



WAREHOUSE SPACE FOR LEASE

6845 20th Ave S, Centerville, MN 55038

Andrei Bortnov

Principal Manager, CCIM

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5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416

Anders Priley

Director of Leasing

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3033 Excelsior Blvd 100, Minneapolis, MN 55416



PROPERTY FEATURES

6845 20th Avenue is a multi-tenant industrial building located in the Centerville/Hugo area minutes way from interstate 35E and Hwy 694.

- ✓ 1 bathroom and kitchenette
- ✓ 1 dock door and 1 drive-in door
- ✓ On-site parking
- ✓ 3-min drive to Interstate 35E and 10-min drive to Hwy 694



SPACE TYPE
Industrial/Warehouse

SUITE SIZE
Approx. 3,342 SF

LEASE RATE
\$4,497/Month Gross

AVAILABLE
March 1, 2026

HVAC
**Fully A/C and heat in office;
heat only in warehouse**

YEAR BUILT
2001

ZONING
I-1 (Industrial)

BEST USES
**Warehouse/distribution, manufacturing/
processing, machine and repair shops
(not automotive), contractor/trades shops,
and commercial recreation**



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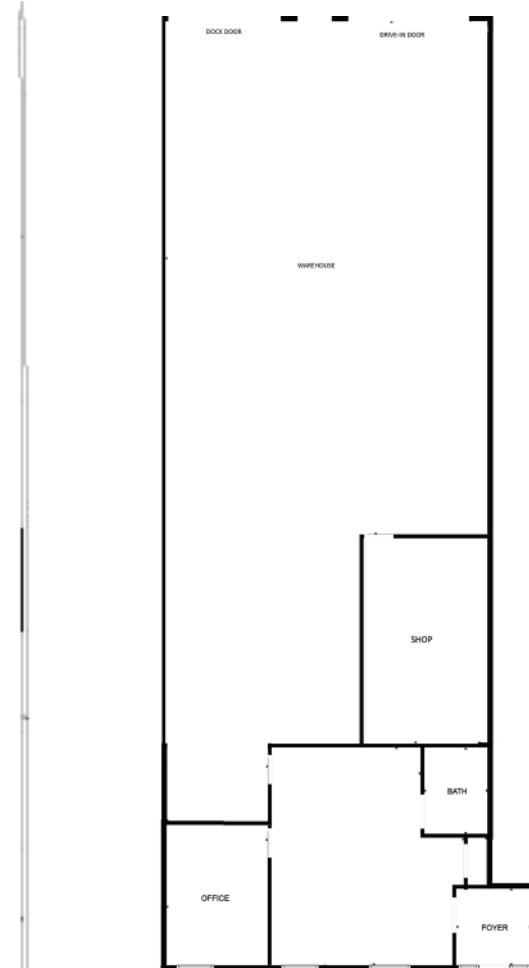
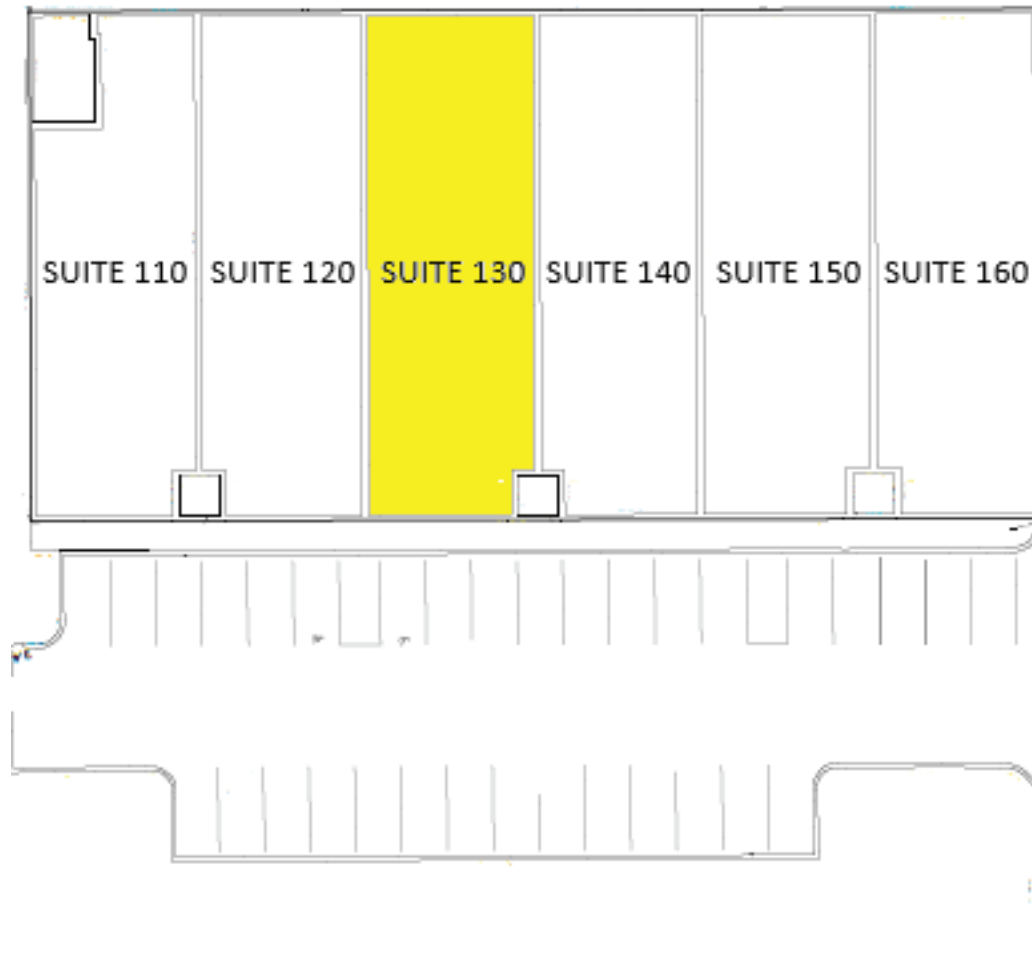
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FLOOR PLAN



Suite 130: Approx. 3,342 SF

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DEMOGRAPHICS



Subject Property

DEMOGRAPHICS	1 Mile	3 Mile
POPULATION	4,080	25,757
MEDIAN AGE	39.90	40.50
DAYTIME EMPLOYEES	1,352	5,814
POPULATION GROWTH '24-'29	Up 4.04%	Up 6.32%

DEMOGRAPHICS	1 Mile	3 Mile
HOUSEHOLDS	1,397	9,450
MEDIAN HH INCOME	\$137,372	\$124,373
HOUSEHOLD GROWTH '24-'29	Up 4.08%	Up 6.39%

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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