

FOR SALE

**115,829 SF TOTAL**  
**4.77 ACRES**

**118 W 60TH ST**  
**MINNEAPOLIS, MN**



# PROPERTY INFORMATION

**KRIS SMELTZER**  
Executive Managing Director  
+1 952 837 8575  
kris.smeltzer@cushwake.com

**HUDSON BROTHEN**  
Executive Director  
+1 952 893 8261  
hudson.brothen@cushwake.com

**JON RAUSCH**  
Executive Director  
+1 612 685 8288  
jon.rausch@cushwake.com

- VACANT BUILDING
- FORMER HOME OF LEJUNE STEEL
- AVAILABLE OUTDOOR STORAGE
- RAIL SERVED

**Address** 118 W 60th St  
Minneapolis, MN

**Sale Price** Negotiable

**Available Space** 14,618 SF Office  
101,211 SF Warehouse (36,800 Cold Storage)  
115,829 SF Total

**PID** 22-028-24-31-0147

**Acres** 4.77 Acres  
(Approx. 1.5 acres can be used for outdoor storage)

**Loading** 11 Drive-ins

**Clear Height** 18' - 24'

**Year Built** 1945 + renovations

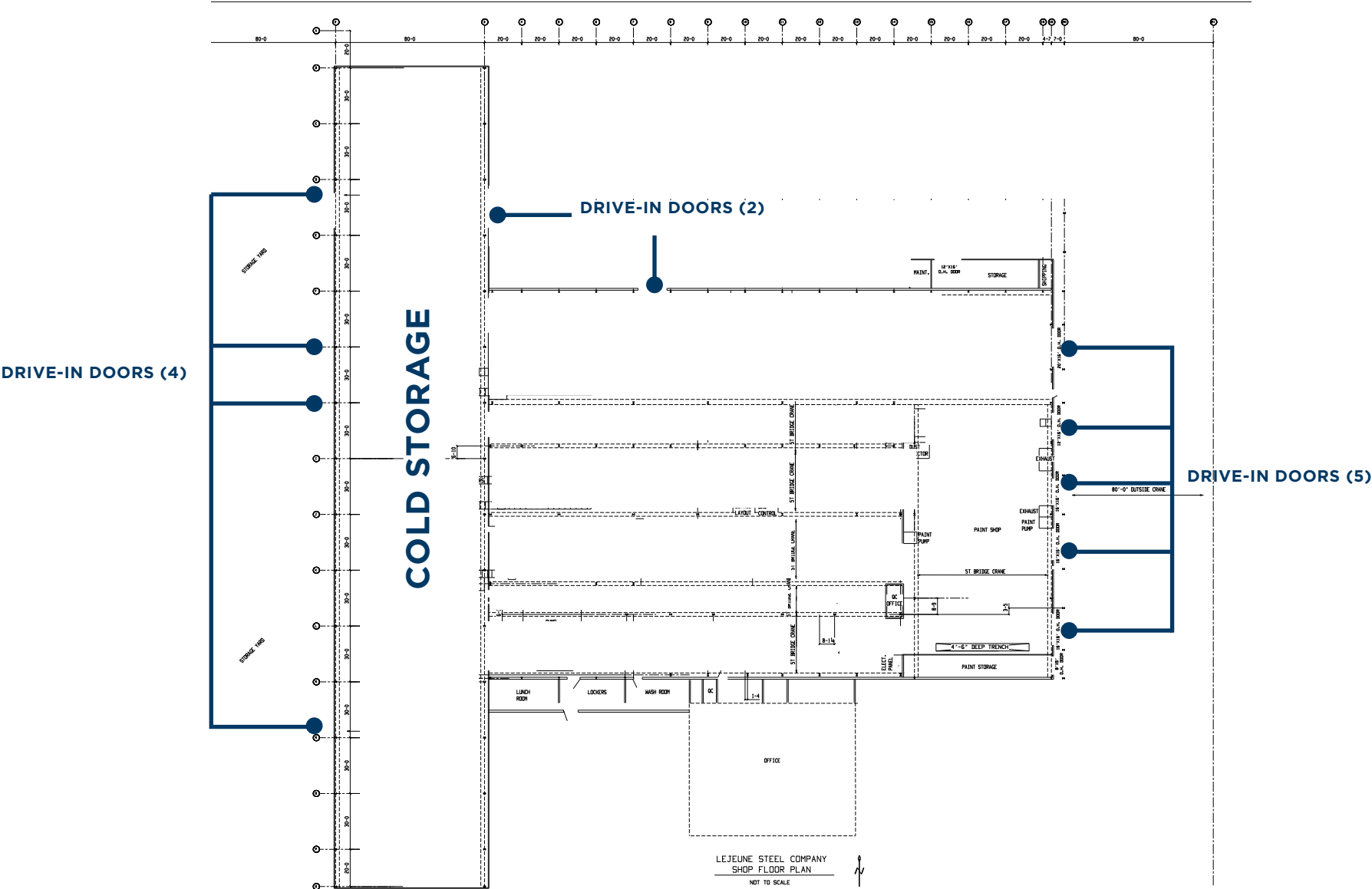
**Sprinklered** Partially Sprinklered

**Zoning** PR2 - Production & Processing

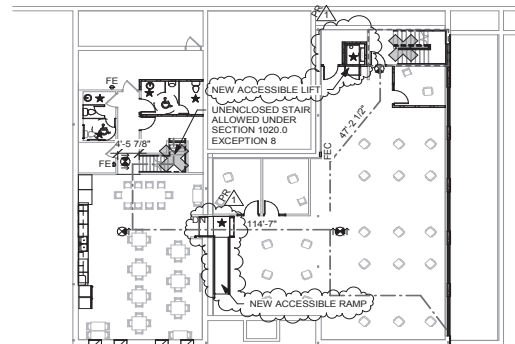
**2025 Property Taxes** \$131,385.76



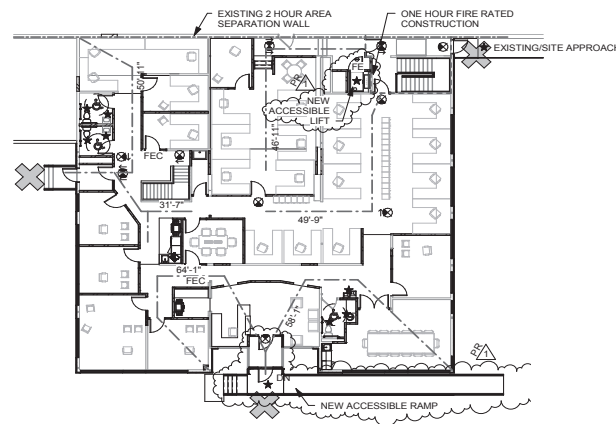
# WAREHOUSE FLOOR PLAN



# OFFICE FLOOR PLAN



① Lower Level Code Plan  
1/16" = 1'-0"



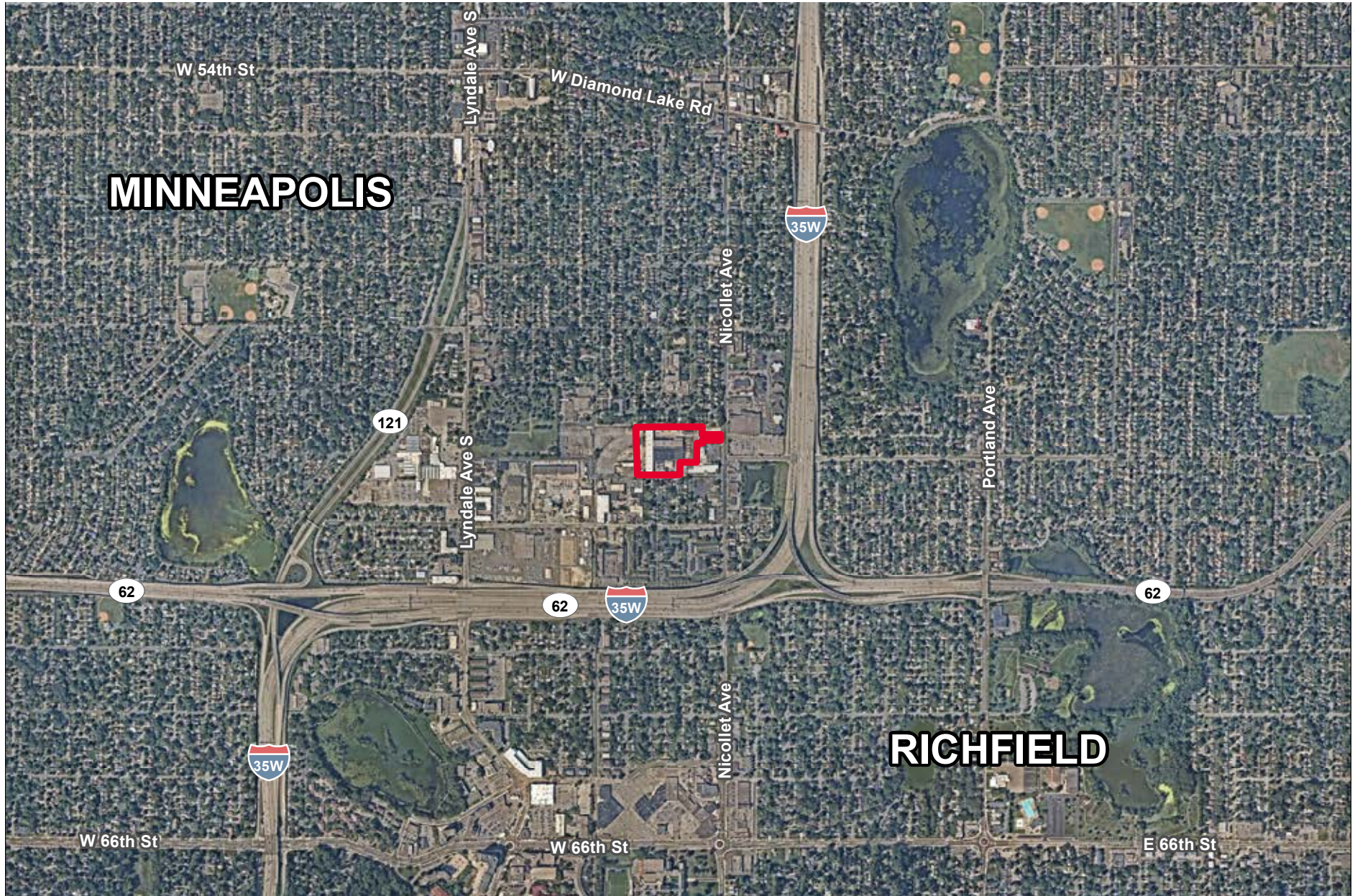
② Upper Level Code Plan  
1/16" = 1'-0"



# PHOTOS









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3500 American Blvd W, Suite 200  
Minneapolis, MN 55431  
952 831 1000  
industrialmn.com

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