



3650 Kent Street | Shoreview MN

Light manufacturing industrial
building available **for sale**



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3650 Kent Street | Shoreview, MN

3650 Kent Street is positioned on a **1.34-acre parcel** in the highly competitive North Metro market, 3650 Kent Street offers a functional layout tailored for long-term operational success. This standalone, **23,623 square foot, light industrial facility** stands out due to its practical footprint and highly flexible commercial capabilities. The lot efficiently balances building area with essential loading zones and exterior flexibility.

There is a current tenant in the building; please contact the Advisor to learn more about the timeline for availability.

Logistically, the location provides immediate strategic value. Situated in Shoreview the site grants quick, straightforward access to core regional distribution corridors via **I-694 and I-35E**. Inside, the building is optimized for high-capacity performance, featuring flexible configurations designed to support various operations. The building is currently home to a commercial printer but could be used by a future light manufacturer, contractor service, logistics, trade professionals, or smaller scale distribution firm. The whole building is currently air conditioned.

For an owner-user, 3650 Kent Street represents a rare chance to plant roots in an in-demand, highly connected industrial pocket where standalone inventory is increasingly difficult to secure.

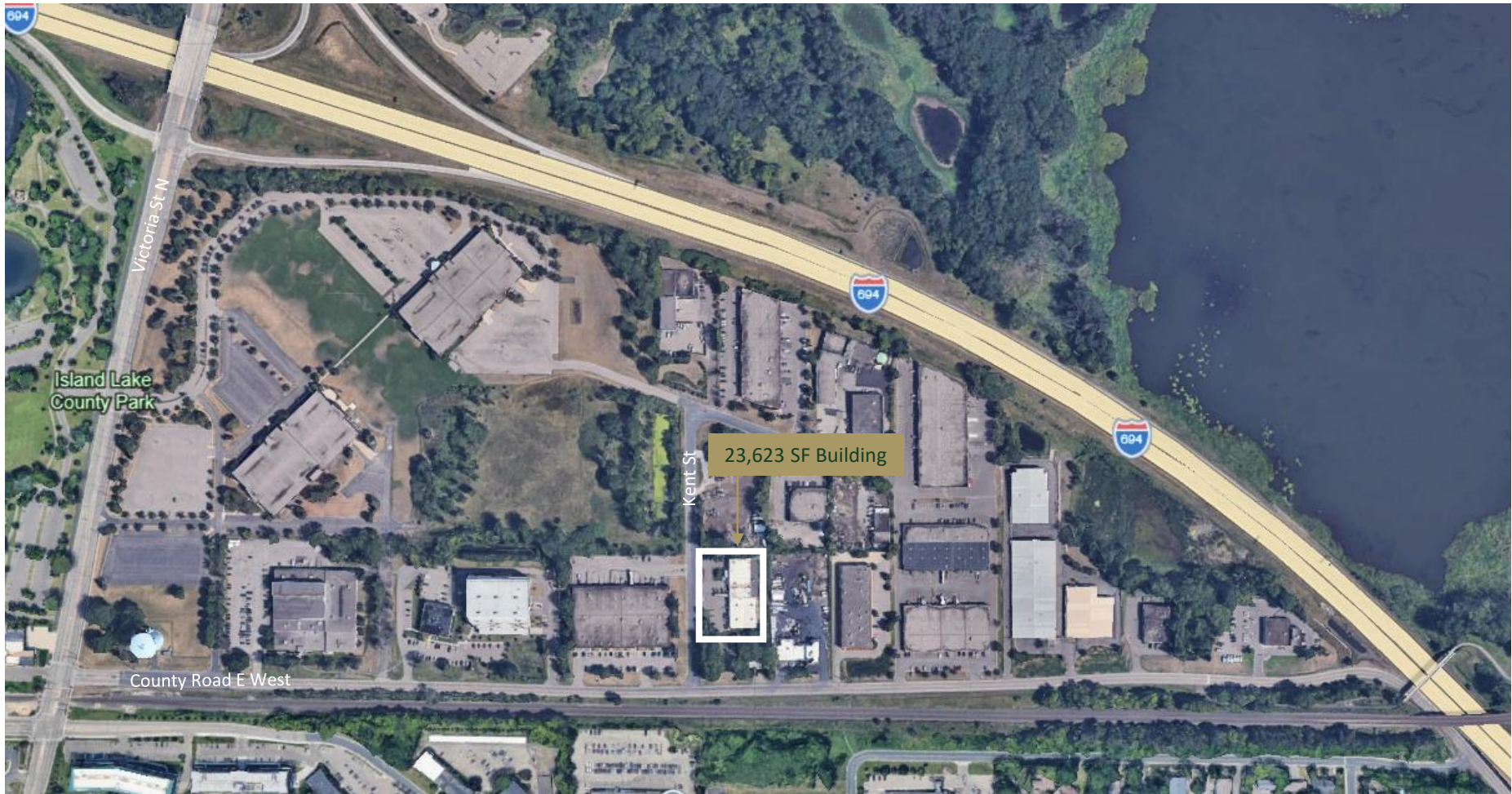


3650 Kent Street | Shoreview, MN

Parcel Number	253023330026
Property Type	Industrial
Lot Size	1.34 Acre
Building Size	23,623 SF
Office Area	1,644 SF
Warehouse Area	21,979 SF
Loading	Four (4) Dock Doors
Ceiling Height	17' 9"
Sprinkler	Wet System
Power	Heavy Three Phase
HVAC	7 Total (three new)
Year Built	1968, 1988, 2004
Zoning	Industrial (I)
Occupancy	Rented Vacant at Close
2025 Property Taxes	\$64,062 \$2.71 SF
Asking Price	\$2,665,000 \$112.81 SF

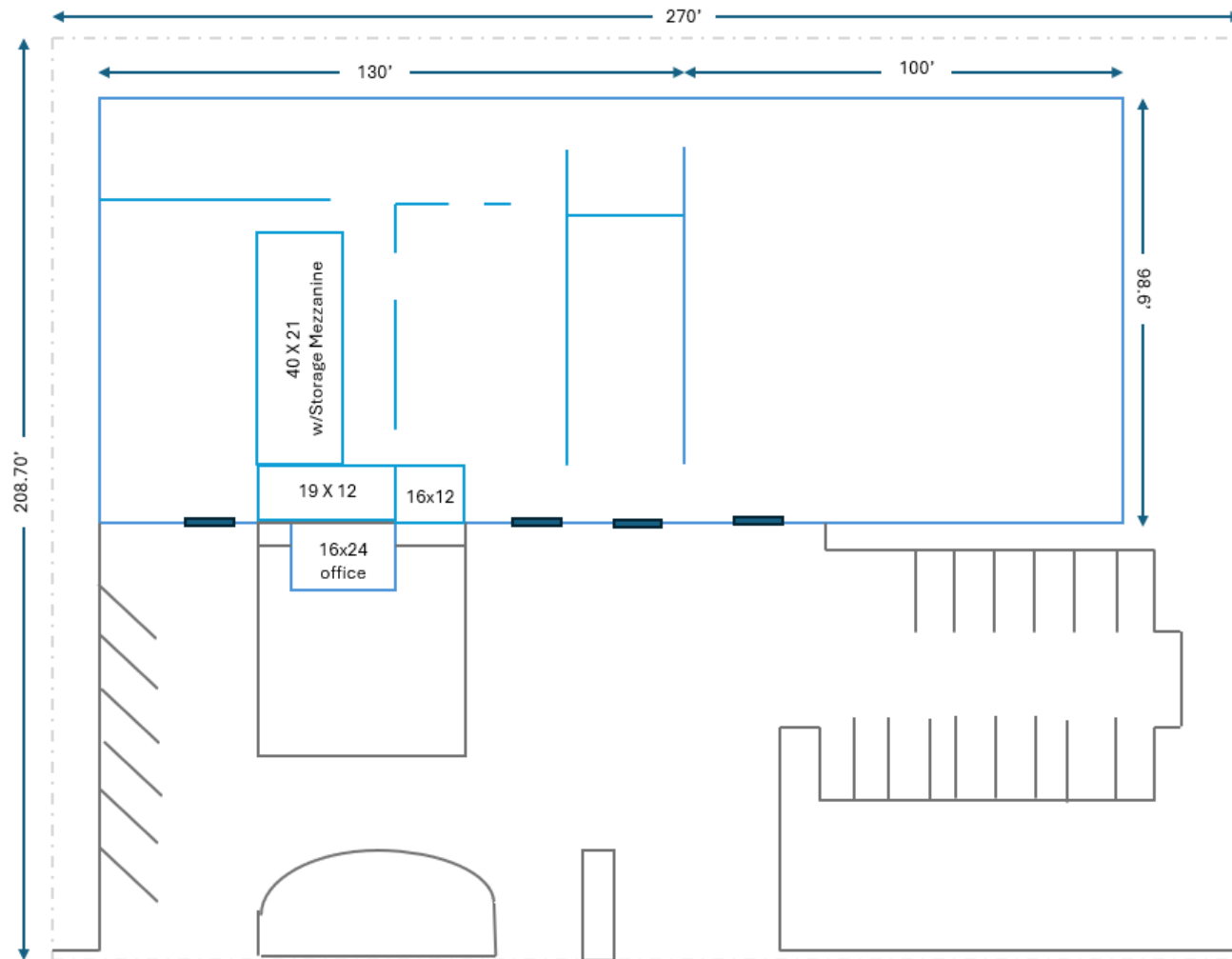


Aerial

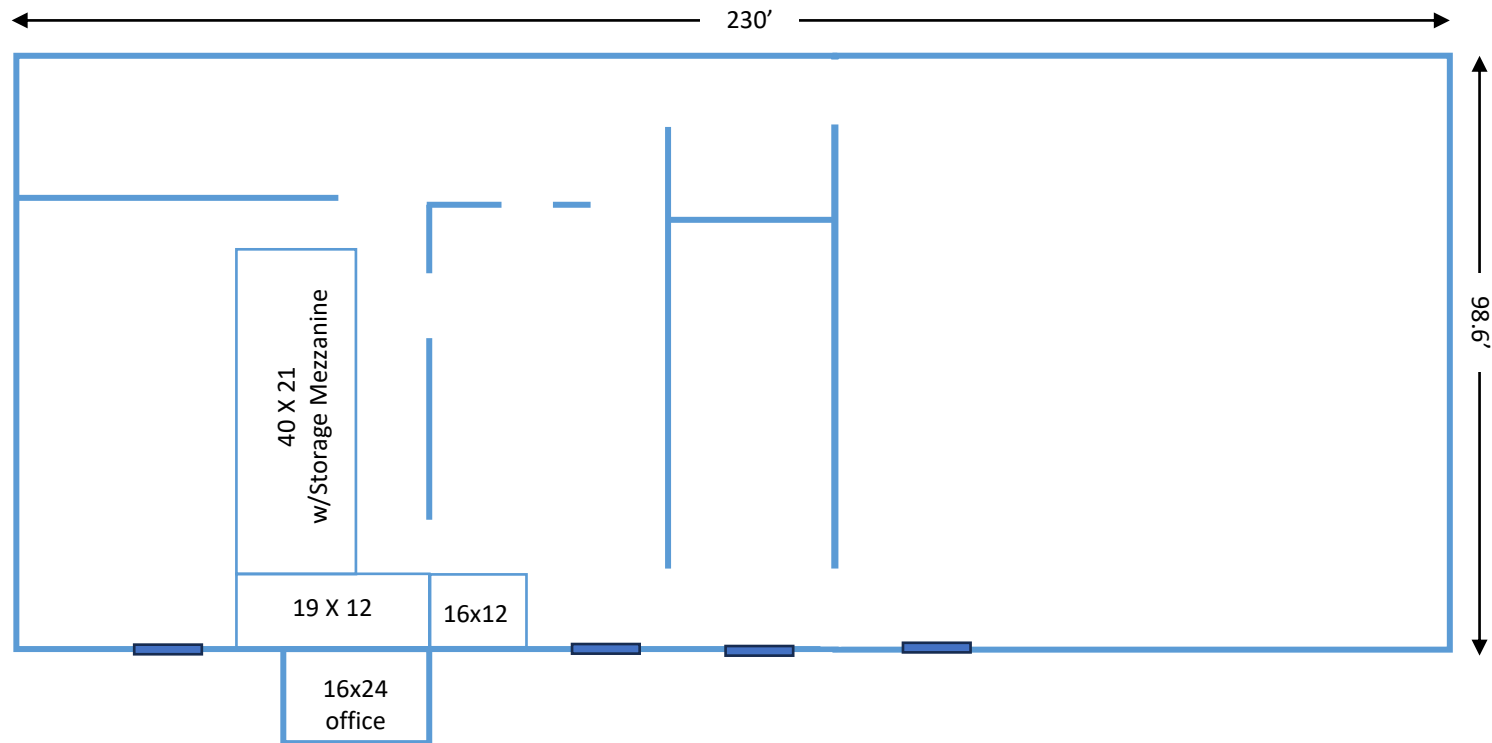


3650 Kent Street, Shoreview, MN

Lot Plan



Floor Plan



3650 Kent St, Shoreview, MN Dimensions Taken From Prints	
Area	SF
Warehouse	22,019
Office	1,604
Total	23,623
Clear Height	14' 9"
Lot Size	56,349

Offered By



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