

PROPERTY FOR SALE

2604 - 2607 6TH ST NE & 600 W 26TH ST

Minneapolis, MN 55418



TRANSWESTERN

REAL ESTATE
SERVICES



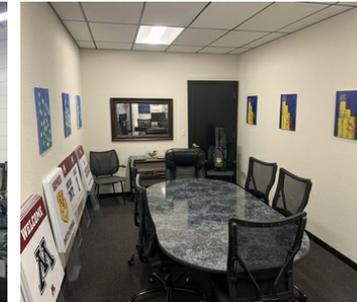
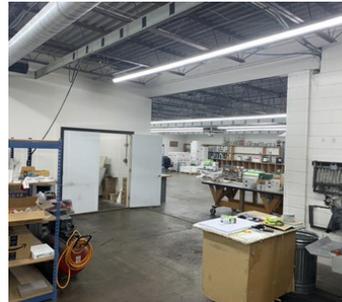
Eric Rapp, SIOR 612.359.1635 | eric.rapp@transwestern.com

Patrick Crawford 612.615.1244 | patrick.crawford@transwestern.com

PROPERTY SPECIFICATIONS



Office / Print Building	
Address	2607 6th St NE Minneapolis, MN 55418
Building Size	Approx. 12,000 SF
Office Size	Approx. 4,000 SF
Warehouse Size	Approx. 8,000 SF
Parcel Size	0.65 AC
Parking	5 Surface - additional parking on vacant land parcel
Year Built	1972
Loading	1 Drive-In Door (10'x10')
Clear Height	Bindery/Office = 10'11" Pressroom = 9'
Office Clear Height	8'
HVAC	5 RTUs: 2 installed in 2017 and 3 installed in 2025/2026
Sprinklers	None
Primary Constructions	Masonry
Lighting	Incandescent and LED
Power	3 Phase 120/240 (high leg)
Roof	Flat Rubber Membrane
Roof Age	September 2010
PID	11-029-24-24-0078
Zoning	PR1 - Production Mixed Use



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

Eric Rapp, SIOR 612.359.1635 | eric.rapp@transwestern.com
Patrick Crawford 612.615.1244 | patrick.crawford@transwestern.com

PROPERTY SPECIFICATIONS



Warehouse Building	
Address	600 W 26th St Minneapolis, MN 55418
Building Size	24,000 SF
Parcel Size	0.96 AC
Parking	N/A- vacant land parcel has parking to accomodate
Year Built	2004 - Addition 2012
Loading	1 Drive-In Dock Door (14'x12') 1 Dock High Door (10'x8')
Clear Height	24'
HVAC	Radiant health. Partial central air. 1 installed in 2025/2026
Sprinklers	None
Primary Constructions	Metal
Lighting	Incandescent and LED
Power	3 Phase 120/280 Volt 200 AMP
Roof	Standing Seam Metal
Roof Age	2004 / 2012
PID	11-029-24-24-0110
Zoning	PR1 - Production Mixed Use



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

Eric Rapp, SIOR 612.359.1635 | eric.rapp@transwestern.com
Patrick Crawford 612.615.1244 | patrick.crawford@transwestern.com

PROPERTY SPECIFICATIONS



Vacant Lot	
Address	2604 6th St NE Minneapolis, MN 55418
Parcel Size	0.21 AC
PID	11-029-24-24-0098
Zoning	PR1 - Production Mixed Use

Demographics	1 Mile	3 Mile	5 Mile
Population	14,261	171,508	420,474
Current Household	6,494	72,968	180,980
Average HH Income	\$80,201	\$91,092	\$87,173
Daytime Employment	5,707	196,735	381,401



PROPERTY SALE

For Sale	
Asking Price	Neogitable
2025 Taxes	\$120,842.36



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

Eric Rapp, SIOR 612.359.1635 | eric.rapp@transwestern.com
Patrick Crawford 612.615.1244 | patrick.crawford@transwestern.com