

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

825 1st Street NW  
New Brighton, MN

42,401 SF For Sale



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825 1st Street NW | For Sale or Lease

# Property Profile

## Property Overview

Location 825 1st Street NW, New Brighton, MN

PID # 29.30.23.34.0069

Building Size 6,602 SF - 1st Floor Office  
6,731 SF - 2nd Floor Office/Mezzanine Storage  
29,112 SF - Warehouse  
42,401 SF Total

Land Size 2.33 Acres

Year Built 1981

Clear Height 22'

Loading 2 Dock Doors  
2 Drive-In Doors  
2 Delivery Doors  
(Availability to add more)

Zoning I-1: Light Industrial

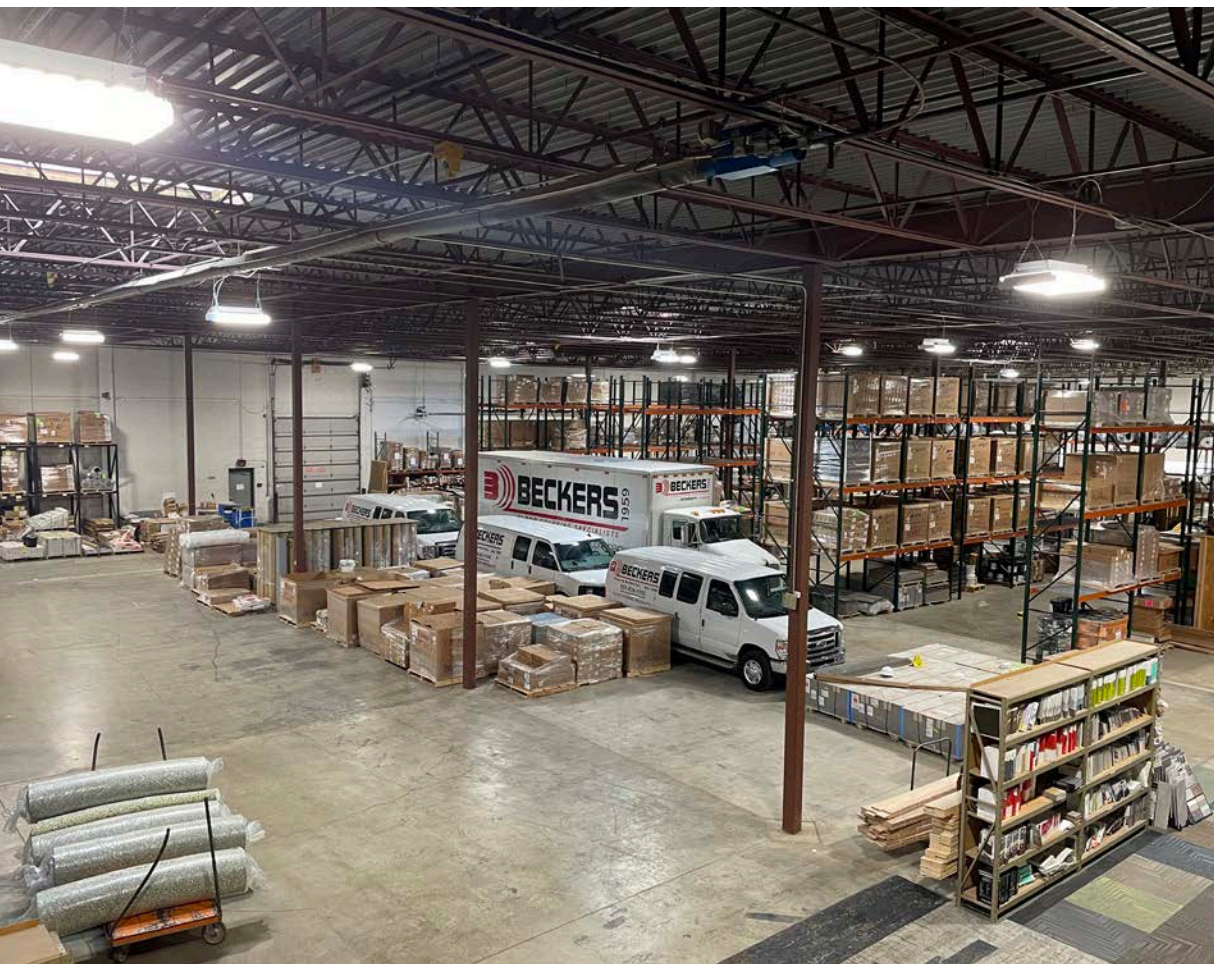
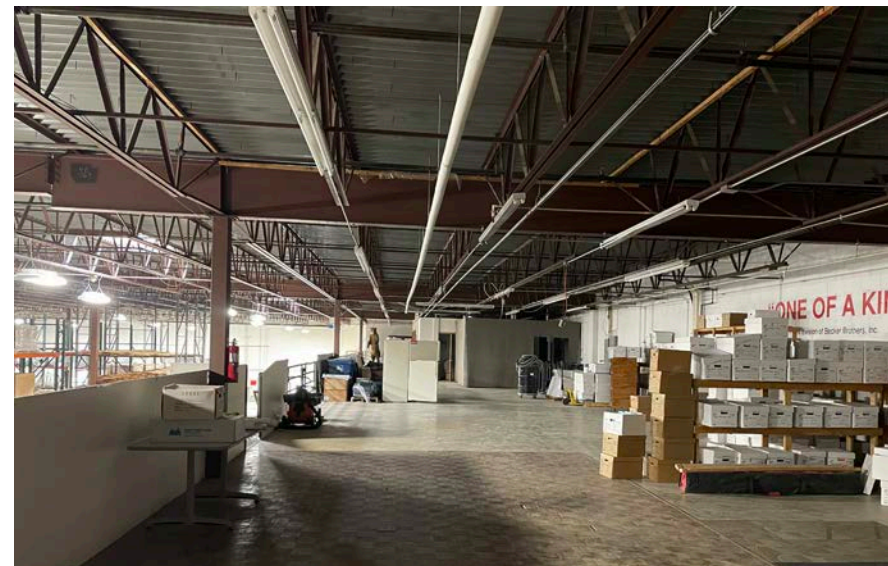
2024 Taxes \$115,174

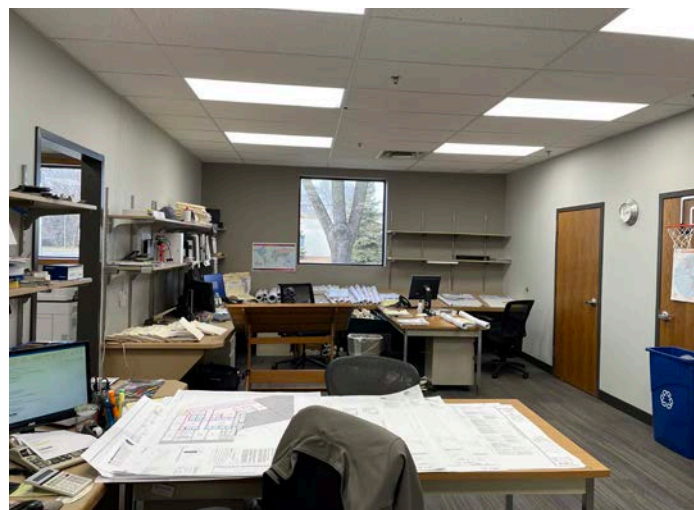
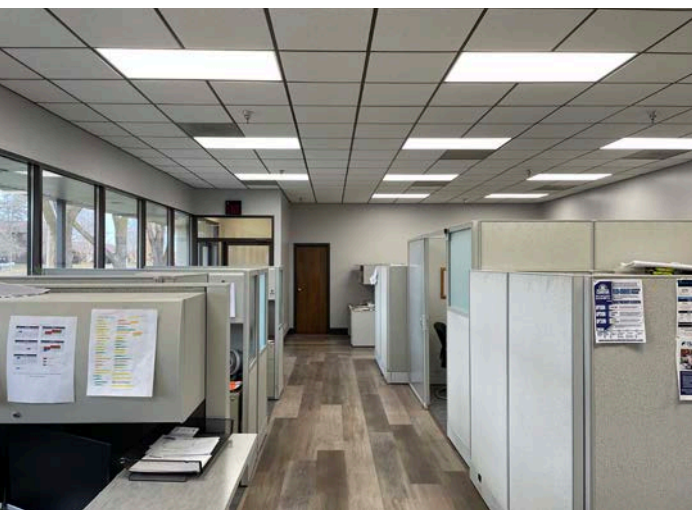
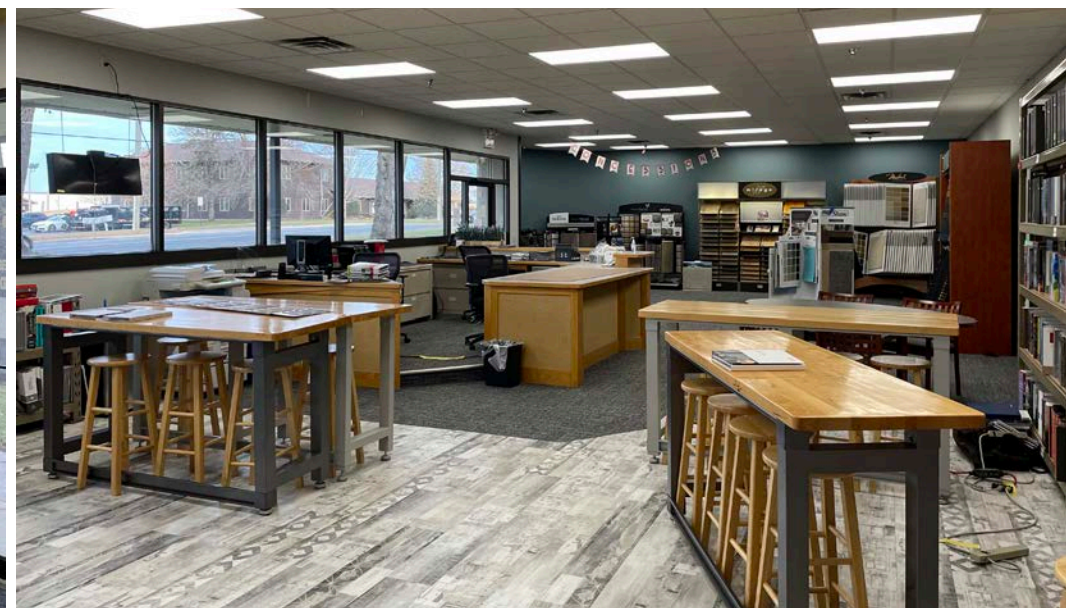
**Sale Price**      **\$5,000,000**



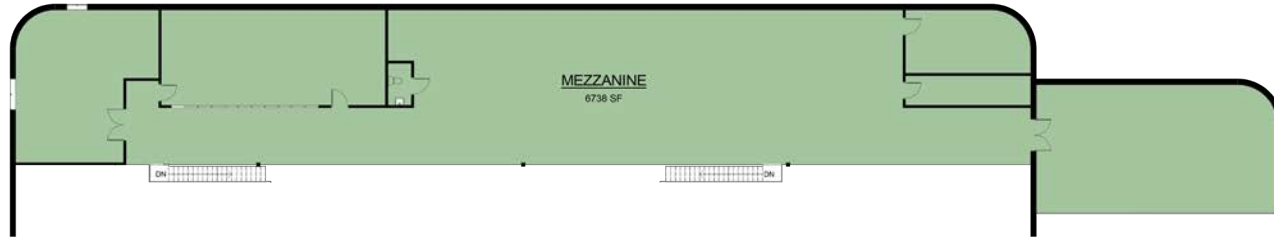
# Property Highlights

- 42,401 SF stand-alone building in New Brighton
- Great access to Interstate 35W
- Close proximity to area amenities

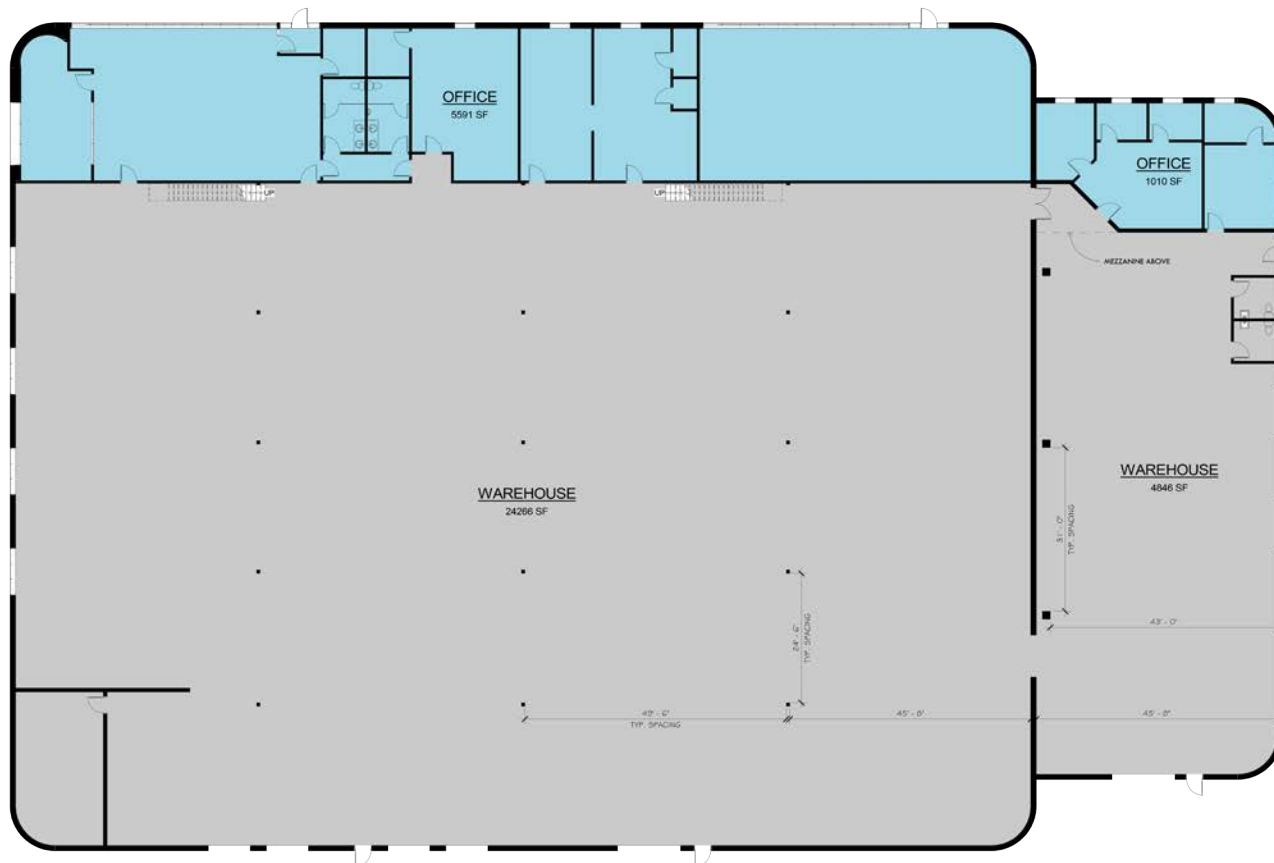




# Floor Plan



**2 SECOND FLOOR-MEZZANINE**  
3/32" = 1'-0"



- MEZZANINE
- OFFICE
- WAREHOUSE

NAME	AREA
MEZZANINE	
MEZZANINE	6738 SF
	6738 SF
OFFICE	
OFFICE	5591 SF
OFFICE	1010 SF
	6602 SF
WAREHOUSE	
WAREHOUSE	24266 SF
WAREHOUSE	4846 SF
	29112 SF

TOTAL RENTABLE FIRST FLOOR - 35,671 SF  
TOTAL RENTABLE(INCLUDES MEZZANINE) - 42,401 SF

**1 FIRST FLOOR**  
3/32" = 1'-0"

# Zoning Map

## ZONED I-1: LIGHT INDUSTRIAL

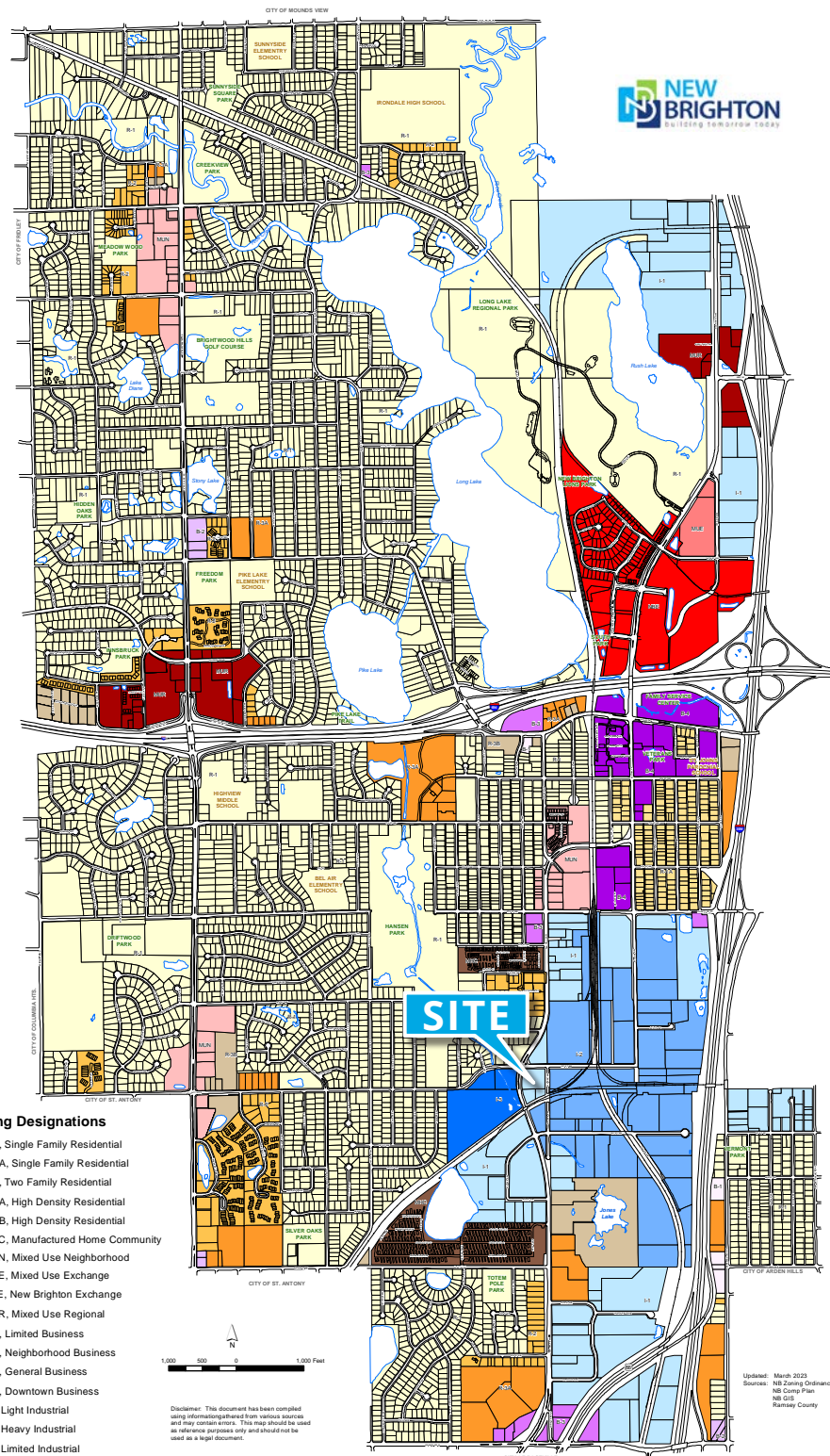


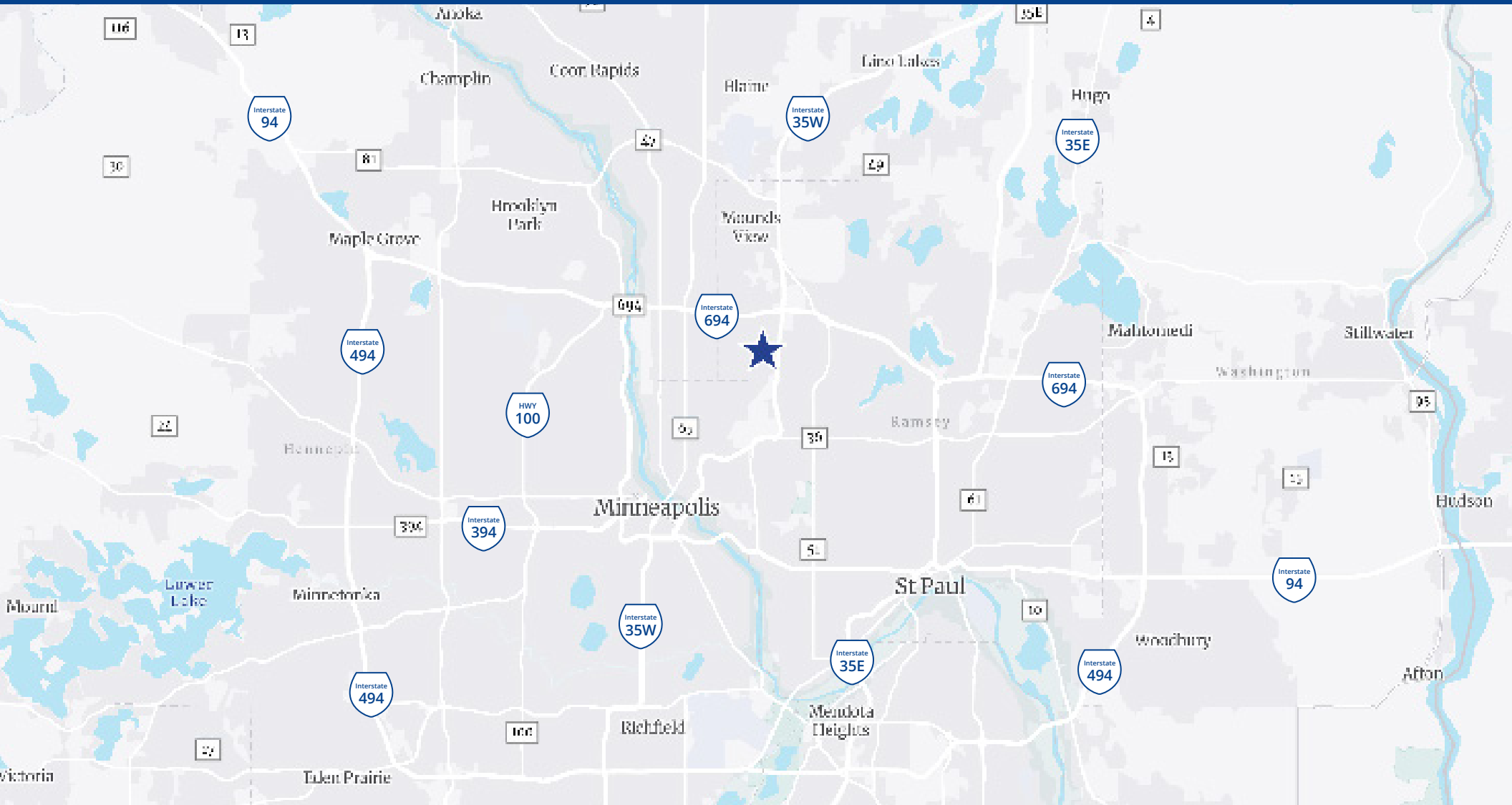
CLICK FOR FOR PRINTABLE ZONING MAP



CLICK FOR FOR PRINTABLE ZONING CODE

### Current Zoning - City of New Brighton





## Demographics (5 mile radius)



2023 population  
**244,585**



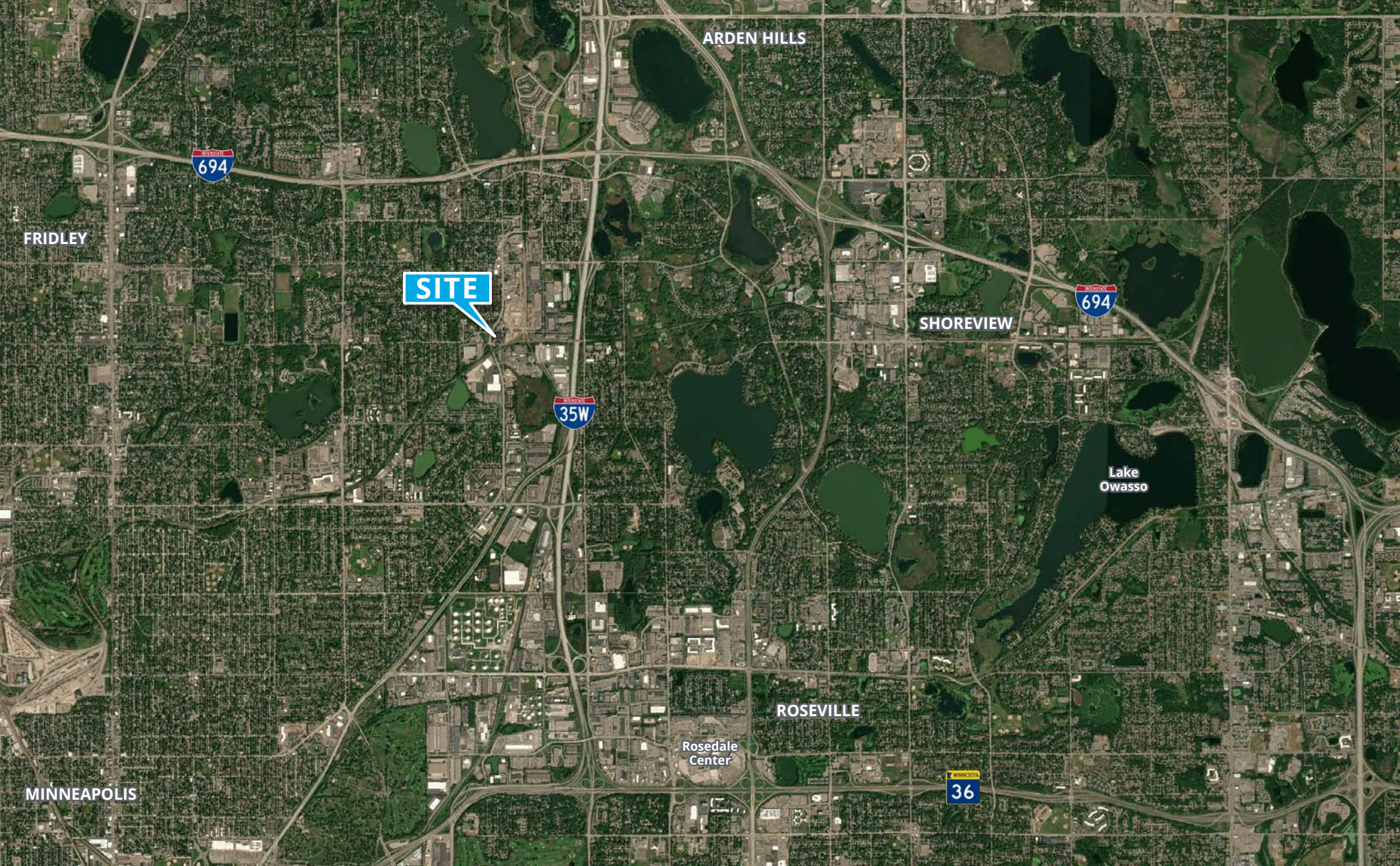
2023 Average Household Income  
**\$104,534**



**1 Minute**  
to Bus Stop



**15.3 Miles**  
to Minneapolis/St. Paul International Airport



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