

UPPER H RBOR



UNITED
PROPERTIES

STACK
INDUSTRIAL PARTNERS



REIMAGINING UPPER HARBOR

The Redevelopment of Upper Harbor provides a once-in-a-generation opportunity to create a large-scale, community building asset in North Minneapolis

48-acre mixed-use development on the Mississippi River. The city-owned site will remain public while allowing private development. Ground lease payments will fund north side community initiatives. The mixed-use development will feature housing, commercial space, a performing arts center, and parks—supported by essential public infrastructure improvements.



20 Acres of Riverfront Parkland



1 Mile of Restored Shoreline



8,000 Seat Amphitheater by First Avenue

THE SITE



FEATURES



Situated off of I-94 between Downtown Mpls & I-694



Two miles north of Downtown Minneapolis



Quick and Easy Access to I-94



Strategically located near last-mile logistics hubs



Ideally located close to talent and highly educated workforce



Land lease property with proceeds reinvested into the community





UPPER HARBOR DEVELOPMENT GOALS

- Promote Equitable Development
- Establish a First-Class Regional Park
- Develop a Prominent Riverfront Destination
- Deliver High-Quality, Community-Focused Private Development
- Honor the Historical Significance of the Site
- Incorporate Excellence in Design
- Highlight Green and Sustainable Features



ESG Initiatives



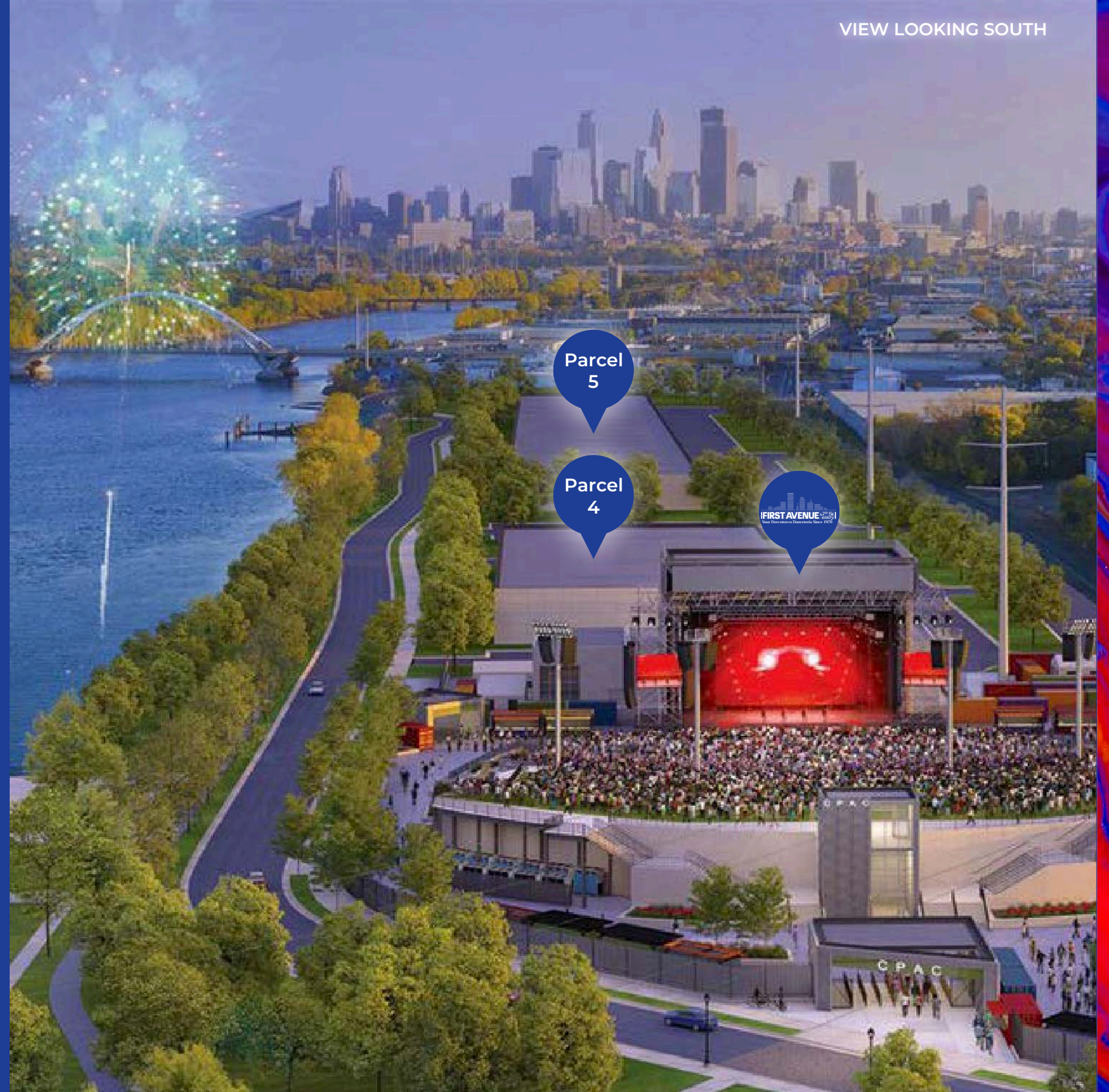
20 Acres of Riverfront Park



Sustainable Features



Regional Storm Water System



Parcel 5

Parcel 4





PARCEL 4

A 48,000 SF OF BTS OPPORTUNITY



SIZE:

Build to Suit - Up To
48,000 SF



PARCEL SIZE:

4.22 Acres



LOADING:

Multiple Loading Configurations



CLEAR HEIGHT:

Up to 32' Clear



USE:

Flexible



AVAILABLE:

Spring 2027



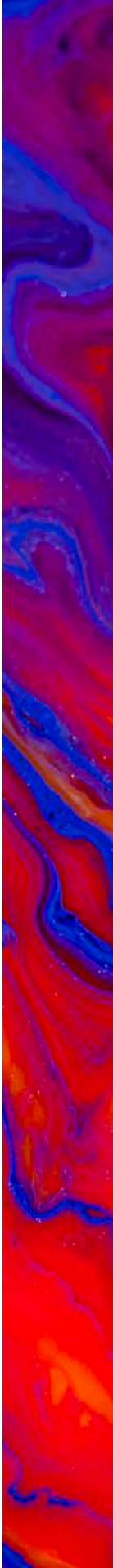
LEASE RATES:

Negotiable



LAND LEASE:

TBD





PARCEL 5

A 130,000 SF OF BTS OPPORTUNITY



SIZE:
Build to Suit - Up To
130,000 SF



PARCEL SIZE:
10.68 Acres



LOADING:
Multiple Loading Configurations



CLEAR HEIGHT:
Up to 32' Clear



USE:
Flexible



AVAILABLE:
Spring 2027

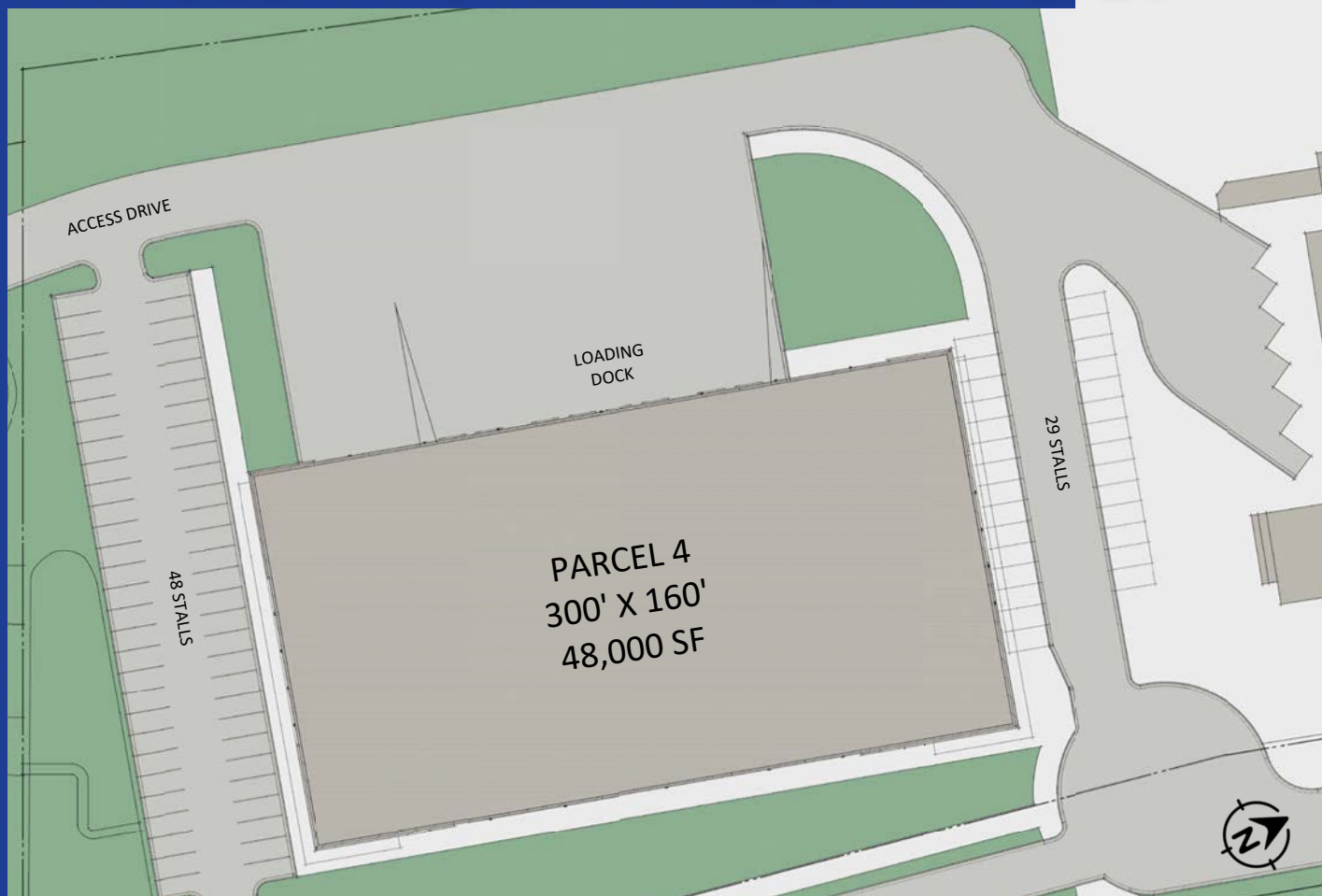


LEASE RATES:
Negotiable

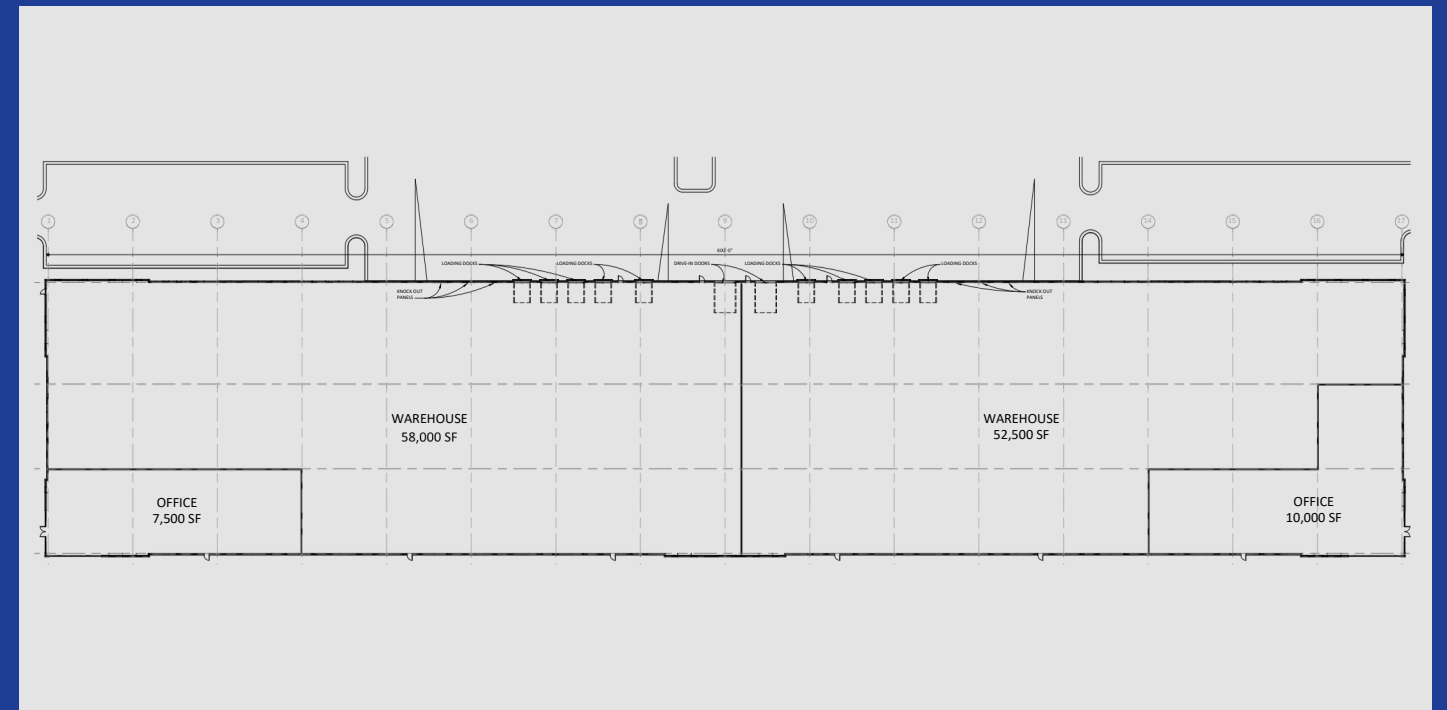
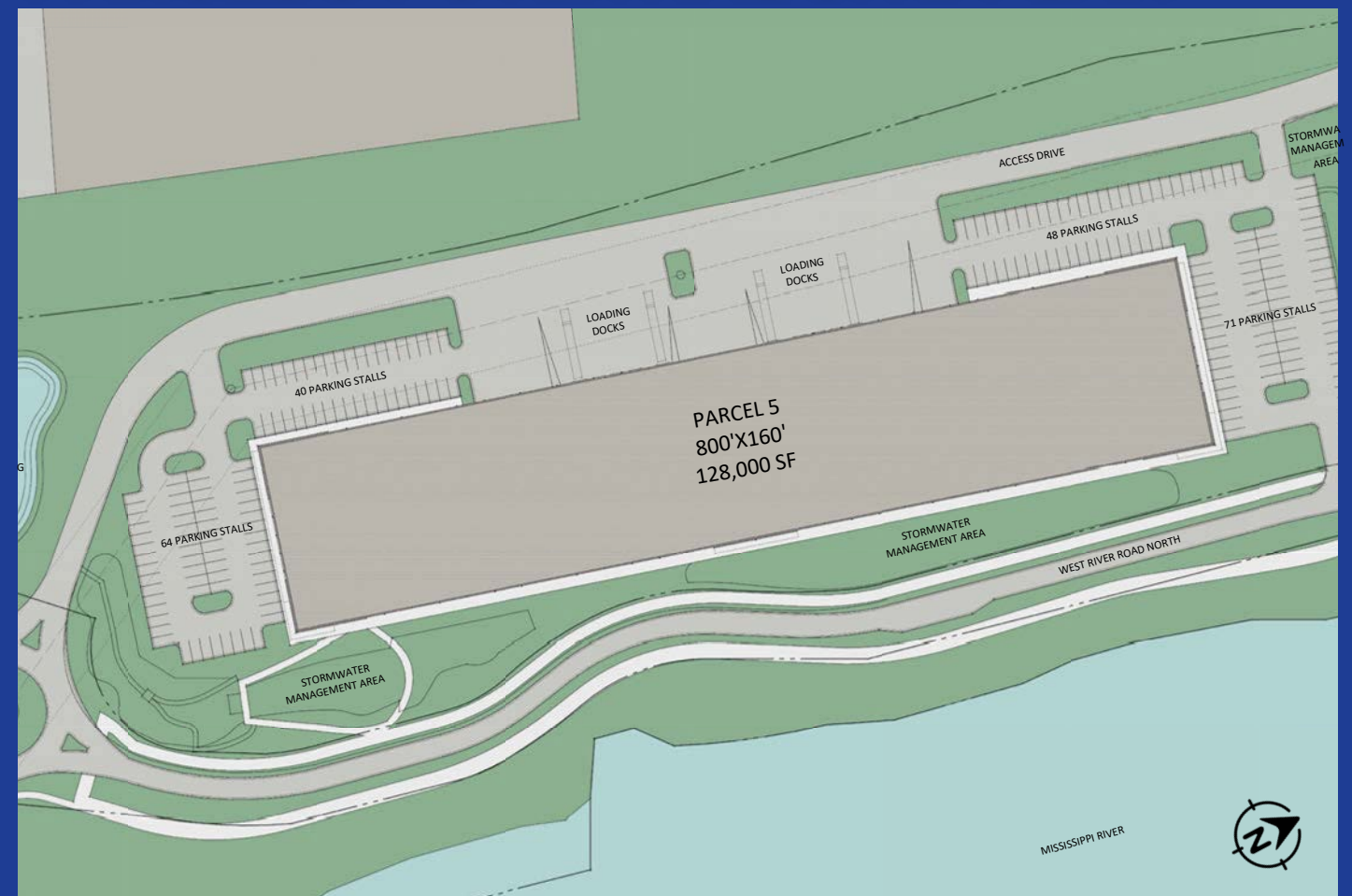


LAND LEASE:
TBD

PARCEL 4 POTENTIAL SITE PLAN



PARCEL 5 POTENTIAL SITE PLAN



HIGHWAY ACCESS

STRATEGIC CENTRAL LOCATION WITH SEAMLESS HIGHWAY ACCESS

2 MINUTES

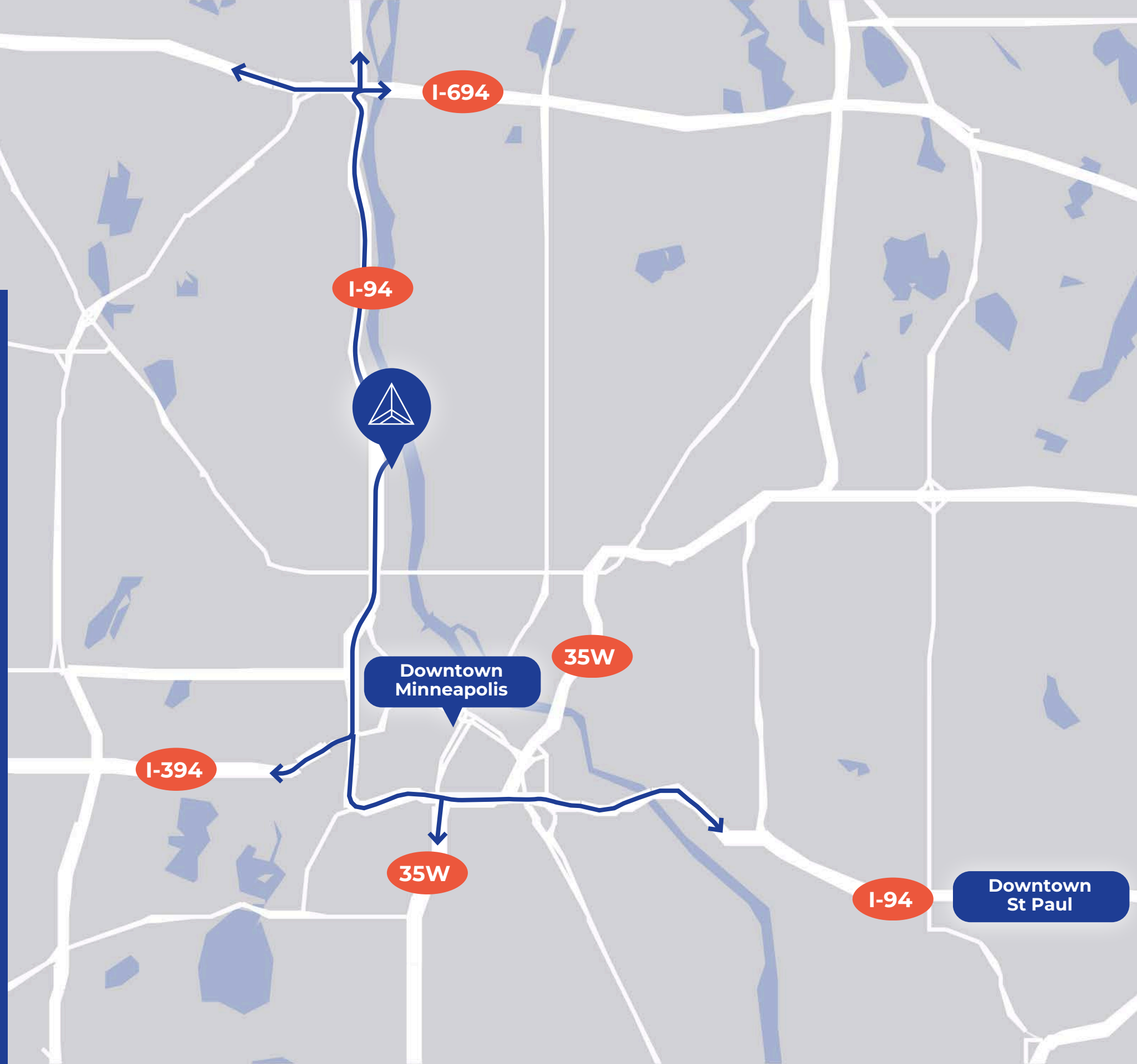
Interstate 94

5 MINUTES

Downtown Minneapolis
Interstate 394
Interstate 694

20 MINUTES

Mall of America
MSP International Airport
Downtown Saint Paul



AREA OVERVIEW



LIVE



218.8K

RESIDENTIAL
UNITS

- Gateway Northeast Apartments
- Canvas Apartments
- Mill City Apartments
- Second and Second Apartments
- Second Street Lofts
- The Archive Apartments
- The Larking Apartments
- The Flats at West End
- Xenia Apartments

WALK



1,547

ACRES OF
PARKS

- Mississippi Walking Trail
- Shingle Creek Falls
- Marshall Terrace
- Fairview
- Boom Island
- Saint Anthony
- Edgewater
- Ole Olson
- The Great Northern Greenway Overlook

PLAY



1,737

RESTAURANTS &
ENTERTAINMENT

- Two Mixed UP
- Star Bar & Bistro
- The Sample Room
- 56 Brewing
- Jax Cafe
- Hai Hai
- The Buttered Tin
- Olive & Lamb
- Red Cow
- Nolo's
- Graze
- Borough's
- The Loop
- Spoon & Stable
- The Butcher & The Boar
- **AND MORE**

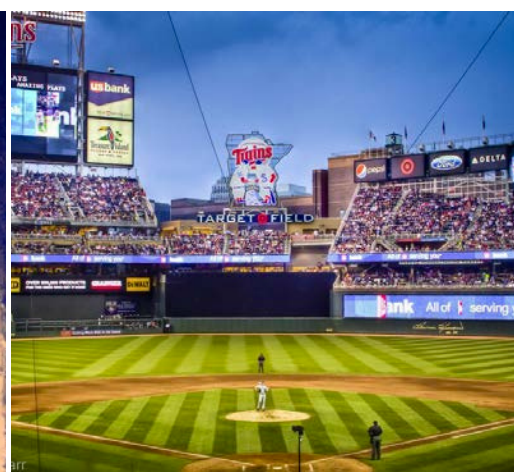
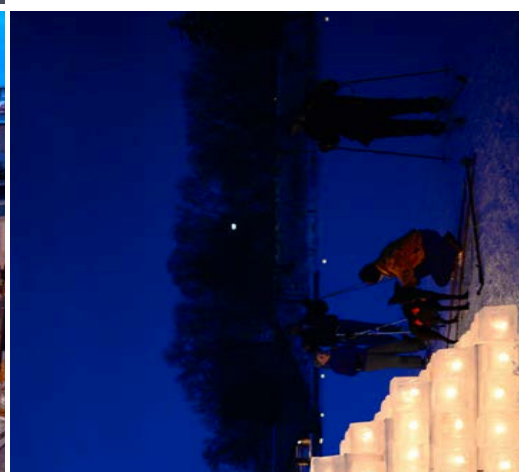
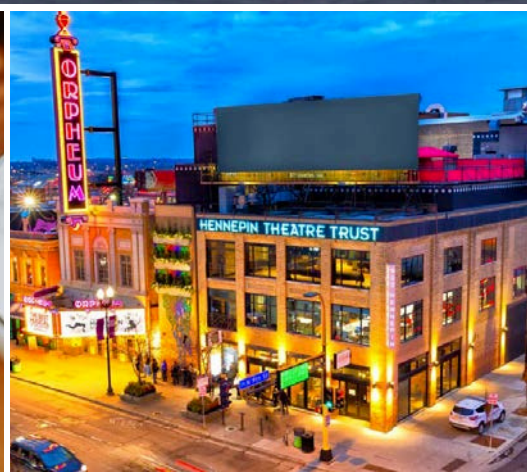
STAY



13,965

HOTEL ROOMS

- The Westin
- LivINN
- Doubletree Hotel
- The Madison
- Radisson RED
- Hampton Inn & Suites
- Hyatt Regency
- Fairfield Inn & Suites
- The Chambers





OUR 100-YEAR HISTORY

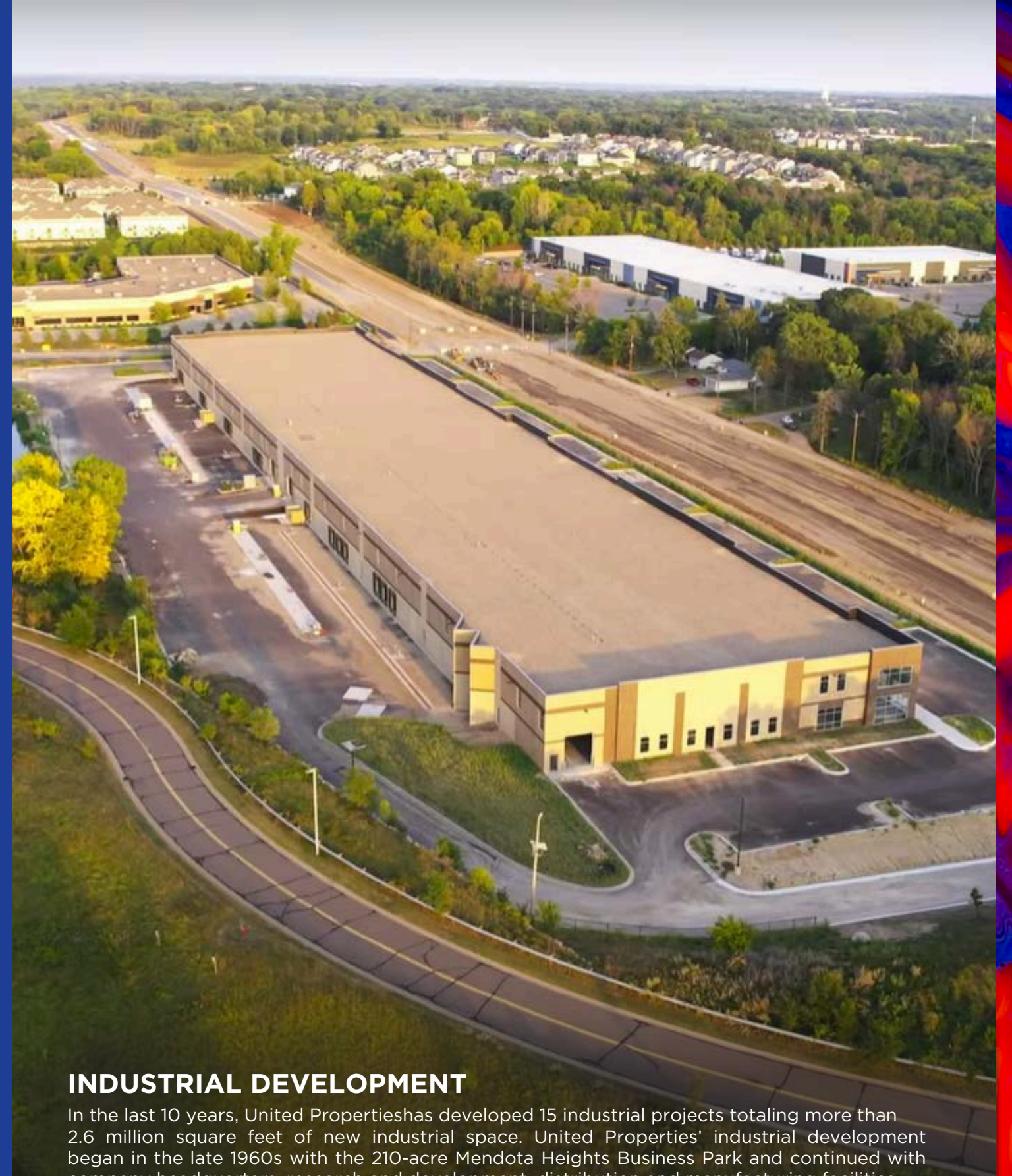
It all began with a beer. Hamm's Beer, to be exact, and as the family brewery grew, a company was formed to manage its many properties. That company was the Hamm Realty Company, founded in 1916 in St. Paul, Minnesota, and still going strong today as United Properties. Through boom and bust, United Properties has survived by sticking to its core values of integrity, stability and adaptability.

We have experienced methodical, managed growth throughout our history. Beginning as an owner and investor, we learned how to preserve and enhance assets. When we added development to our skills, we focused on a single category – suburban office buildings – before adding other specialties to our portfolio.

We have now extended our reach to multiple cities and development categories, with multiple, high-profile projects currently underway in Minneapolis, Denver, and Austin Texas markets.

That's United Properties.

#1 on the Largest Real Estate Developers list
SEVEN YEARS IN A ROW



INDUSTRIAL DEVELOPMENT

In the last 10 years, United Properties has developed 15 industrial projects totaling more than 2.6 million square feet of new industrial space. United Properties' industrial development began in the late 1960s with the 210-acre Mendota Heights Business Park and continued with company headquarters, research and development, distribution and manufacturing facilities.



UNITED
PROPERTIES

STACK
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