

3830 Cheatham Ave

12,000 SF Available

3830 Cheatham Ave
Minneapolis, MN



Contact Us

**PARKER
RICKERT**

+1 612 845 8022

parker.rickert@cbre.com

**TOM
BENNETT**

+1 612 386 6108

tom.bennett@cbre.com



Overview

Situated in a prime urban location, this property provides easy access to major highways and the Minneapolis core. The facility includes functional warehouse space ideal for companies seeking centrally located distribution or operations.

12,000

Available SF

Lease Rates

+ Negotiable

2025 Est. Re Tax/CAM

+ \$2.32 PSF Tax

+ \$1.86 PSF CAM

+ \$4.18 PSF Total

Total Building SF

+ 57,548 SF

Total Office

+ 2,300 SF

Land

+ 3.10 Acres

Loading

+ 8 Dock Doors

+ 15 Drive-In Doors

Year Built

+ 1980-1991

Truck Court Depth

+ +/- 60'

Power

+ 4 separate service points with transformers and 200a service per suite

Clear Height

+ 18'

Trailer Parking

+ N/A

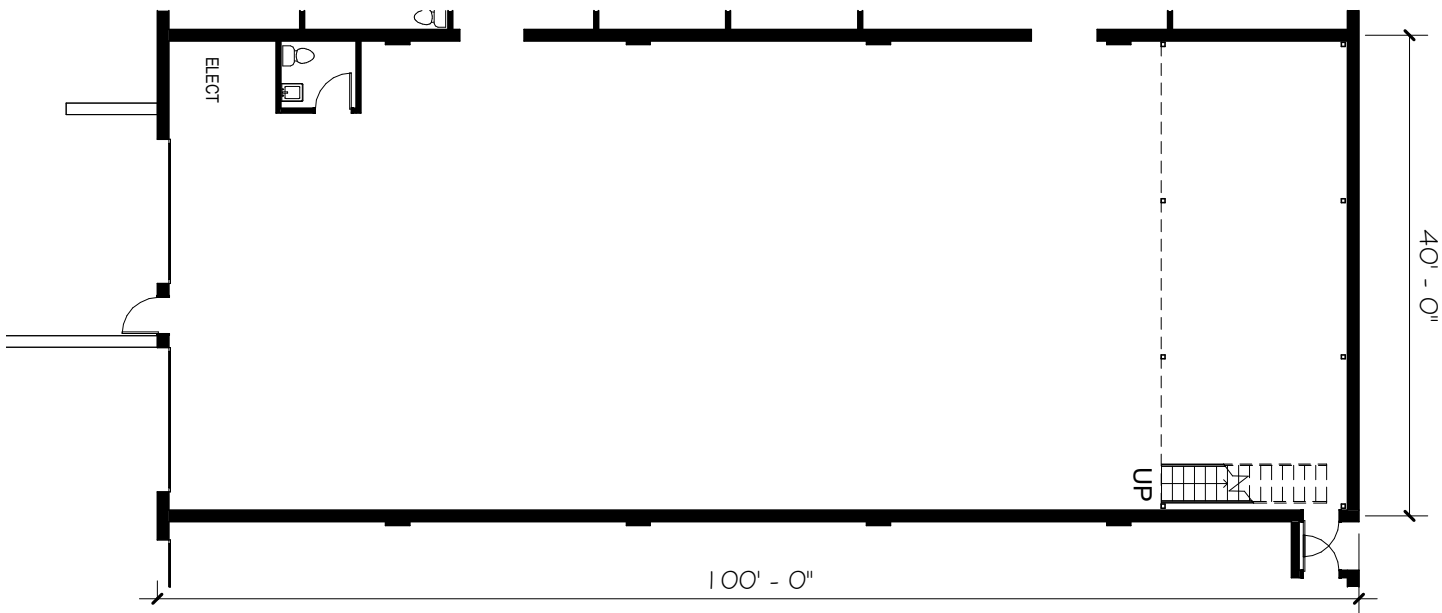
Car Parking

+ 75 Stalls

Roof

+ Installed

2005/2007/2017/2019



Suite 3842

4,000

Available SF

Lease Rates

+ Negotiable

2025 Est. Re Tax/CAM

+ \$4.18 PSF

Available SF

+ 4,000 SF

Loading

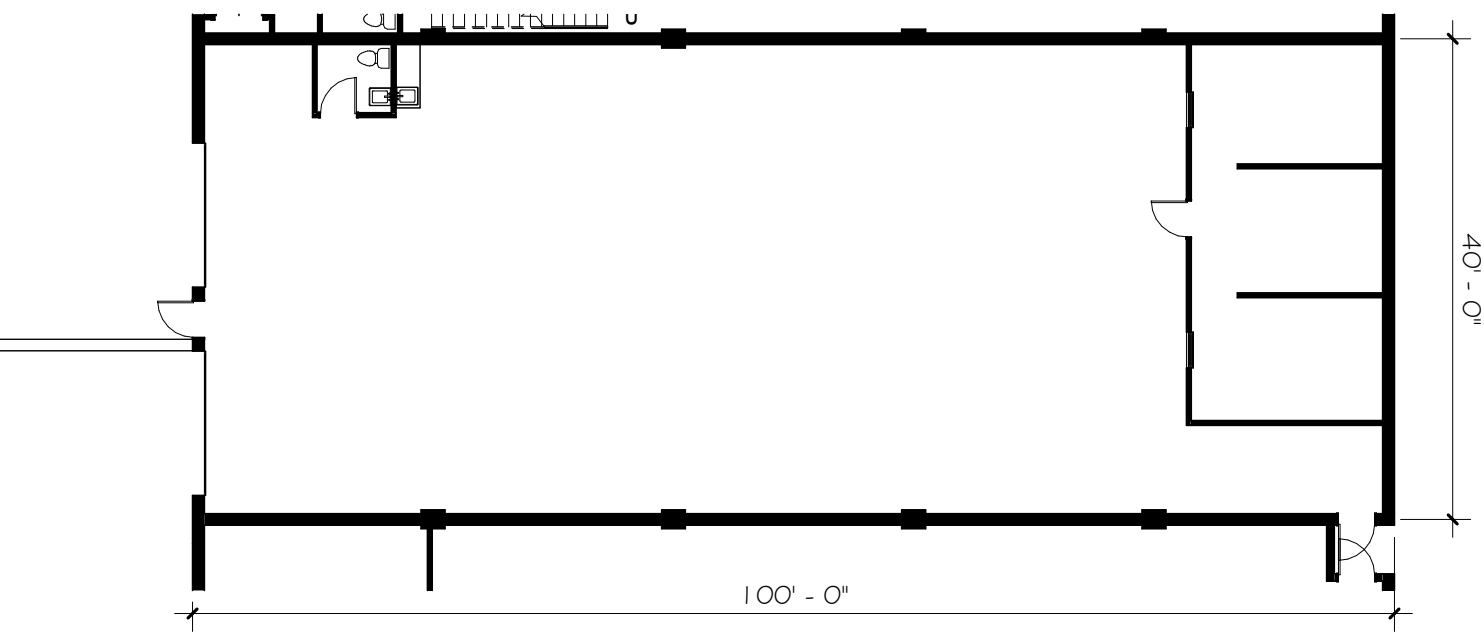
+ 2 Drive-ins

Parking

+ 1.75/1,000

Clear Height

+ 18'



Suite 3850
4,000

Available SF

Lease Rates
+ Negotiable

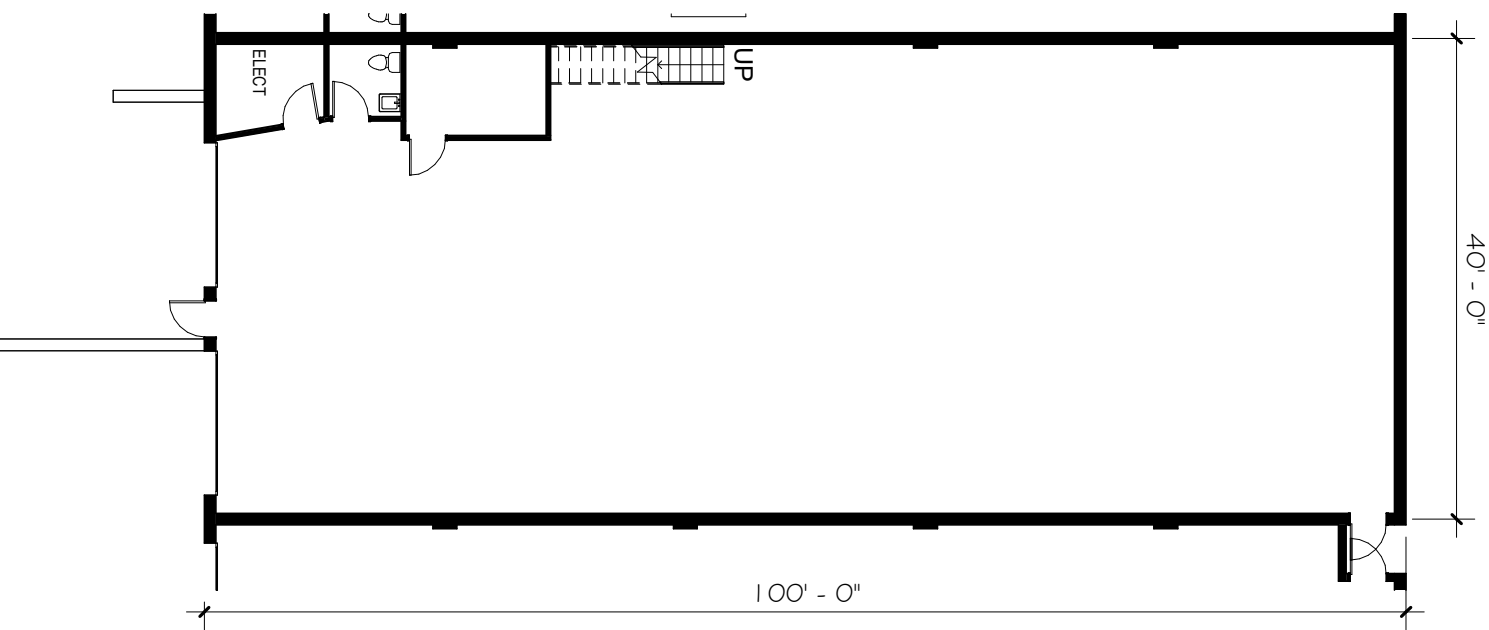
2025 Est. Re Tax/CAM
+ \$4.18 PSF

Available SF
+ 4,000 SF

Loading
+ 2 Drive-Ins

Parking
+ 1.75/1,000

Clear Height
+ 18'



Suite 3856

4,000

Available SF

Lease Rates

+ Negotiable

2025 Est. Re Tax/CAM

+ \$4.18 PSF

Available SF

+ 4,000 SF

Loading

2 Drive-Ins

Parking

+ 1.75/1,000

Clear Height

+ 18'

For Lease

