

2219 EDGEWOOD AVE S

ST. LOUIS PARK, MN

AVAILABLE FOR SALE OR LEASE

10,000 - 50,000 SF



PROPERTY INFORMATION

CENTRALLY LOCATED

EXCELLENT ACCESS TO HWY 100 & I-394

AMPLE RETAIL AND AMENITIES NEARBY

PROPERTY FEATURES

Sale Price: \$5,250,000 (\$105.00 PSF)

Lease Rate: \$7.00 Warehouse
\$13.00 Office

Building Size: 8,500 SF 1st Level Office
2,500 SF 2nd Level Office
39,000 SF Warehouse
50,000 SF Total

Total Land: 2.09 Acres

Year Built: 1980

Clear Height: 18'

Loading: 6 Docks (3 Levelers)
1 Drive-in

Parking: 84 Stalls

Power: Heavy Power

HVAC: Fully Air-Conditioned

Sprinklered: Fully Sprinklered

Zoning: I-P Industrial Park

2024 Property Taxes: \$126,553.39 (\$2.53 PSF)

2024 CAM Estimate: \$1.50 PSF



FLOOR PLAN

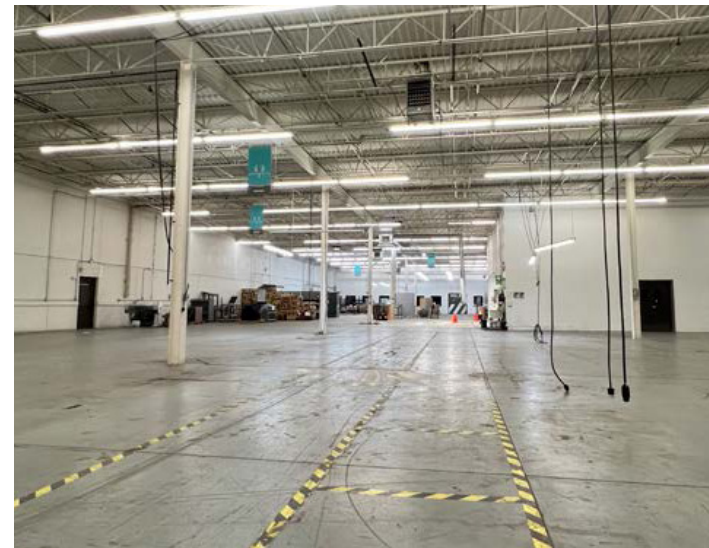
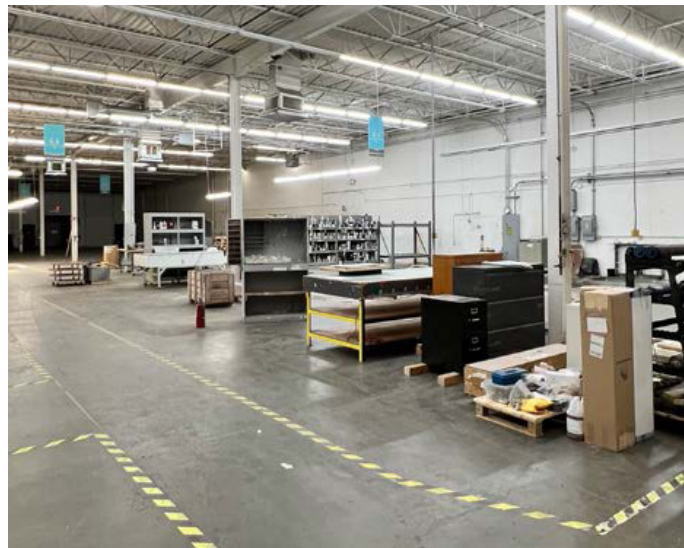


FLOOR PLAN

EXISTING TENANTS CAN RENEW OR VACATE



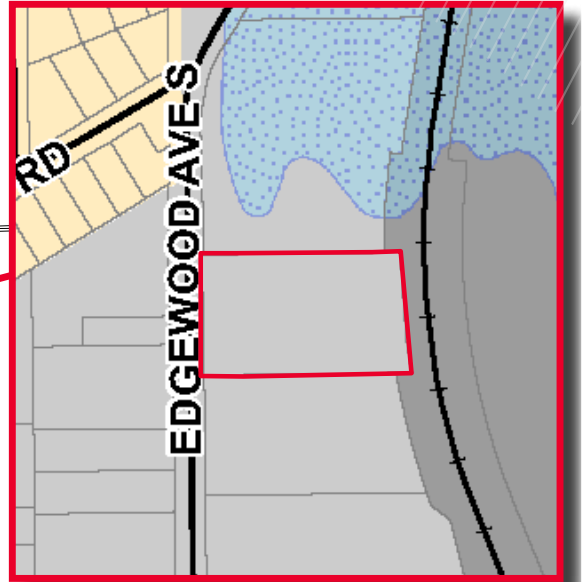
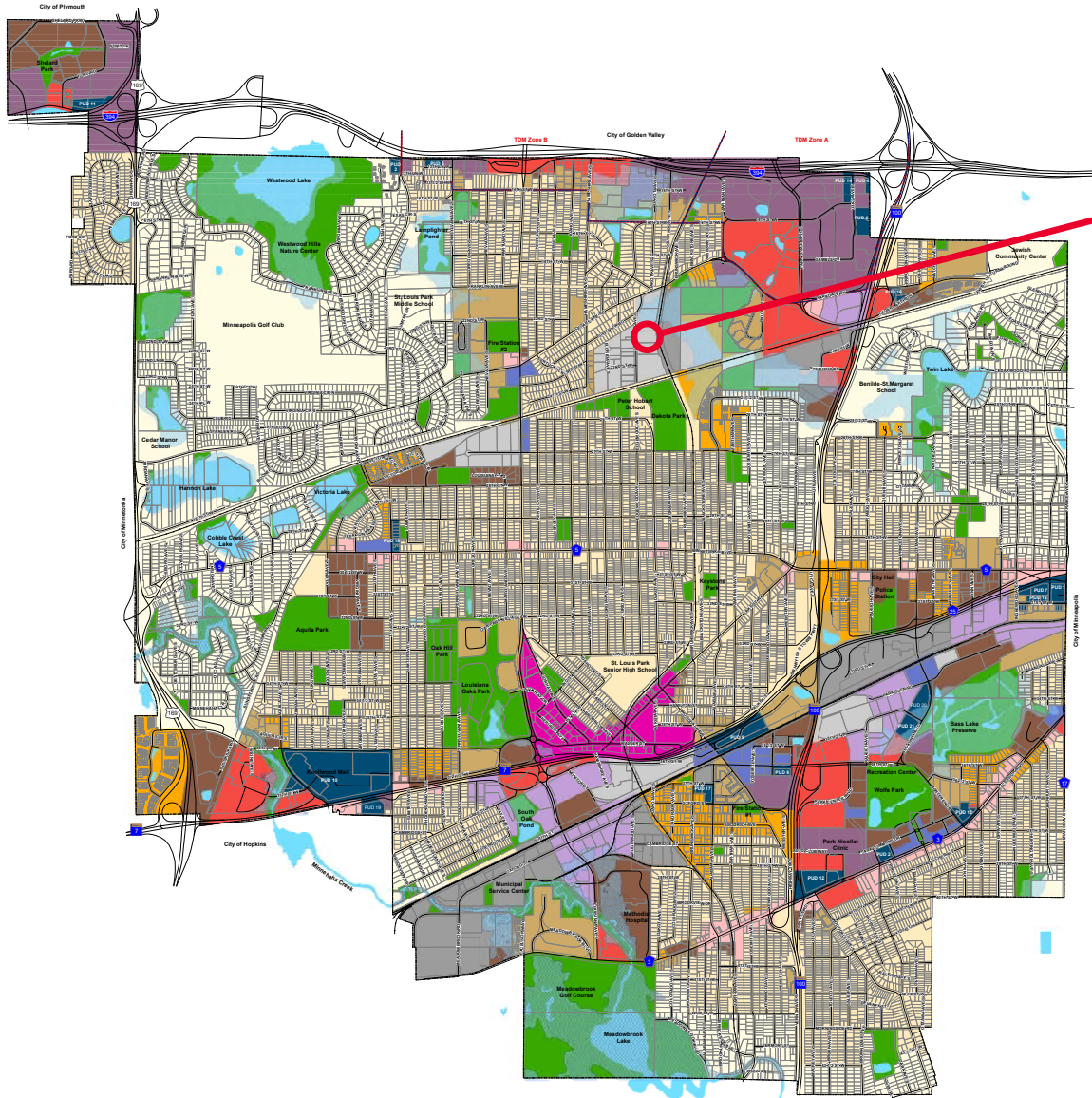
PROPERTY PHOTOS



PROPERTY PHOTOS



ZONING MAP

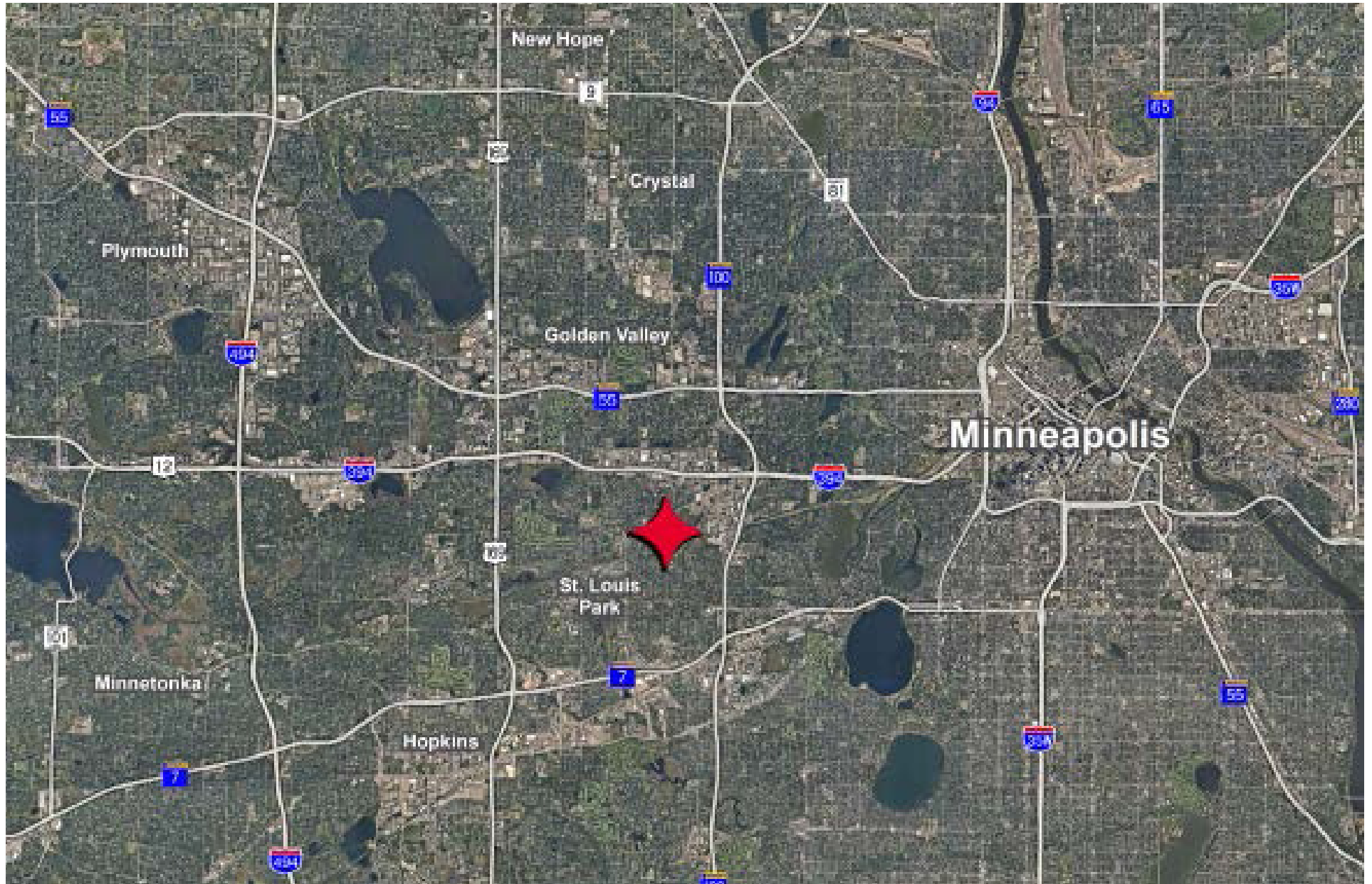


- Zoning Districts**
- POS Park and Open Space
 - R-1 Single-Family Residence
 - R-2 Single-Family Residence
 - R-3 Two-Family Residence
 - R-4 Multiple-Family Residence
 - R-C High-Density Multiple Family
 - MX-1 Vertical Mixed-Use
 - MX-2 Neighborhood Mixed-Use
 - C-1 Neighborhood Commercial
 - C-2 General Commercial
 - BP Business Park
 - O Office
 - I-P Industrial Park
 - I-G General Industrial
 - PUD Planned Unit Development
 - Floodplain
 - FloodFringe
 - Floodway
 - Travel Demand Management Boundary

AERIAL AMENITIES



AERIAL





394

100

For more information,
please contact:

HUDSON BROTHEN

Executive Director
+1 952 893 8261

HUDSON.BROTHEN@CUSHWAKE.COM

JAKE KELLY

Senior Associate
+1 952 465 3303

JAKE.KELLY@CUSHWAKE.COM

KRIS SMELTZER

Executive Managing Director
+1 952 837 8575

KRIS.SMELTZER@CUSHWAKE.COM

3500 American Blvd., W Ste 200
Minneapolis, MN 55431
+1 952 831 1000

CUSHMANWAKEFIELD.COM

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

