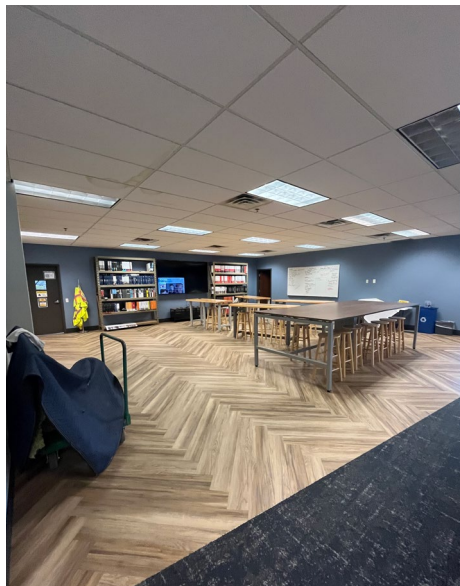
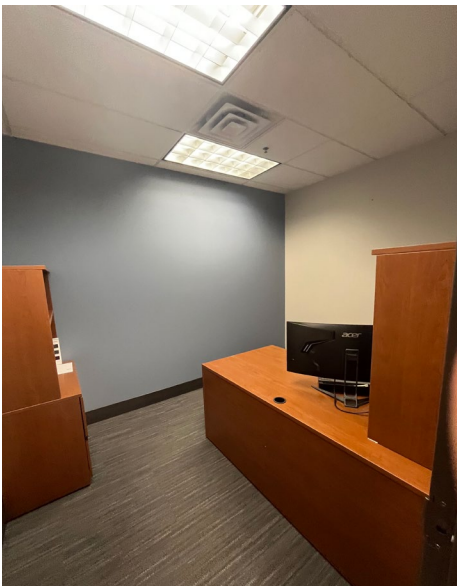
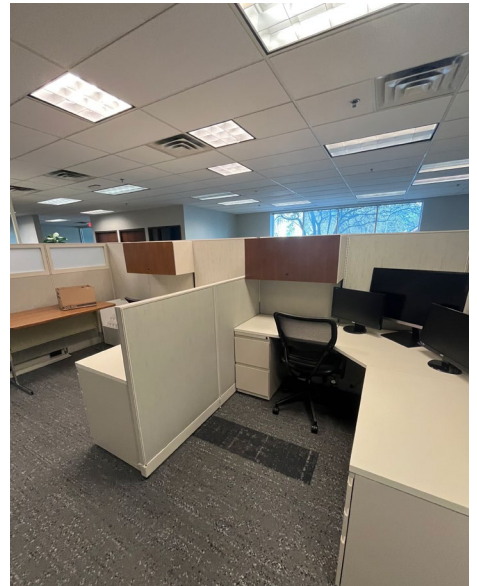
Three (3) dock door

One (1) drive-in



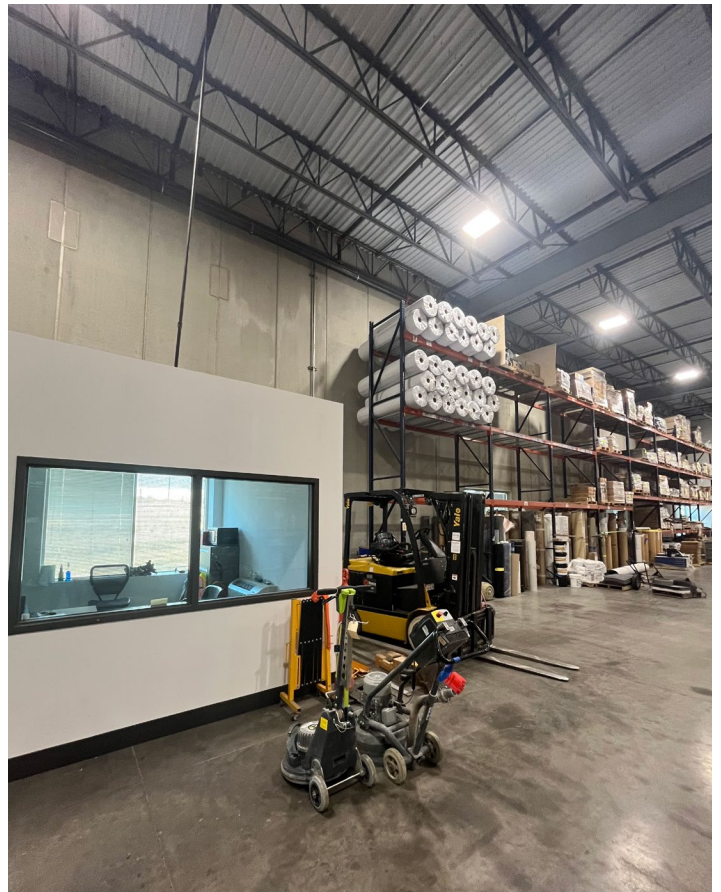
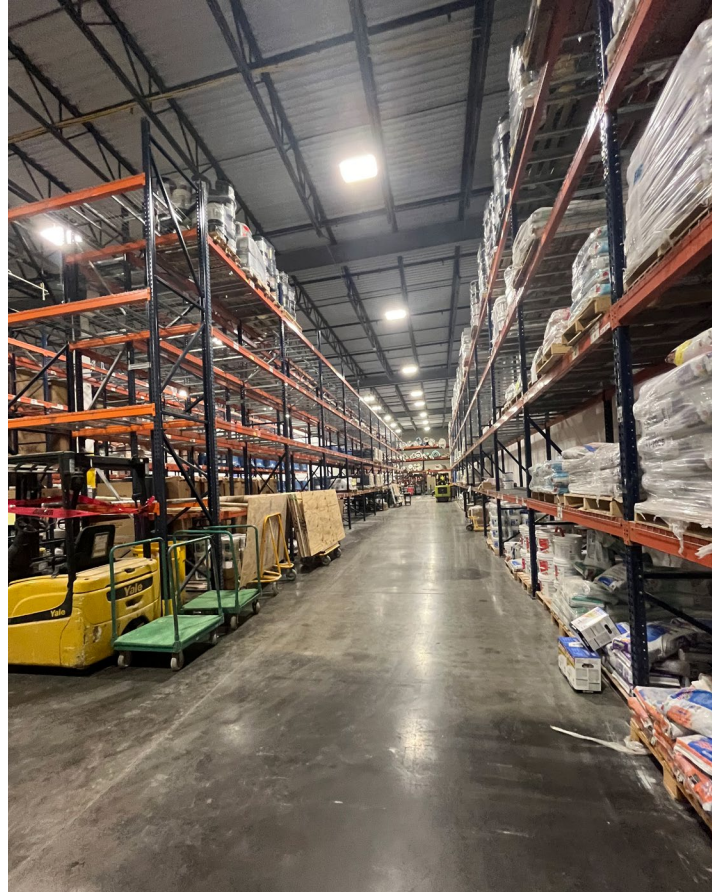


# Office photos

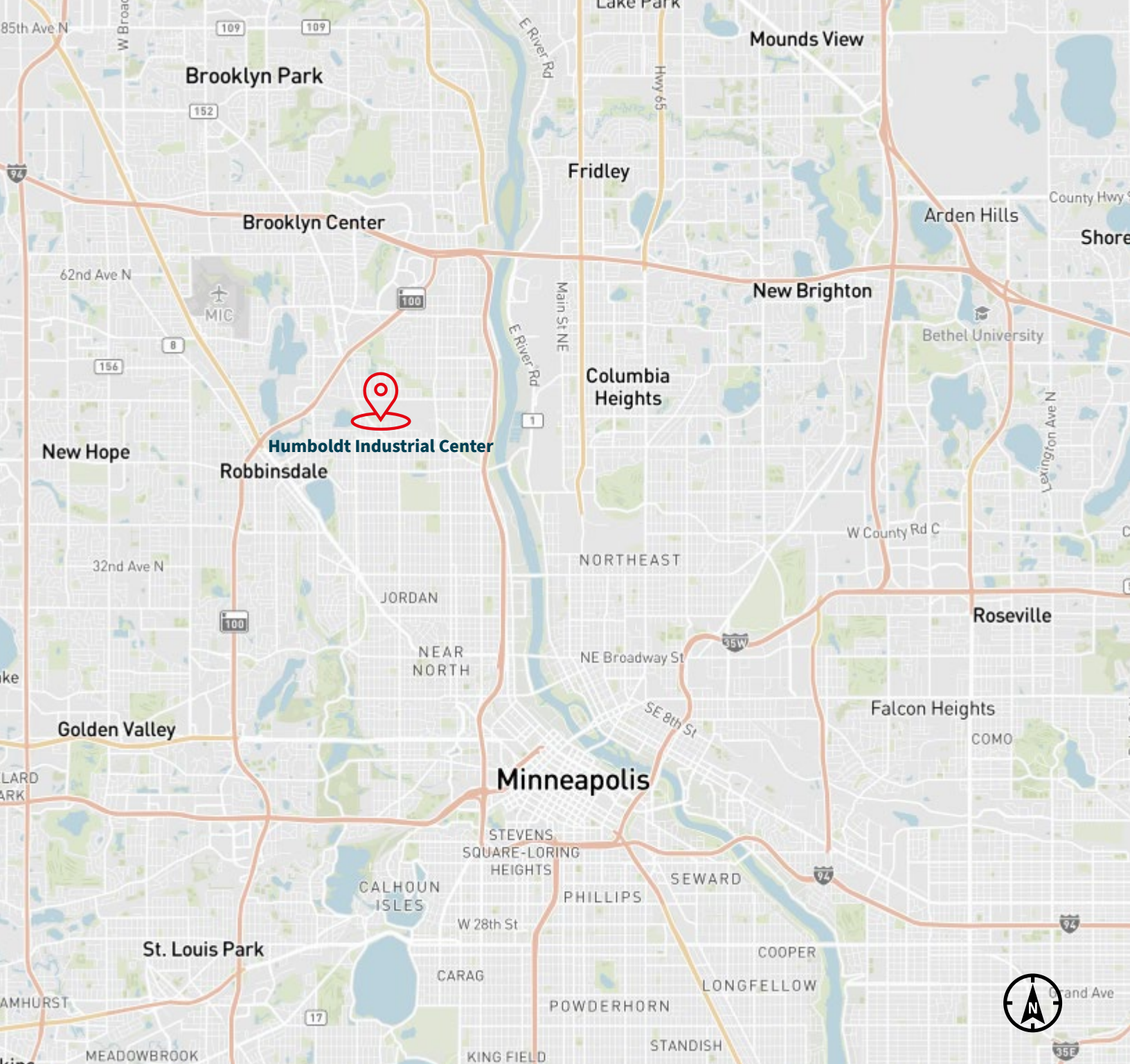




# Warehouse photos







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