

Site Approved for Cannabis Use | Price Reduced: \$3,000,000



 **JLL** SEE A BRIGHTER WAY

For sale or lease

2645 26th Ave S
Minneapolis, MN 55406

43,562 SF Available

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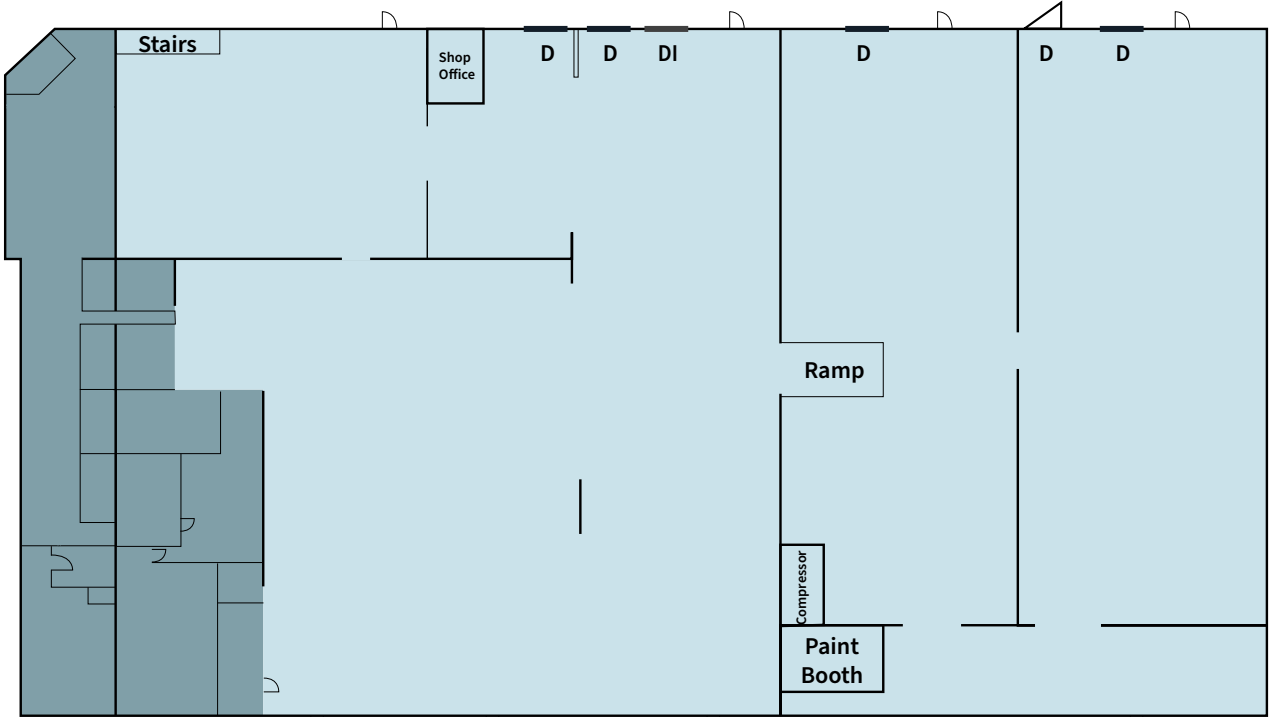
Property specifications

Sale price	\$3,000,000
Lease rate	Negotiable
PID's	3602924420026, 3602924420027
Zoning	PR2 - Production and Processing
Square feet	43,562 SF total / 7,864 SF Office / 35,698 SF warehouse/production
Clear height	14' - 16
Loading	5 docks, 1 drive-in
Year built	1974
Lot size	1.62 acres
Parking	68 spaces

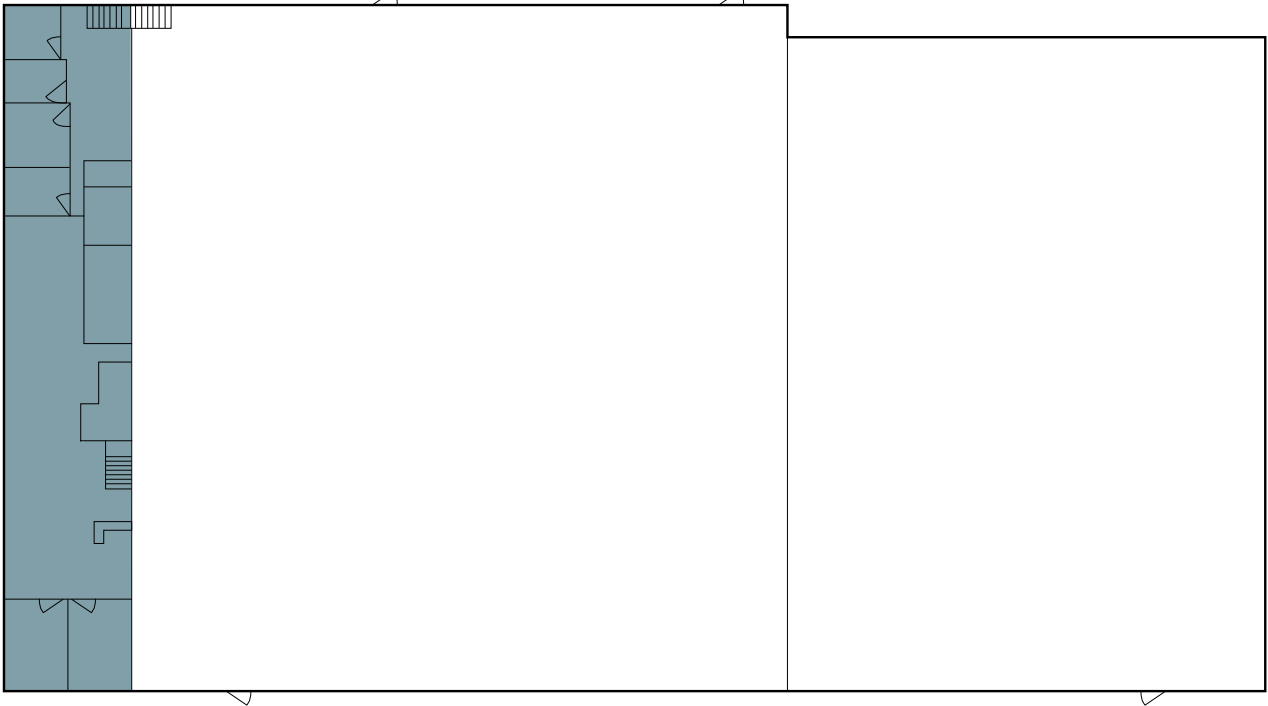
Property taxes	\$74,977
Roof	Updated in 2012 and 2013
Lighting	Updated in 2012
Electrical	1400 amp, 480v service
HVAC	HVAC in office. Gas fired unit heaters in warehouse
Plumbing	Restrooms updated 2012 and 2013
Sprinkler	No sprinkler system
Built in cranes	Existing and in place
Paint booth	Operational with new lighting

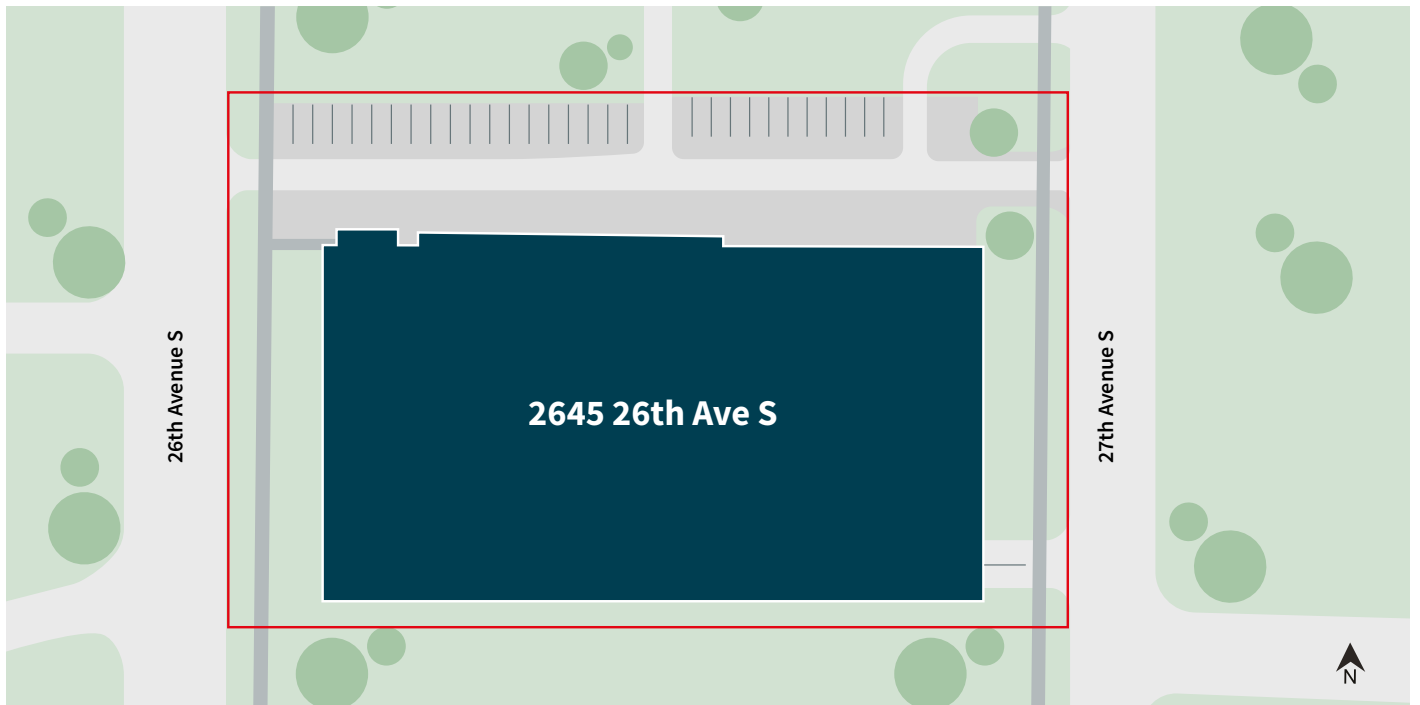
First floor

7,864 SF Office 35,698 SF Warehouse



Top floor

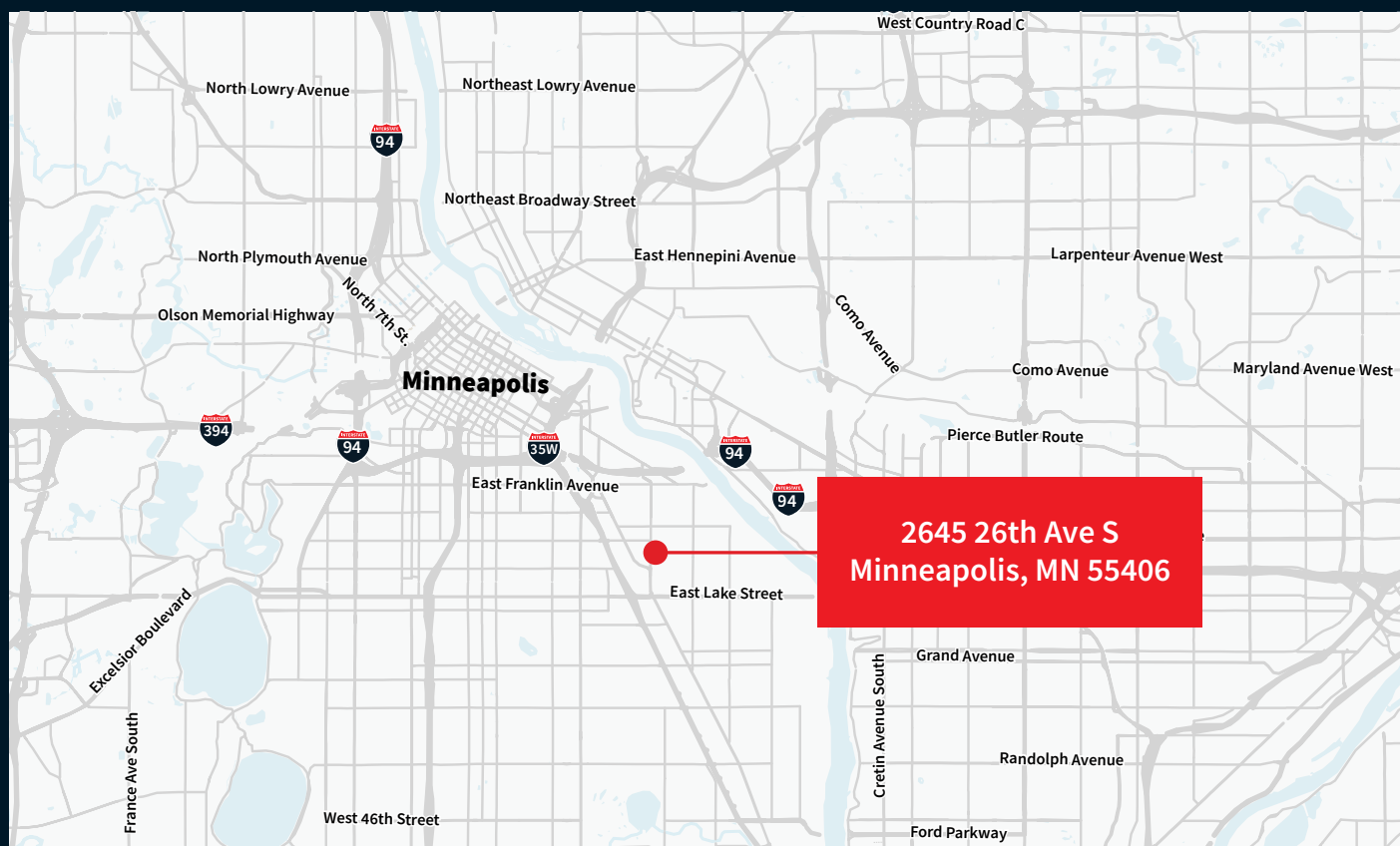




Description

- Quality infill location just south of downtown Minneapolis
- Great owner user opportunity – potential for multi-tenant
- Nice building image with easy access to Hiawatha Ave





JLL

Dan Larew, CCIM, SIOR
Managing Director
+1 612 217 6726
dan.larew@jll.com

Eric Batiza, SIOR
Managing Director
+1 612 217 5123
eric.batiza@jll.com

Jack Nei
Associate
+1 612 217 5128
jack.nei@jll.com

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