



Seller Financing Available

FOR LEASE/FOR SALE

4,067 SF SMALL INDUSTRIAL BUILDING

601 13th Avenue S

HOPKINS, MN 55343



**THE
BROOKSHIRE
COMPANY**

Property highlights

Located just minutes from Hwy 169, Hwy 7, and Hwy 62, this site offers quick, convenient access across the west metro. It sits within a long-established L-1 Light Industrial district surrounded by service, trade, and small-bay industrial users, creating a strong environment for operational businesses.

Less than a mile from downtown Hopkins, it also benefits from nearby Mainstreet retail, restaurants, and everyday amenities - making it a practical fit for contractors, auto and service companies, light manufacturing, or small fleet operations.

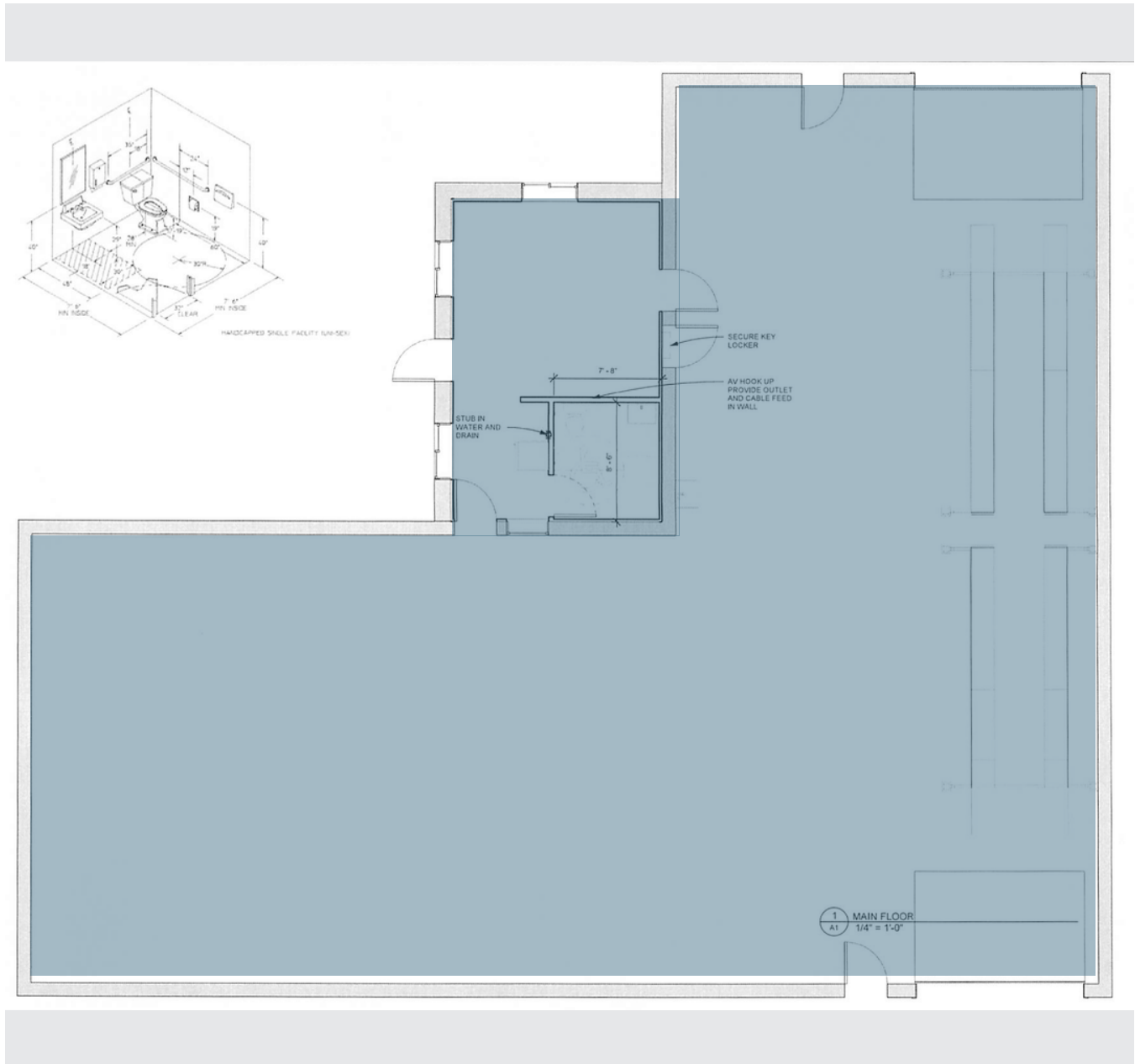
Immediate access to Hwy 169, Hwy 7, and Hwy 62.

Ideal for contractors, trades, auto, or small industrial users.



Floor plan

MAIN FLOOR



4,067 SF TOTAL

OFFICE APROX. 350/SF

WAREHOUSE APROX. 3700/SF

Specifications

ZONING	L-1 LIGHT INDUSTRIAL
BUILDING	4,067 SF
LOT SIZE	0.24 ACRES
PROPERTY ACCESS	
NEARBY HIGHWAY	169, 7, 62
CONSTRUCTION	MASONRY
AGE	1962
FLOORS	1
LIGHTING	LED
HEATING	2 HANGING UNIT HEATERS IN WAREHOUSE
AIR CONDITIONING	IN OFFICE ONLY
POWER	3-PHASE POWER (220 AMPS)
CLEAR HEIGHT	14'
LOADING	2 12'X12' DRIVE IN DOORS

Pricing

SALE	\$800,000
LEASE	\$12.00/SF NNN
OPERATING EXPENSES	\$4.50/SF

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We Help Companies Succeed and Communities Thrive®



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