



FOR SALE

Multi Tenant Industrial Property
2800 North 2nd Street,
Minneapolis, MN 55411

pybe.com | 7401 Bush Lake Road, Edina, MN 55439 | 612.444.3333



PROPERTY HIGHLIGHTS

- Strong in-place income with annual NOI of \$975,688
- Diverse tenant mix, Long term Tenants with some being 10+ years
- Flexible suite sizes from ±12,000 SF to ±28,000 SF
- Both dock-high and drive-in loading doors
- Ample surface parking and efficient truck circulation
- Central location – just minutes from Downtown Minneapolis
- Excellent highway access to I-94, I-394, I-35W, and Hwy 55

OFFERING SUMMARY

Sale Price:	UNPRICED
Number of Units	8
Lot Size:	6.42 Acres
Building Size:	155,250 SF
NOI:	\$975,688
Cap Rate:	6.5%

PROPERTY DESCRIPTION

This well-maintained, multi-tenant industrial building offers an exceptional investment opportunity for buyers seeking both stability and strong long-term returns. The property features a diverse tenant mix across warehouse, light manufacturing, and flex spaces — including some **Fortune 500 tenants** and a **commercial kitchen operator who has invested over \$2 million in a state-of-the-art facility** — providing consistent cash flow and reduced vacancy risk. Zoning allows for a wide range of uses, enhancing long-term leasing flexibility and tenant appeal.

Currently, the property is leased at below-market rental rates, offering meaningful upside as leases renew or are restructured to market levels. Recent capital improvements and proactive management have positioned the asset for continued performance with minimal near-term maintenance. Strategically located just minutes from Downtown Minneapolis with excellent access to I-94, I-394, and Highway 55, this property combines strong fundamentals, steady income, and long-term growth potential — a compelling opportunity for investors seeking a durable and well-located Twin Cities industrial asset.

RUSTAM MUHARAMOV

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RUSTAM MUHAROV

VP of Investor Relations

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PROFESSIONAL BACKGROUND

Rustam Muharov began his real estate career in 2013 at the age of 17. In his first five years, he focused on sourcing investment opportunities, working as a licensed realtor representing investors, managing residential flips, and buying and selling rental properties.

Starting 2018, Rustam has been active in the commercial real estate space. His first commercial deal yielded a \$450,000 profit within just six months—from acquisition to sale. Today, he oversees multiple commercial real estate projects ranging in value from \$2 million to \$15 million, with a hands-on approach to acquisitions, asset management, and strategic growth.

Rustam has successfully completed around 50 commercial real estate transactions, participating from all sides of the equation—as a buyer, seller, tenant representative, investor, end-user, and more. He has executed all elements of commercial real estate operations, including managing \$2 million construction projects, leasing, property management, listings, sales, buyer representation, sourcing off-market deals, and working directly with motivated sellers.

RECENT TRANSACTIONS



13000 Athens Ave
Lakewood OH 44107
Purchase Price: \$13,250,000
Property Type: Industrial
Building Sqft: 560,000 sqft
Land Acre: 17.00 acres



15401 Chatfield Street
Cleveland OH 44072
Purchase Price: \$4,400,000
Property Type: Industrial
Building Sqft: 153,000 sqft
Land Acre: 11.00 acres



14500 Martin Drive
Eden Prairie MN 55344
Purchase Price: \$1,600,000
Property Type: Industrial - Flex
Building Sqft: 18,500 sqft
Land Acre: 2.44 acres



5288 Stage Coach Trail
Stillwater MN 55082
Purchase Price: \$3,500,000
Property Type: Industrial - IOS
Building Sqft: 19,000 sqft
Land Acre: 9.00 acres

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Sale Price

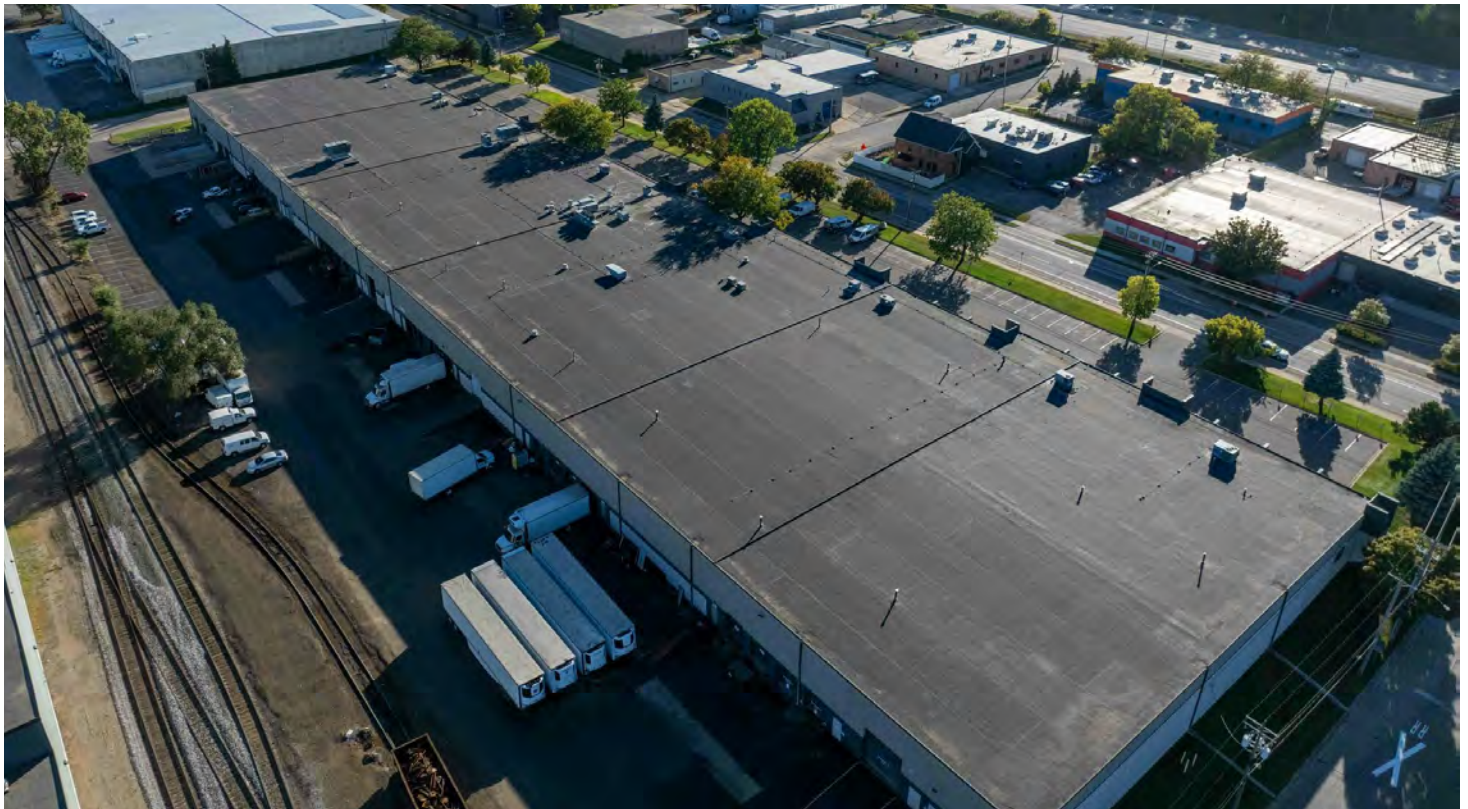
UNPRICED

BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	23 ft
Number of Floors	1
Year Built	1982
Framing	Concreate Block

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing & Distribution
APN #	10-029-24-31-0099
Number of Building	1



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LOCATION DESCRIPTION

Minneapolis, Minnesota offers a strong environment for industrial and flex investment, combining excellent transportation access with a diverse, skilled workforce. Positioned just minutes from Downtown and connected by I-94, I-394, and Highway 55, the area supports a wide range of manufacturing, distribution, and creative users. Ongoing redevelopment of the Upper Harbor Terminal and surrounding industrial corridors continues to strengthen demand, making Minneapolis a prime market for investors seeking stable, long-term growth.

LOCATION DETAILS

Market	Minneapolis-St Paul (Twin Cities Metro)
Sub Market	Minneapolis
County	Hennepin County
Cross Streets	Cross Streets: 26th Avenue N (south side) and 29th Avenue N (north side)

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING
2800	Moderno Twin Cities	21,340 SF	13.75%
2808	Genuine Parts Company	10,227 SF	6.59%
2816	Unison Comfort Technologies	23,515 SF	15.15%
2900	Kraft, P.	12,285 SF	7.91%
2902	St. Paul Restaurant and Cat	12,262 SF	7.90%
2904	Loaves and Fishes too	18,937 SF	12.20%
2912, 2920, and 2922	Sav Inc.	33,720 SF	21.72%
2928	UNISYSTEMS, LLC	23,515 SF	15.15%
TOTALS		155,801 SF	100.37%
AVERAGES		19,475 SF	12.55%

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INCOME SUMMARY

GROSS INCOME

\$1,575,216

EXPENSES SUMMARY

Insurance Expense - Property 5700	\$36,268
Maintenance 5100	\$14,784
Fire Alarm Monitoring 5161	\$2,624
Groundskeeping 5115	\$21,398
HVAC 5120	\$4,115
Lawn 5125	\$9,549
Plumbing 5130	\$3,750
Snow Removal 5155	\$7,956
Property Management Expenses 5000	\$0
Management Fee Expense 5010	\$51,533
Tax Expense - Property 5900	\$321,073
Utilities Expense - Property 5500	\$0
Electricity 5510	\$1,889
Other Utilities 5530	\$195
Water & Sewer 5550	\$45,392
Cam Reimbursements Refund to Tenants	\$80,000

OPERATING EXPENSES

\$600,527

NET OPERATING INCOME

\$975,689

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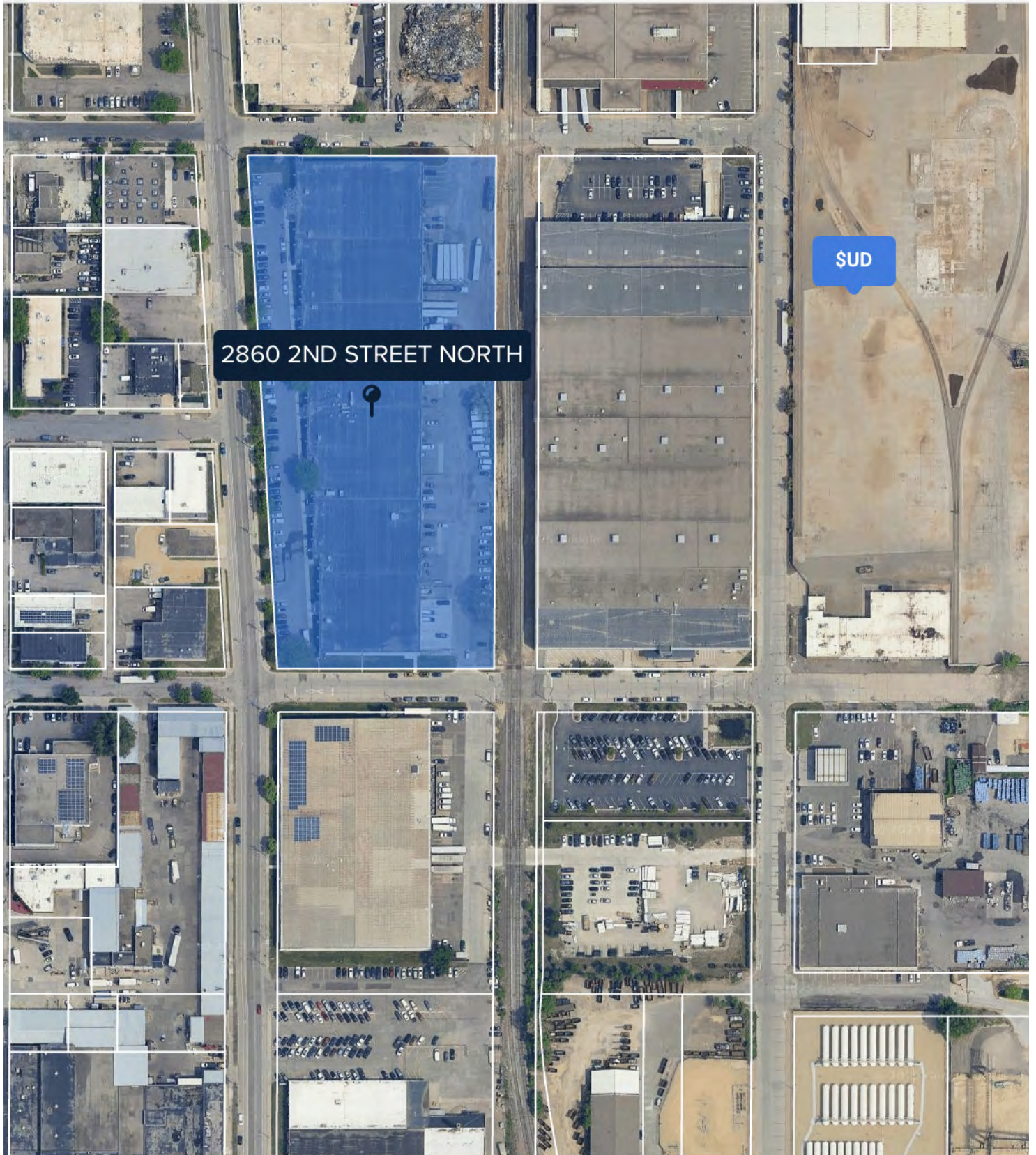
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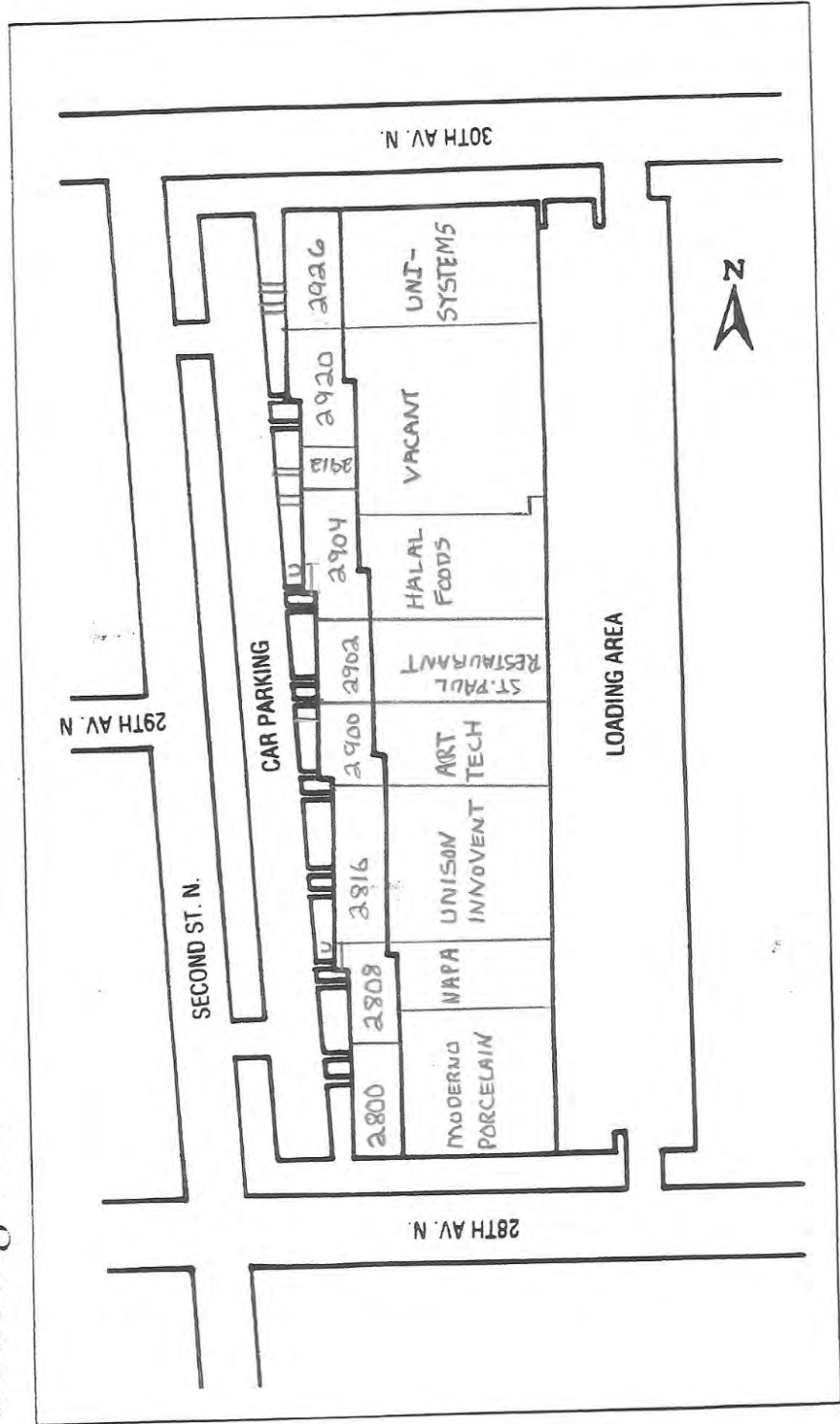
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SECOND STREET BUSINESS CENTER
2800-2900 Second Street North
Minneapolis, MN

Building Plan



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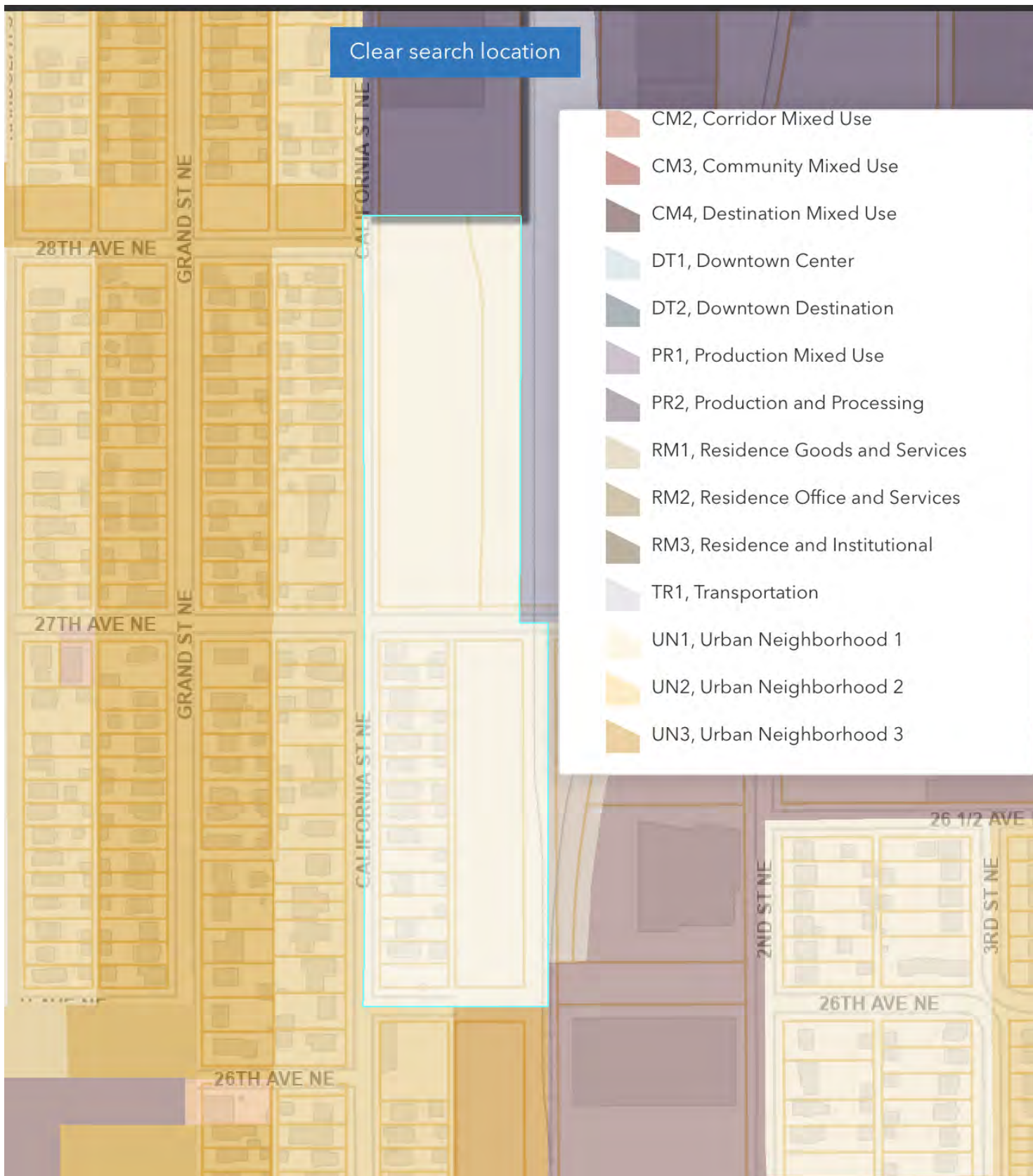
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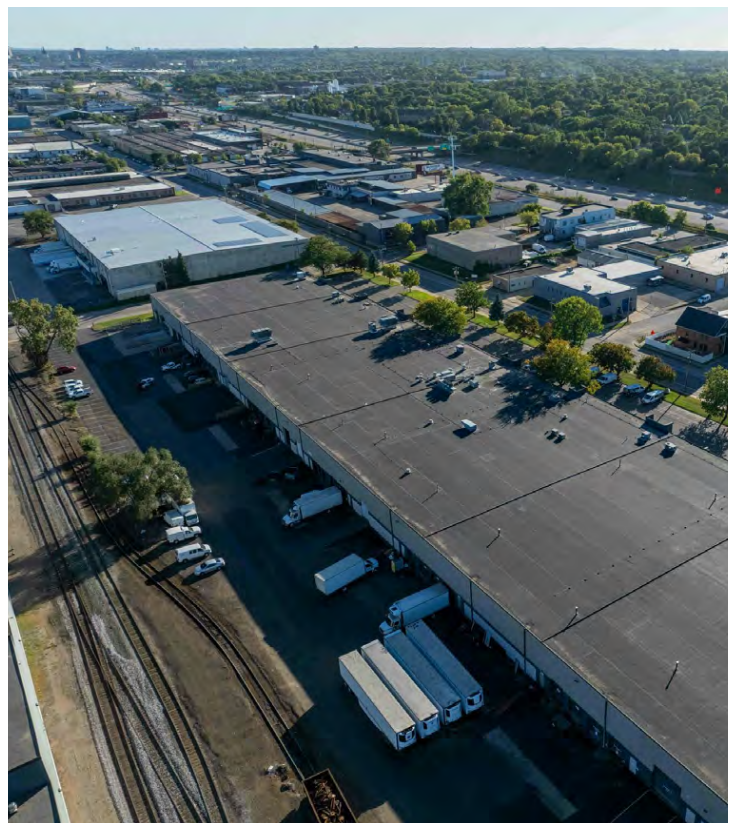
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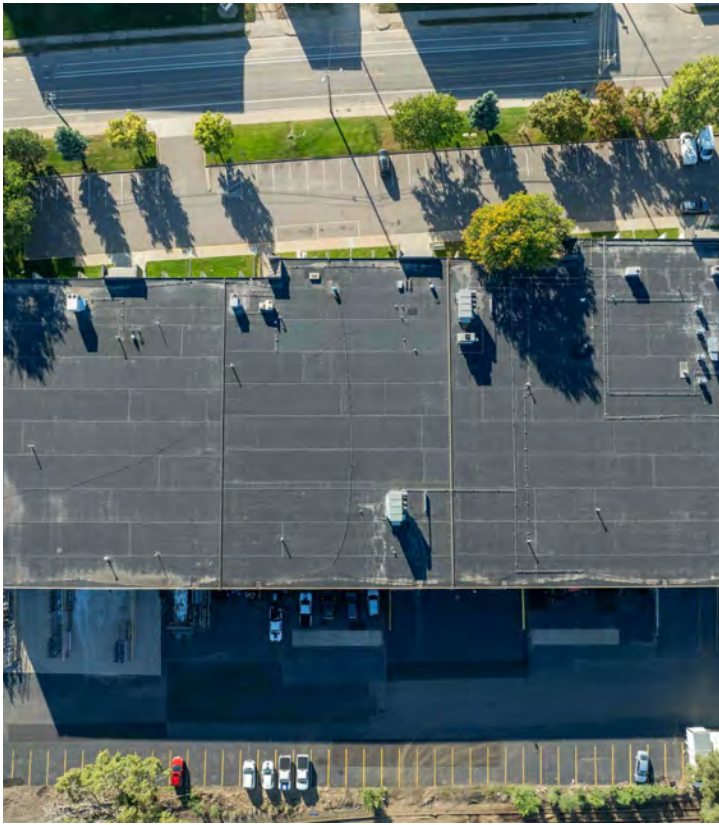
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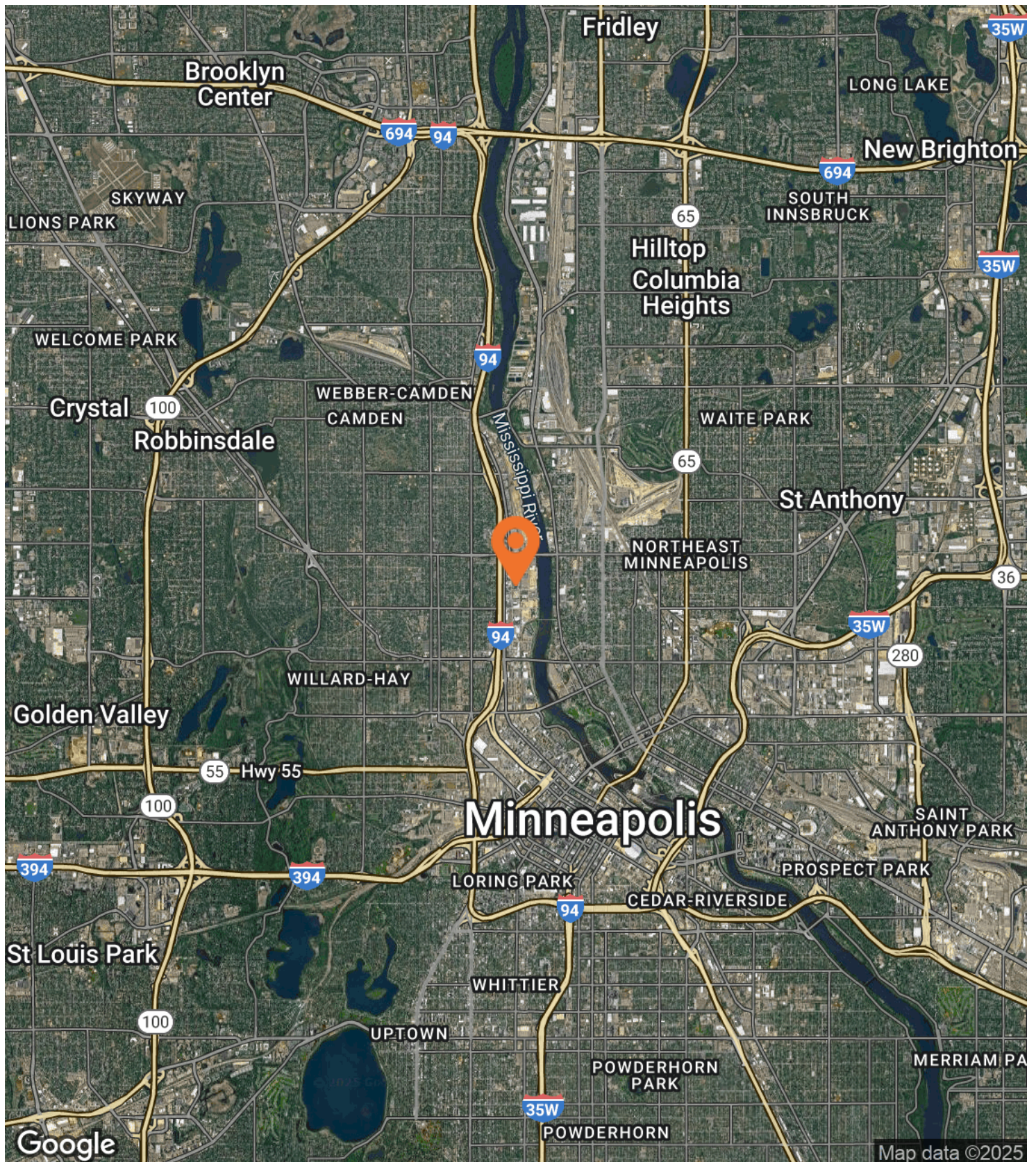
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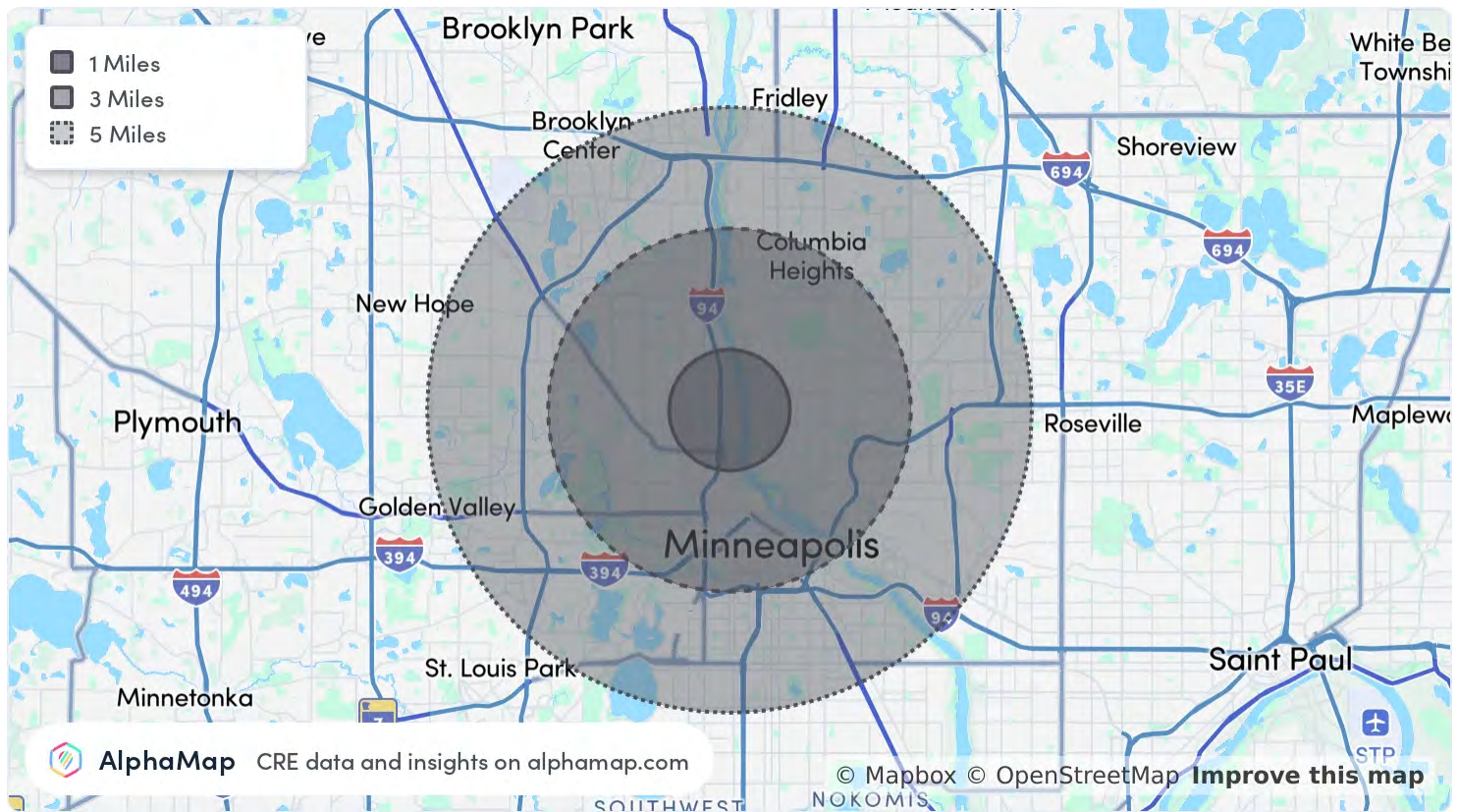
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,074	181,870	443,941
Average Age	34	37	37
Average Age (Male)	34	37	37
Average Age (Female)	34	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,103	80,148	193,125
Persons per HH	2.7	2.3	2.3
Average HH Income	\$74,798	\$96,063	\$95,578
Average House Value	\$280,956	\$362,286	\$389,710
Per Capita Income	\$27,702	\$41,766	\$41,555

Map and demographics data derived from AlphaMap

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