



FOR SALE OR LEASE

**3520 Xenwood Avenue South
St. Louis Park, Minnesota**

Premier Infill Redevelopment or Owner/User Opportunity

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Industrial Manufacturing Warehouse

3520 XENWOOD AVE S | ST. LOUIS PARK, MN

Premier redevelopment or owner/user opportunity in one of the Twin Cities' most accessible first-ring suburbs. This site is walking distance from numerous area amenities, the Cedar Lake Bike Trail as well as the new SW Light Rail station. Roughly a 2-3 minute walk to the new Wooddale Ave LRT Station (0.12 miles from the site).



PROPERTY DETAILS

Available	Immediately
Building Size	27,320 Total SF (currently vacant) Building Available for Lease — Divisible to 3,000 SF
Lot Size	1.20 Acres (52,272 SF)
Parking	36 Stall Lot
Loading	One (1) Dock Door with Leveler Two (2) Drive-in Doors
Clear Height	12'-14'
Roof	TBD
Power	480V, 3-Phase (Heavy Power)
Year Built	1956
Zoning	MX-1 (Vertical Mixed-Use)
2026 Property Taxes	\$80,572.73 (\$3.13 PSF)
PID	16-117-21-34-0076
Sale Price	Negotiable
Lease Rate	Negotiable <i>*will consider short-term leases</i>



ONE (1) DOCK DOOR
TWO (2) DRIVE-INS



480V, 3-PHASE
(HEAVY POWER)



36 STALL
PARKING LOT



Floor Plan

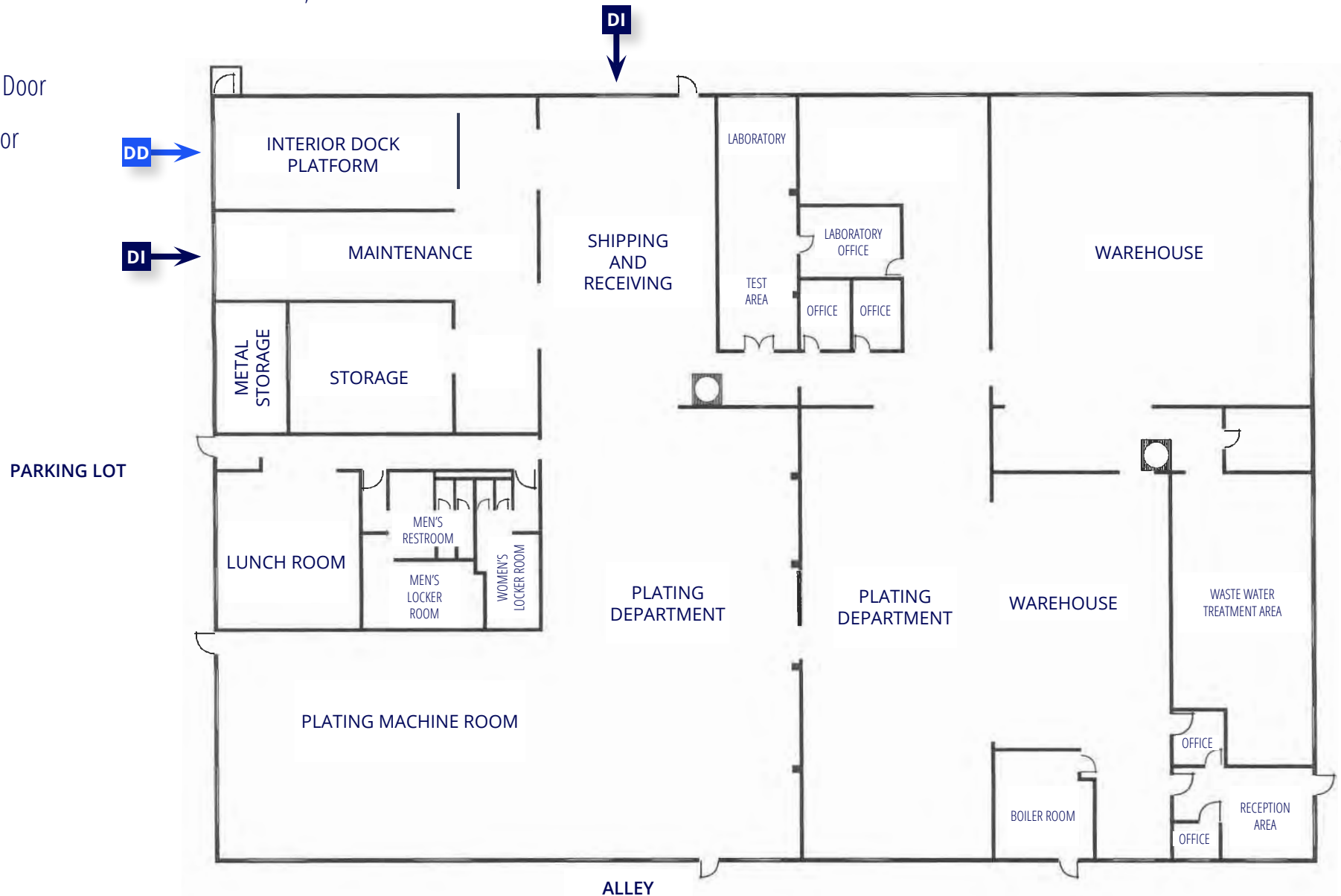
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Total Building Size: 27,320 SF (currently vacant)
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DI Drive-In Door

DD Dock Door





Colliers

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