

TRUCK TERMINAL/IOS SITE FOR SALE OR LEASE

155 21st St & 2131 2nd Ave
Newport, MN 55055



CBRE



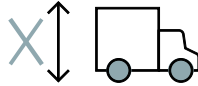
2 – Overhead doors 12Ft W x 14Ft H
3 – Overhead doors 14Ft W x 14Ft H



6 Dock Doors
Est 2,378 dock
loading area



Fuel Specifications
Building Equipped with
Fuel Island (1 - 10,000
Gallon Diesel Tank)



12 ft Clear in dock and office/
lounge areas
14ft to 16ft in Shop/OHD areas



Oil/Water Separators
Floor Drains



All LED Lighting
throughout the
property



Paved Lot Coverage
Recently Resurfaced

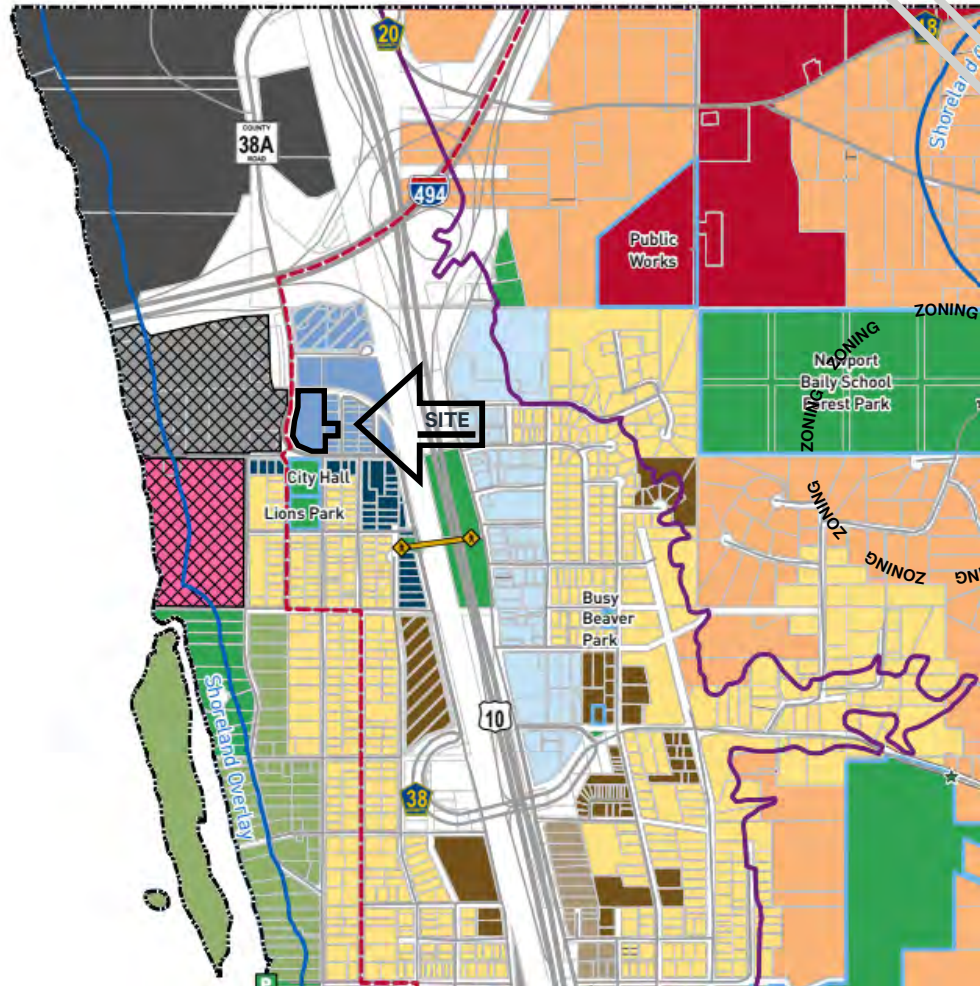
Building Details

BUILDING HIGHLIGHTS

Zoning

MX-2, Transit-Oriented Mixed-Use District

This district is intended to encourage a mixture of residential, commercial, office, and civic uses in proximity to the Newport Transit Station at densities and intensities that support and increase transit use. The district is also intended to encourage a safe and pleasant pedestrian environment, maximize access to transit, provide parking in an efficient and unobtrusive manner, and encourage a sense of activity and liveliness at street level for additional information, select [link](#).

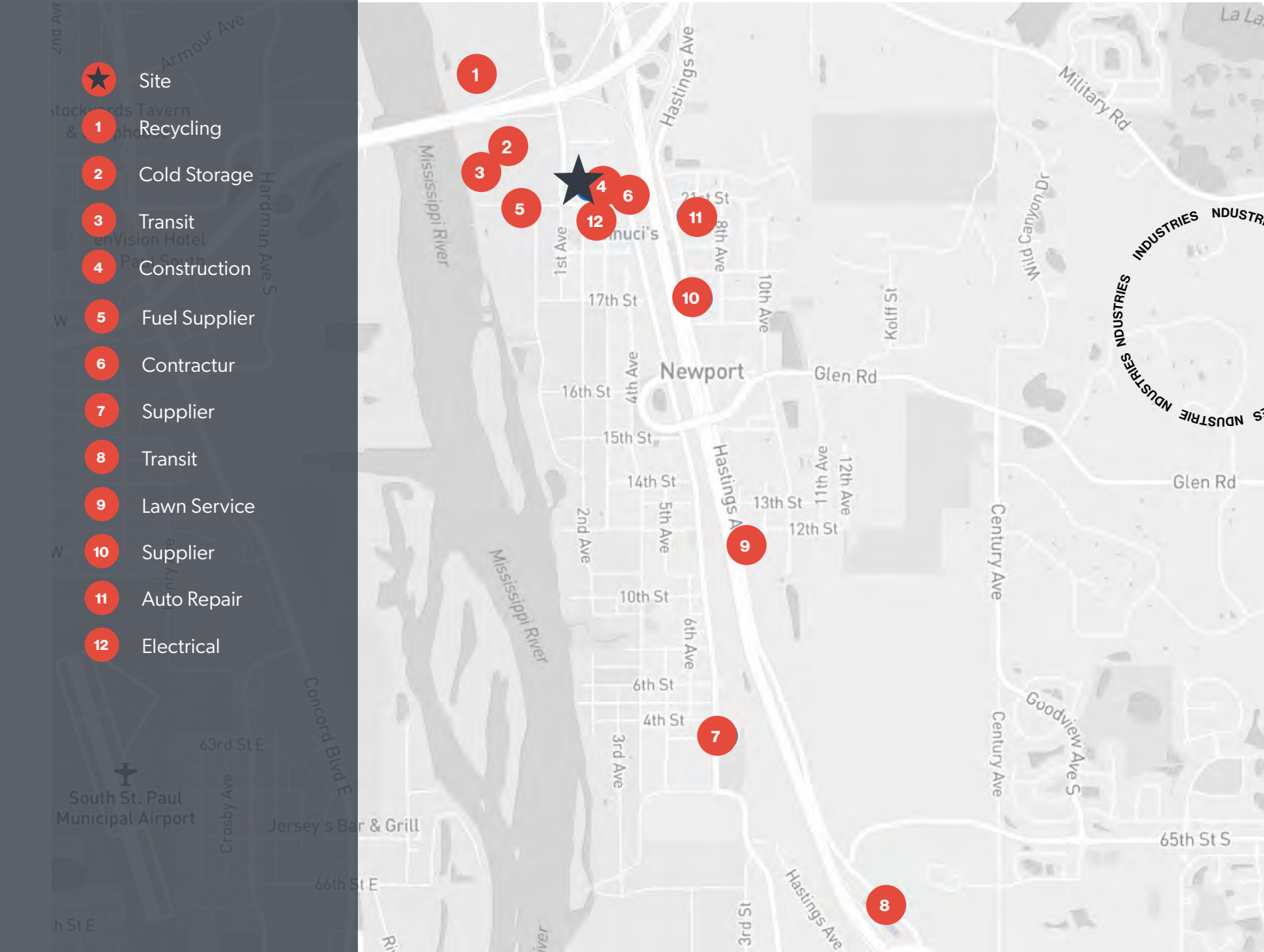


Shop Photos



Office/Interior Photos



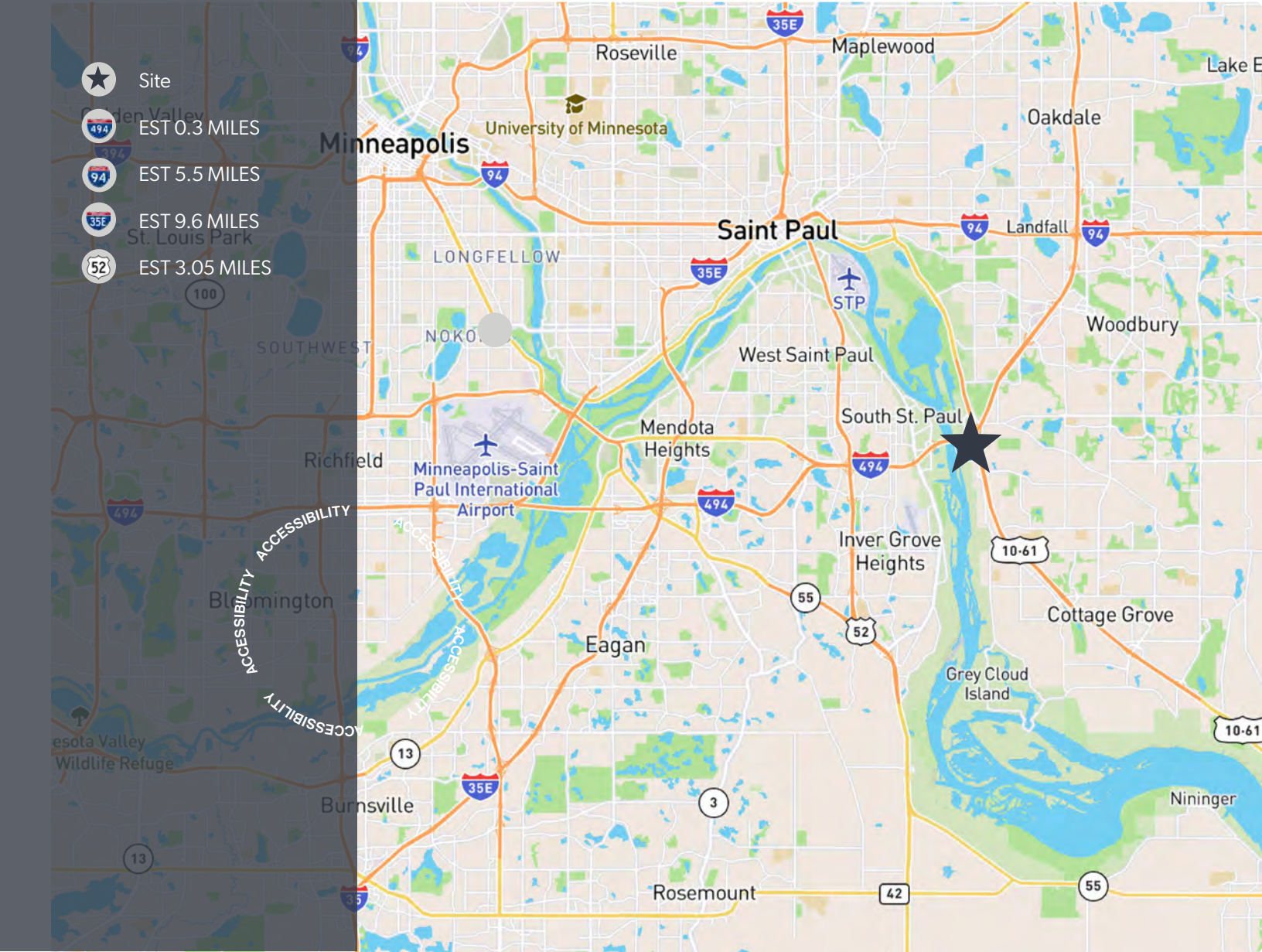


Area Industries

SITE: 155 21st St, & 2131 2nd Ave

Ramsey/Washington Recycling & Energy Center,
100 Red Rock Rd
NewPort Cold Storage, 2233 Maxwell Ave
Metro Transport Services, LLC, 37 21st St
Aggregate Industries, 57 21st St
Newport Marine Terminal, 54 21st St
Titan Heating & Cooling, 2133 3rd Ave

Nationwide Ignition Interlock, 310 7th Ave
Bison Transport, 200 Hastings Ave
BIOLawn, 1144 Hastings Ave
South Suburban Rental, 1732 Hastings Ave
The St. Paul Shop LLC, 727 20th St
Daley Electric, 222 21st St



Area Accessibility

Area Overview



Newport, Minnesota, is a growing suburb of St. Paul located in Washington County, known for its riverside setting and strong community feel.

Location and Features:

- **Proximity to St. Paul:** Located just southeast of St. Paul, Newport provides an easy and convenient commute to the larger city, taking approximately 10 minutes to reach downtown St. Paul.
- **Transportation:** Interstate 494 and U.S. Routes 10 and 61 are the main routes running through Newport, connecting it to surrounding areas.
- **Railroad Hotspot:** Newport is a well-known location for rail enthusiasts, with multiple main lines (ex-CB&Q, Milwaukee Road, and Rock Island Route) converging, seeing up to 50 trains a day from various companies like BNSF, Canadian Pacific, and Amtrak.



Area Demographics

	3 MILES	5 MILES	10 MILES
POPULATION			
2025 - Current Year Est	2,716	55,942	176,041
2030 - Five Year Projection	2,898	56,816	181,077
2025-2030 Annual Growth Rate	1.31%	0.31%	0.57%
PLACE OF WORK			
2025 Business	120	1,326	4,040
2025 Employees	1,377	15,488	52,287



\$22,469

Household
Income 3 MI



23,278

Households
3 MI



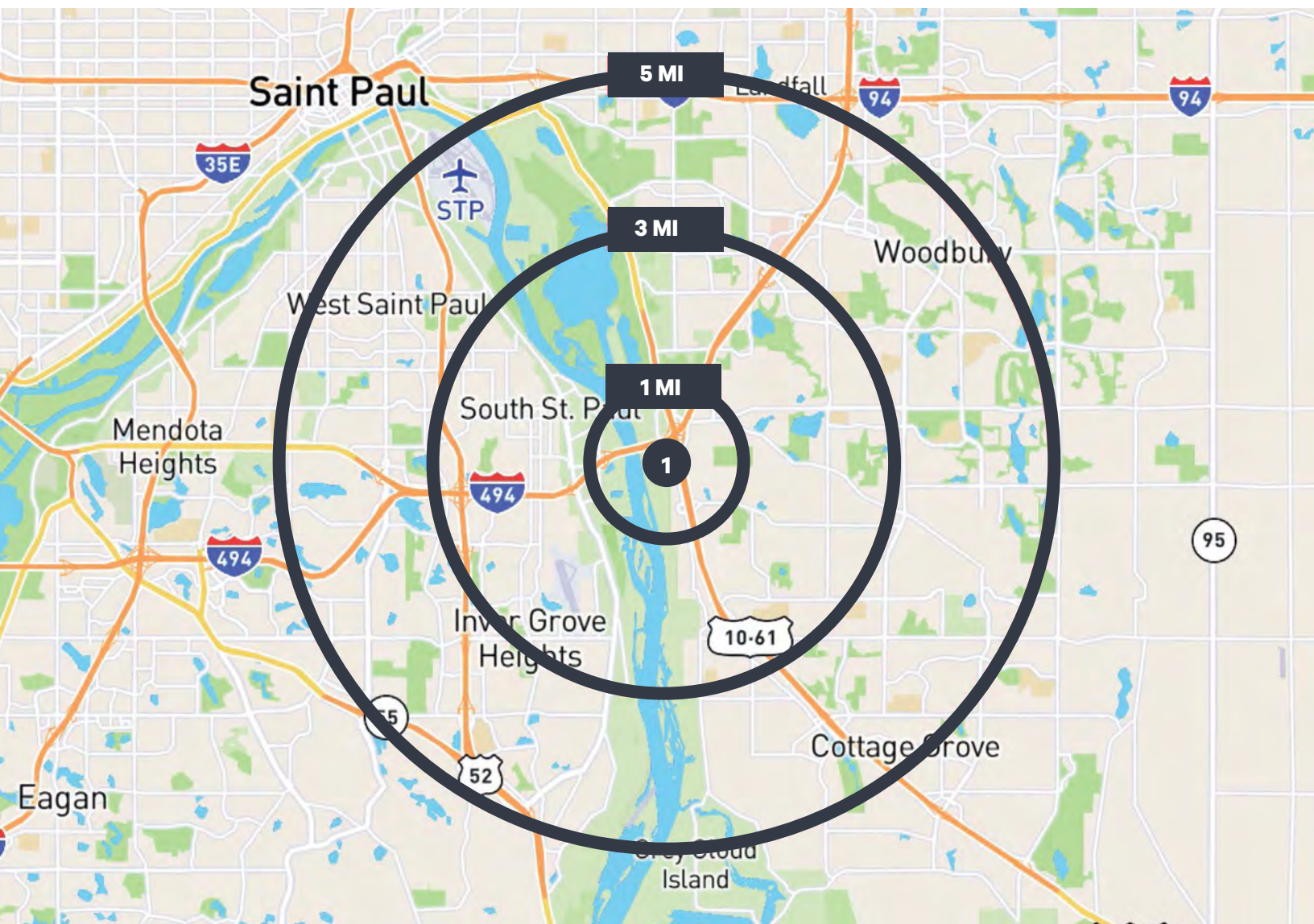
23,278

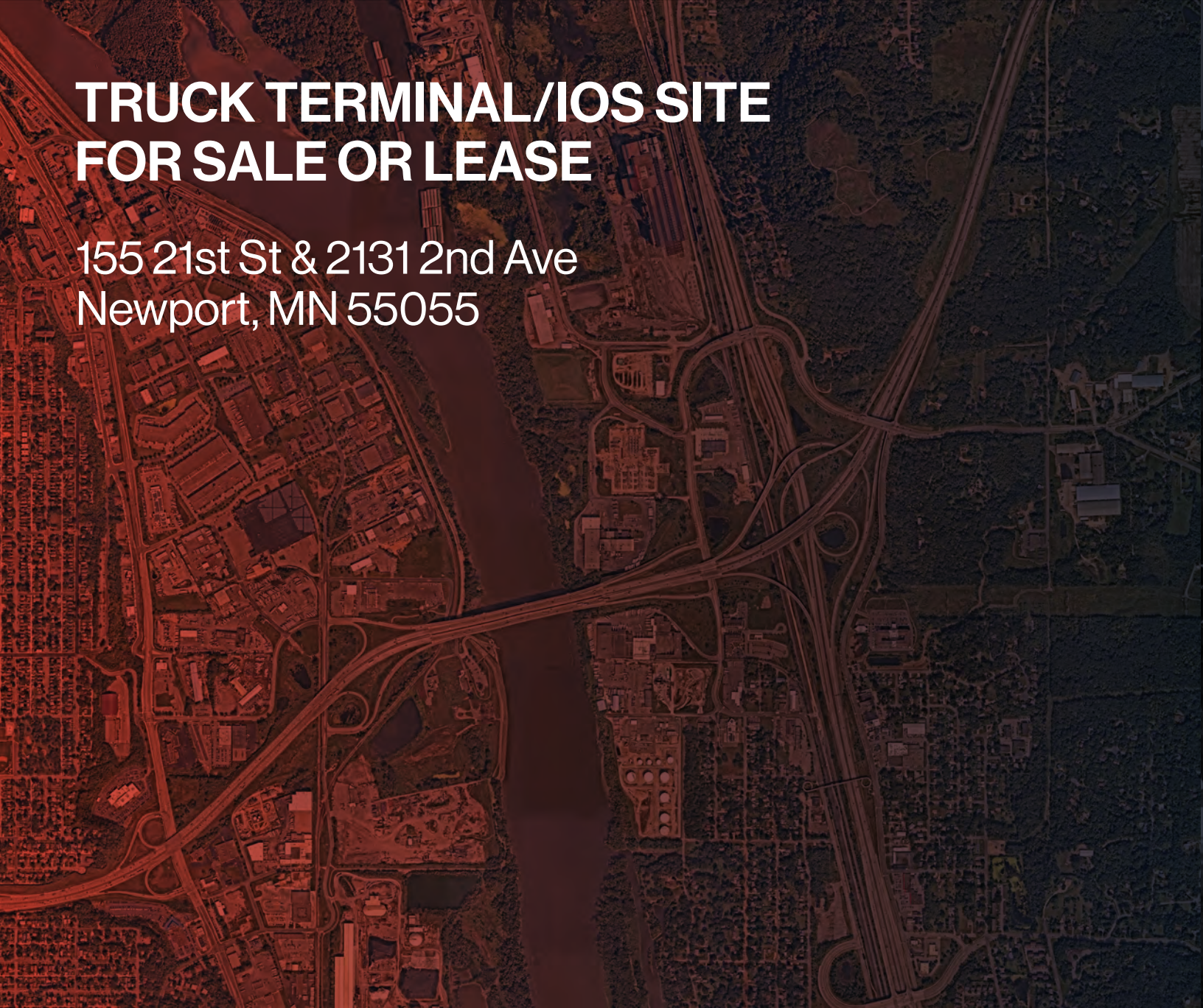
Household
Units 3 MI



54,490

Census 2020
3 MI





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CONTACTS

Myles Harnden

First Vice President
+1952 924 4632
myles.harnden@cbre.com

Hunter Weir

Senior Associate
+1843 422 0660
hunter.weir@cbre.com

Jack Perrill

Associate
+1612 369 5277
jack.perrill@cbre.com



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