

AVAILABLE FOR SUBLEASE

# 845 E HENNEPIN AVENUE

Minneapolis, MN 55414



**STACK**  
INDUSTRIAL PARTNERS

# PROPERTY OVERVIEW

## General Building Information

**Year Built**  
1953

**Construction Type**  
Brick & CMU

**Zoning**  
Production Mixed Use

**Building Ownership**  
Buligo Capital

## Sublease Specifications

**Total Square Footage**  
33,423 SF

**Available**  
Now until March 31, 2027

**Office Size**  
3,909 SF

**Warehouse Size**  
28,293 SF

**Mezzanine Size**  
1,221 SF

**Clear Height**  
32'

**Dock Doors**  
1 Dock Door | 3 Dock Platforms

**Drive-Ins**  
1 Drive-In

**Visibility**  
East Hennepin Frontage

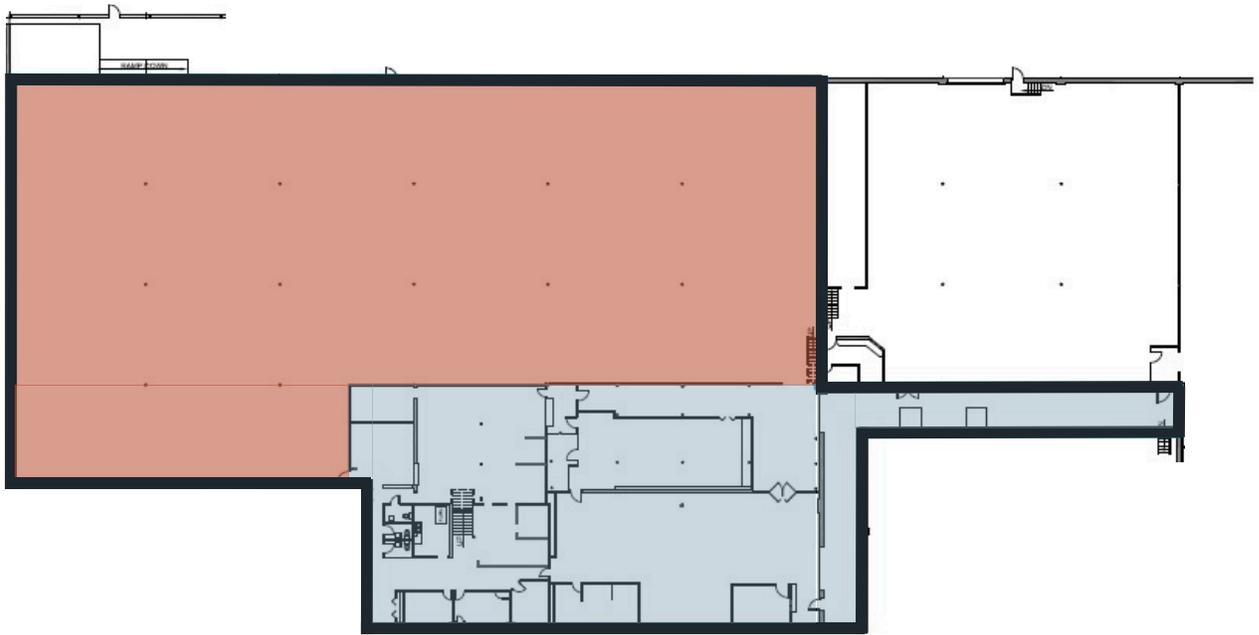
**HVAC**  
Unit Heaters in Warehouse

## Financials

**Lease Rate**  
\$5.75 PSF

**2026 CAM & TAX**  
\$3.25

# FLOOR PLAN



**33,423 SF**  
Total Size



**3,909 SF**  
Office Size

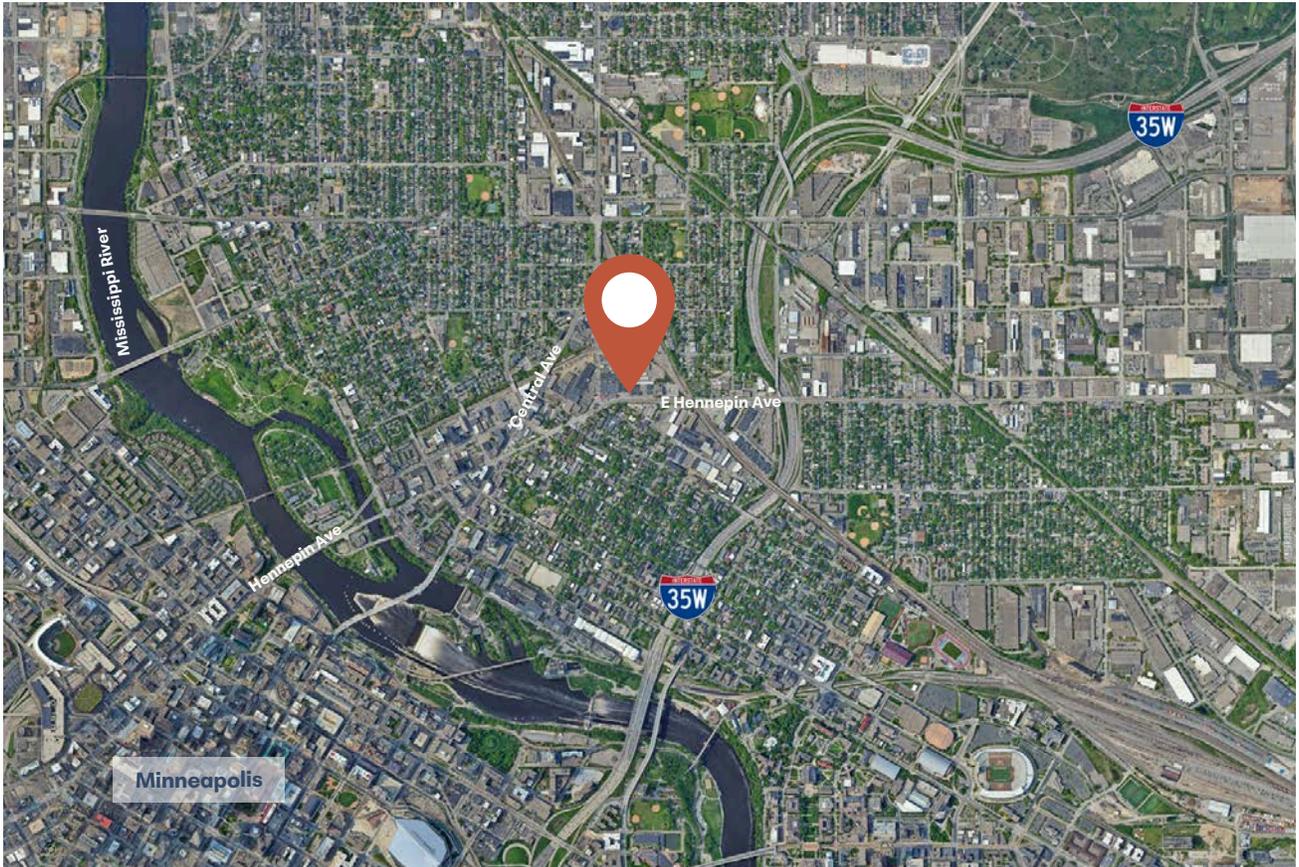


**28,293 SF**  
Warehouse Size



**1,221 SF**  
Mezzanine Size

# LOCATION



## Nearby Restaurants

Minneapolis Cider Company  
NE Moose Bar & Grill  
HeadFlyer Brewing  
Ninth Street Soccer & Coffee  
Relish  
Brasa Premium Rotisserie  
Flamin' Thai & Sushi Northeast  
Punch Pizza  
Hola Coffee  
Aster House  
Bruegger's Bagels



## Nearby Retail

Familia Skateboard Shop  
Planet Fitness  
Chuck & Don's Pet Food & Supplies  
Eat My Words Bookstore  
Holiday Station Stores  
Brake & Equipment Warehouse  
Target  
Napa  
Walgreens  
Northern Battery  
Magus Books

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