



INDUSTRIAL FOR SALE!



NORTH MINNEAPOLIS BUSINESS CENTER

2201 2nd Street N, Minneapolis, MN 55411

16,992 SF

**FLEX
WAREHOUSE
OFFICE**

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Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Warehouse – 12,744 SF
Office – 4,248 SF

- Fully furnished office space includes private offices, break room, conference room, and reception area; ADA restroom
- Warehouse includes metal racking for storage, single and 2 stage snowblowers, lawn mower, 1,000 pound hoist, and 3,000 pound capacity propane forklift with very low use hours
- 12-14' clear and 12' drive-in door; up to 14' ceilings in shop area
- 440 V and 3 phase power supply
- Well-insulated building plus heating and air conditioning
- HVAC: 3 updated in 2021; hanging Reznor natural gas furnace in warehouse



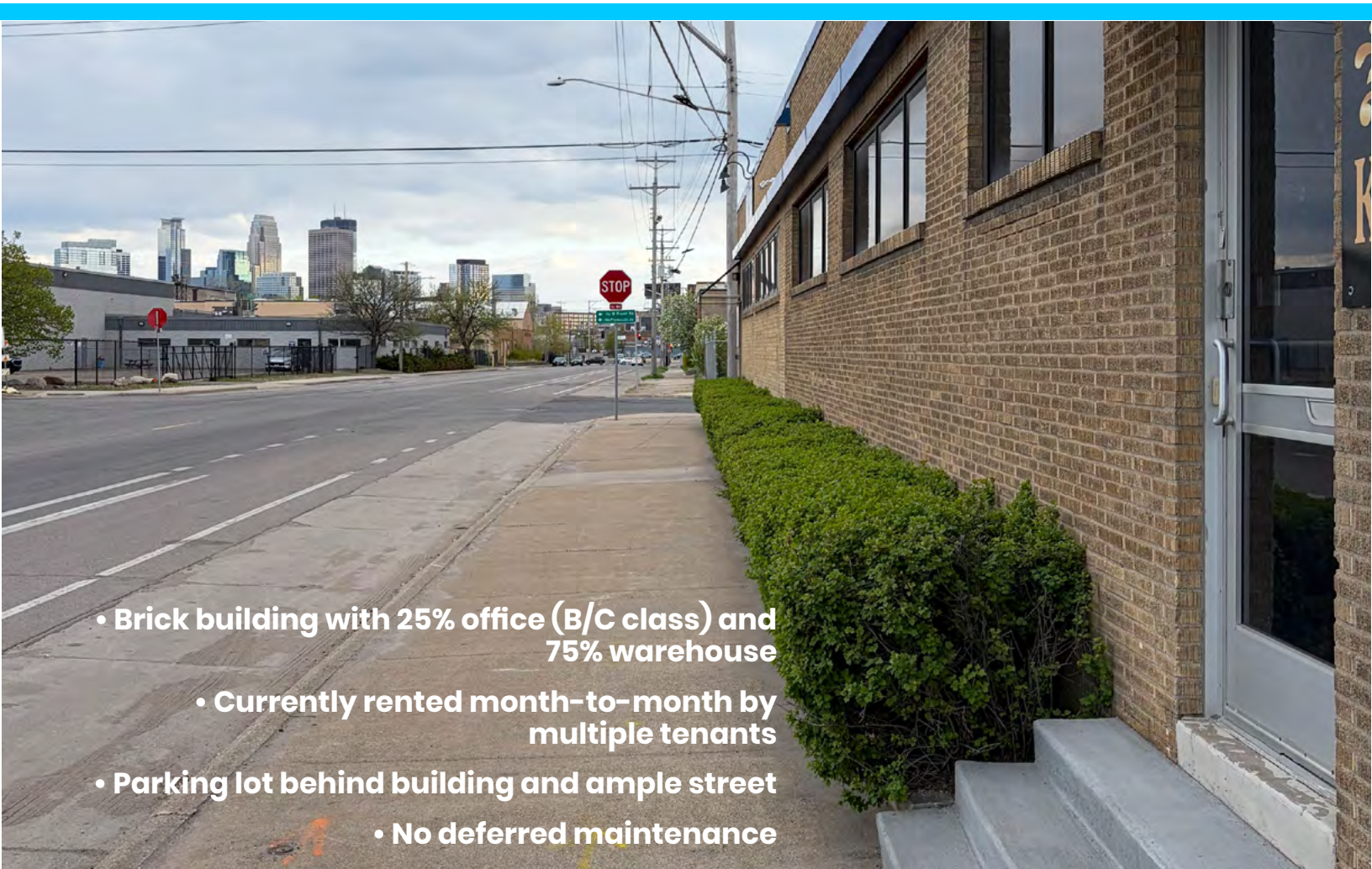
SALE PRICE: \$1,950,000

TAXES: \$47,649.14

THE PROPERTY

Zoned commercial industrial and production/processing, the property is perfect for an owner occupied manufacturer or distributor. Current owner would like to do a DST and 1031 exchange with proceeds.

- LED lighting throughout
- EPDM rubber roof (10 years old)
- Ball valve shut offs installed on each plumbing fixture (2026)
- Security doors and extensive camera system inside and out



- Brick building with 25% office (B/C class) and 75% warehouse
- Currently rented month-to-month by multiple tenants
- Parking lot behind building and ample street
- No deferred maintenance

Website: [CEGspaces.com/nmbc](https://www.CEGspaces.com/nmbc)

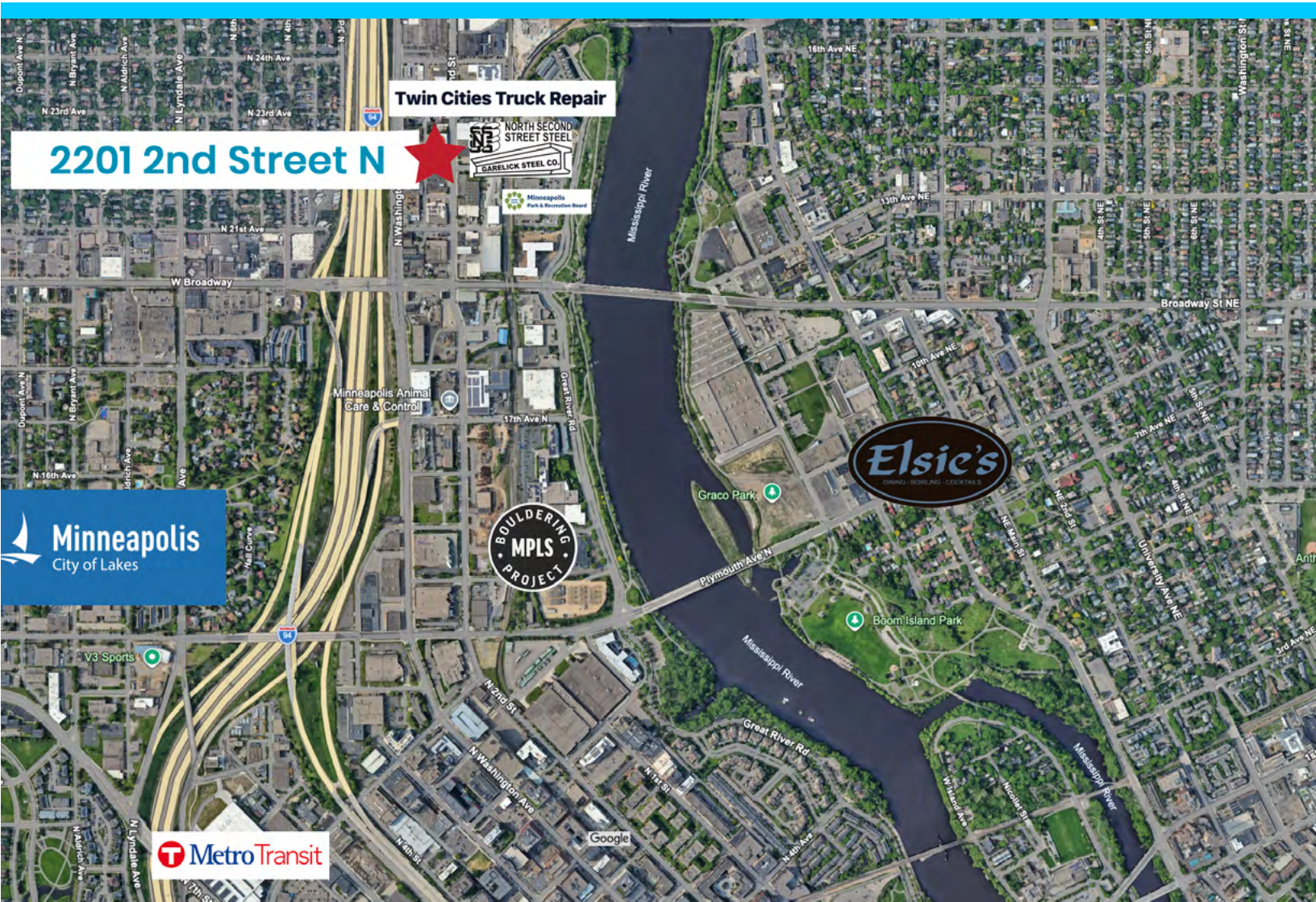


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THE LOCATION

Central location near downtown Minneapolis and blocks from I-94 ramp access.

- Excellent logistical location to access I-94, I-394, I-694 and I-35W
- Lucrative for data center, last-mile delivery, distribution, or manufacturing
- Site minimizes transportation and freight costs for businesses serving the Twin Cities metro area
- Less than 5 minutes to downtown Minneapolis
- Close proximity to North Loop



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THE SPACE

