

FOR LEASE

STACK
INDUSTRIAL PARTNERS

NORTHSIDE STATION

2450-2560 Washington Ave N
Minneapolis, MN 55411



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PROPERTY OVERVIEW

General Building Information

Total Square Footage

182,014 SF

Year Built

1953

Parcel Size

5.72 Acres

Zoning

PR2 Production & Processing

Vacancy Specifications

Vacancy Size

Multiple size options available, ranging from
10,000 - 70,000 SF

Available Date

Now

North Side Loading

3 Drive-Ins (drive-thru loading)
*Ability to add more loading

South Side Loading

1 Dock Door | 5 Drive-Ins (drive-thru loading)
*Ability to add more loading

Clear Height

13'

Power

Varies. Building has up to 1,800 amps available

Lease Details

Lease Rate

Negotiable

CAM/Tax (2026)

\$3.11 PSF

Property Highlights

- Ideal for auto uses, warehouse, and fleet service/last mile distribution.
- Easy access to downtown Minneapolis and I-94.
- Excellent visibility from I-94

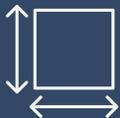
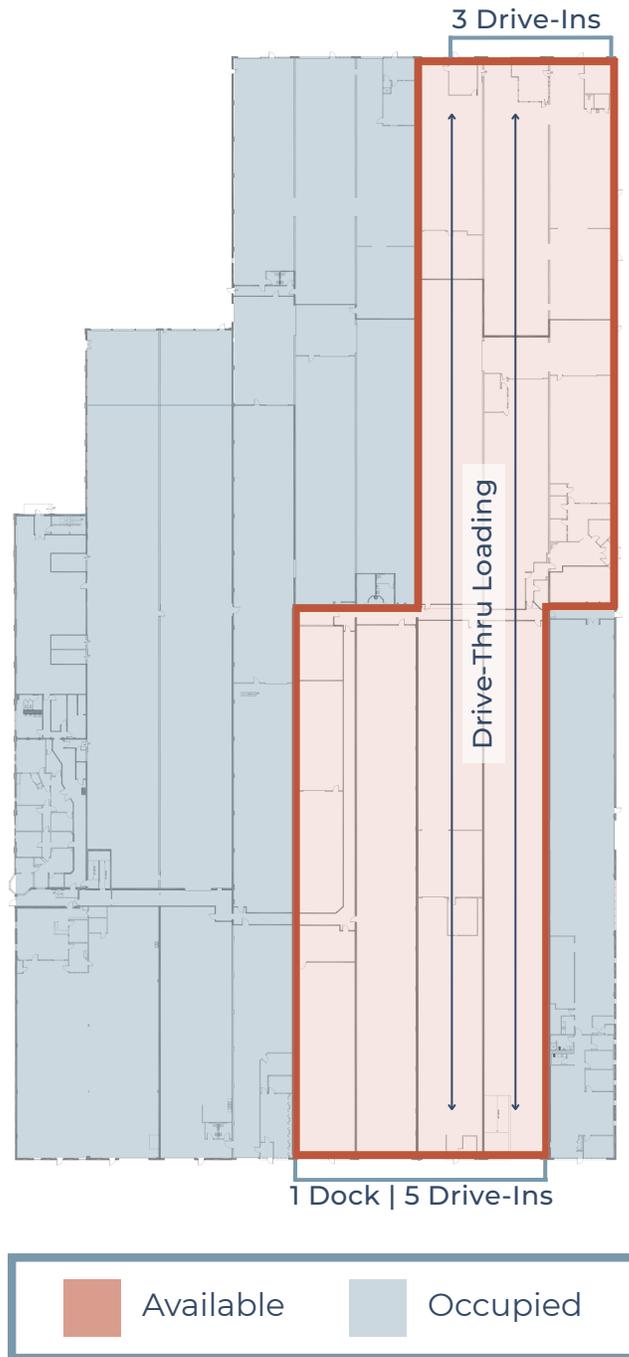
PROPERTY AERIAL



Mississippi River



AVAILABLE SPACE



10,000-70,000 SF
Total SF Available



3 Drive-Ins
North Side Loading



1 Dock | 5 Drive-Ins
South Side Loading

PROPERTY AERIAL



PROPERTY IMAGES



LOCATION & ACCESS



**Easy Access to
Downtown
Minneapolis and I-94**



**Excellent
Visibility to I-94**



**Walking Distance to
the North Loop and
Mississippi River**

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