

Office Building For Sale

3rd Avenue Industrial Warehouse & Showroom

1830 3rd Ave SE, Rochester, MN 55904



PROPERTY DESCRIPTION

North Rock Real Estate is pleased to offer 1830 3rd Avenue SE for sale—an increasingly rare opportunity to acquire industrial property in a market with extremely limited supply. Positioned within one of Rochester's most established and centrally located industrial districts, the site is zoned ****SI – Special Industrial****, allowing a broad range of industrial, commercial, and service-oriented uses.

The property benefits from immediate access to HWY 63, HWY 52, and I-90, and is only minutes from Downtown Rochester and Mayo Clinic, providing exceptional connectivity for workforce, logistics, and distribution.

With industrial land and buildings in Rochester becoming harder to secure—and demand at record levels—this represents one of the few remaining chances to purchase well-located industrial real estate in the city, whether for owner-use, investment, or long-term strategic positioning.

CONTACT US

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360° VIRTUAL TOUR

OFFERING SUMMARY

Sale Price:	\$1,596,000
Price Per Square Foot:	\$120
Lot Size:	47,127 SF
Building Size:	13,300 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	998	3,823
Total Population	824	2,416	9,070
Average HH Income	\$85,888	\$84,271	\$89,325



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LOCATION INFORMATION

Building Name	3rd Avenue Industrial Warehouse & Showroom
Street Address	1830 3rd Ave SE
City, State, Zip	Rochester, MN 55904
County	Olmsted

PROPERTY HIGHLIGHTS

- Prime central location minutes from Mayo Clinic & Downtown Rochester
- SI zoning allowing for wide-ranging industrial and commercial uses
- Strong transportation access to HWY 63, HWY 52, and I-90
- Located within core Rochester industrial district surrounded by established users
- Limited competing supply of industrial-zoned land/buildings in the Rochester market
- Ideal for owner-user or long-term hold
- Existing office buildout offering several private offices, conference and reception areas
- Current build-out contains showroom / sales floor
- Half of building is Air Conditioned with in-floor heat
- Infrared Heaters in Warehouse with supplemental hanging gas heaters.
- Fire Protection: 100% sprinklered- wet system
- 15 foot warehouse clear height (varies)

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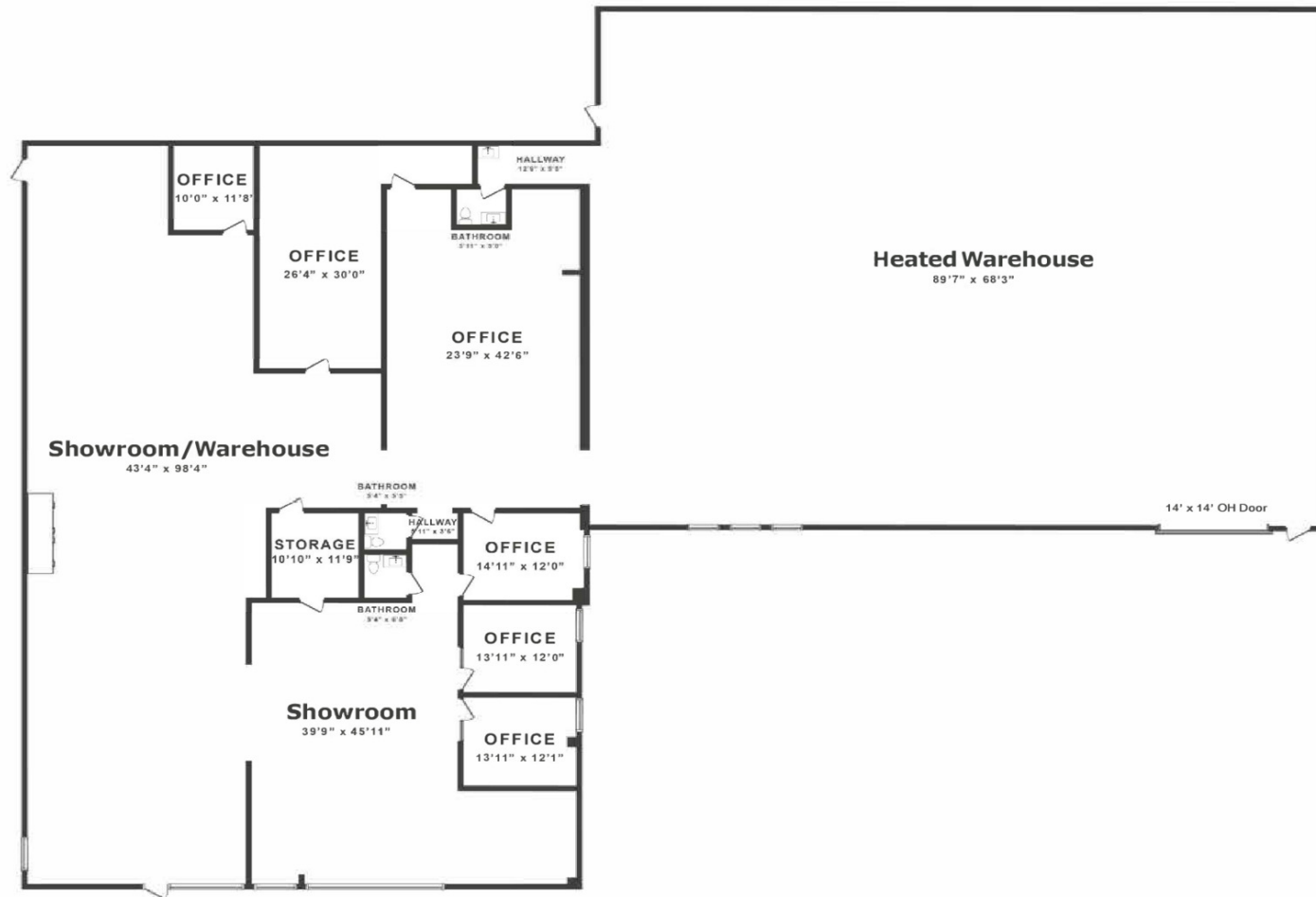
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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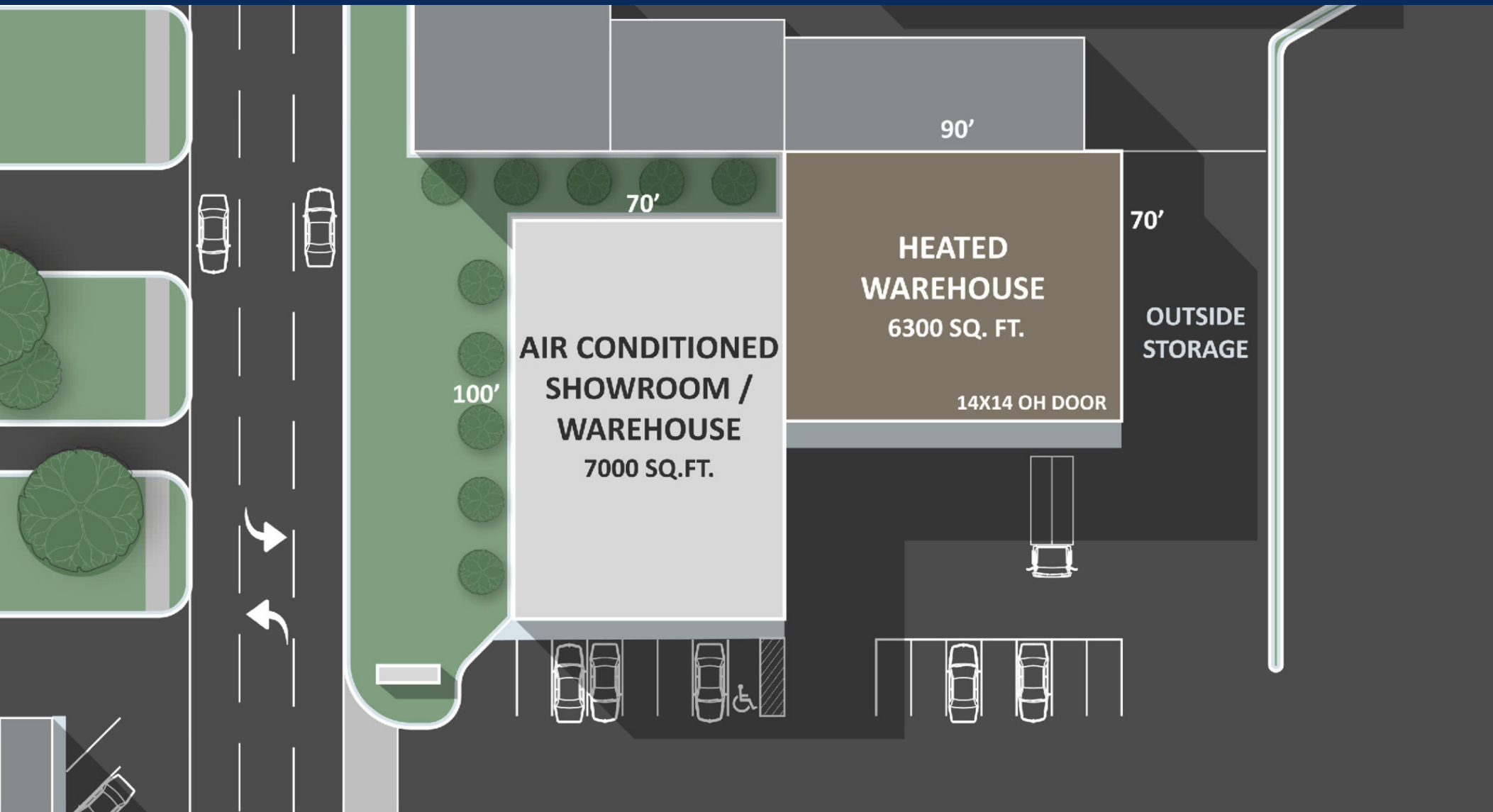
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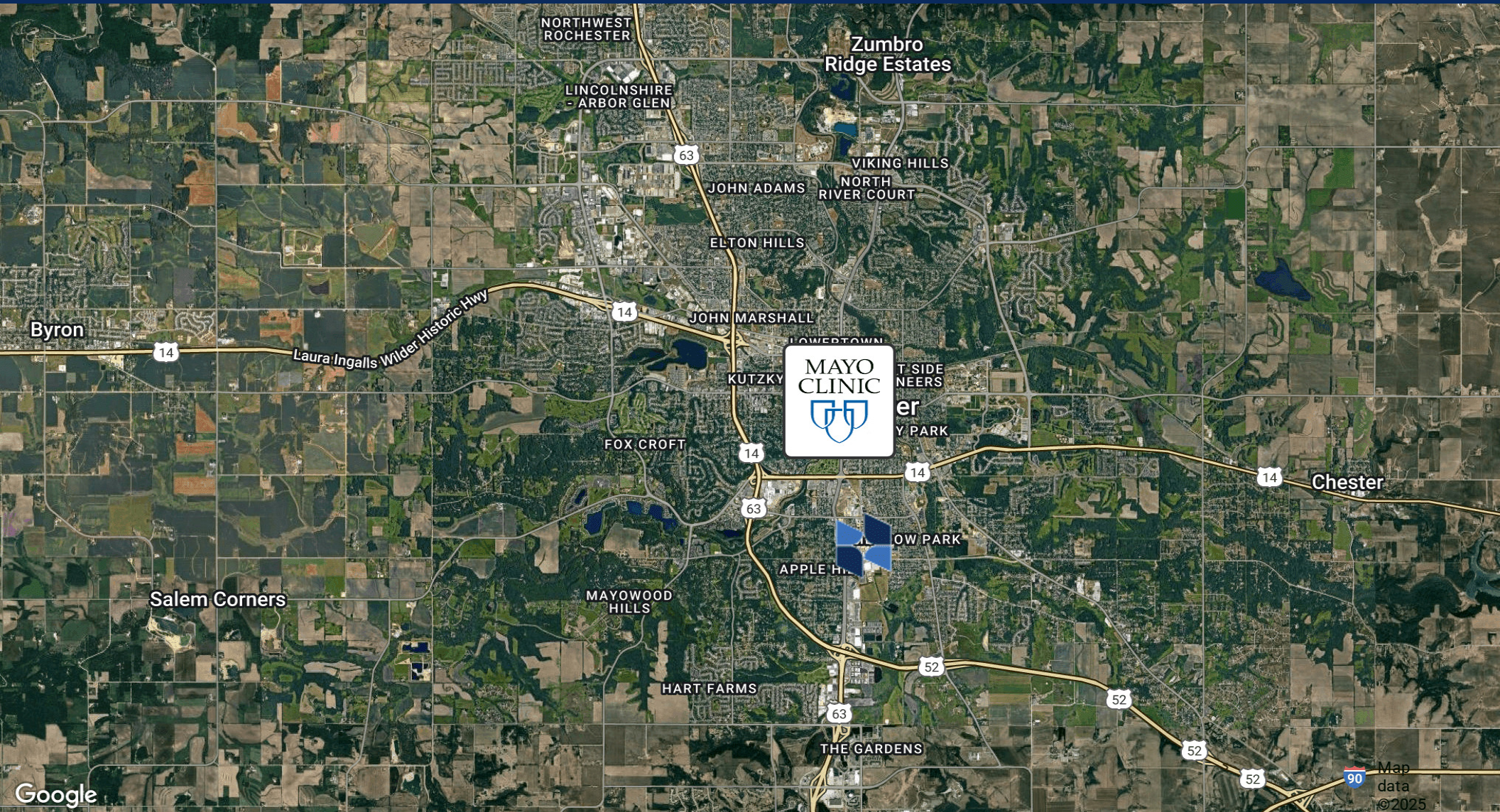
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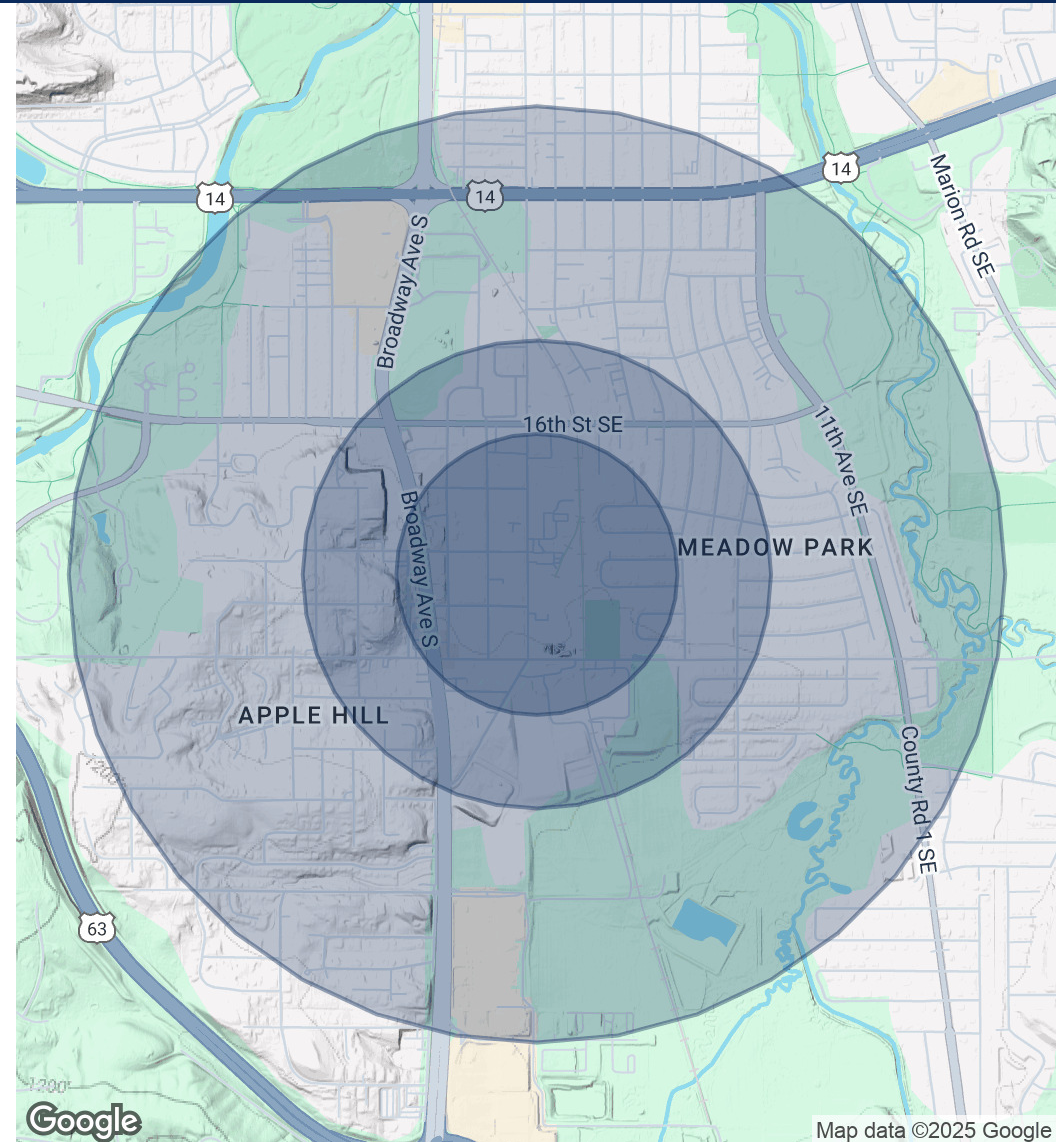
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	824	2,416	9,070
Average Age	40	40	40
Average Age (Male)	39	38	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	998	3,823
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$85,888	\$84,271	\$89,325
Average House Value	\$240,420	\$259,834	\$275,470

Demographics data derived from AlphaMap



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