

# Industrial Warehouse For Lease

2201 N 2nd St,  
Minneapolis MN 55411





Ideal for Storage or Small Warehouse Users  
Take advantage of this 2,800 SF sublease opportunity located in a well-positioned industrial area. With 2 years remaining on the current term, this space is perfect for businesses needing affordable short-term warehouse or storage solutions. Functional layout and convenient access make it a great fit for contractors, suppliers, or small distributors.

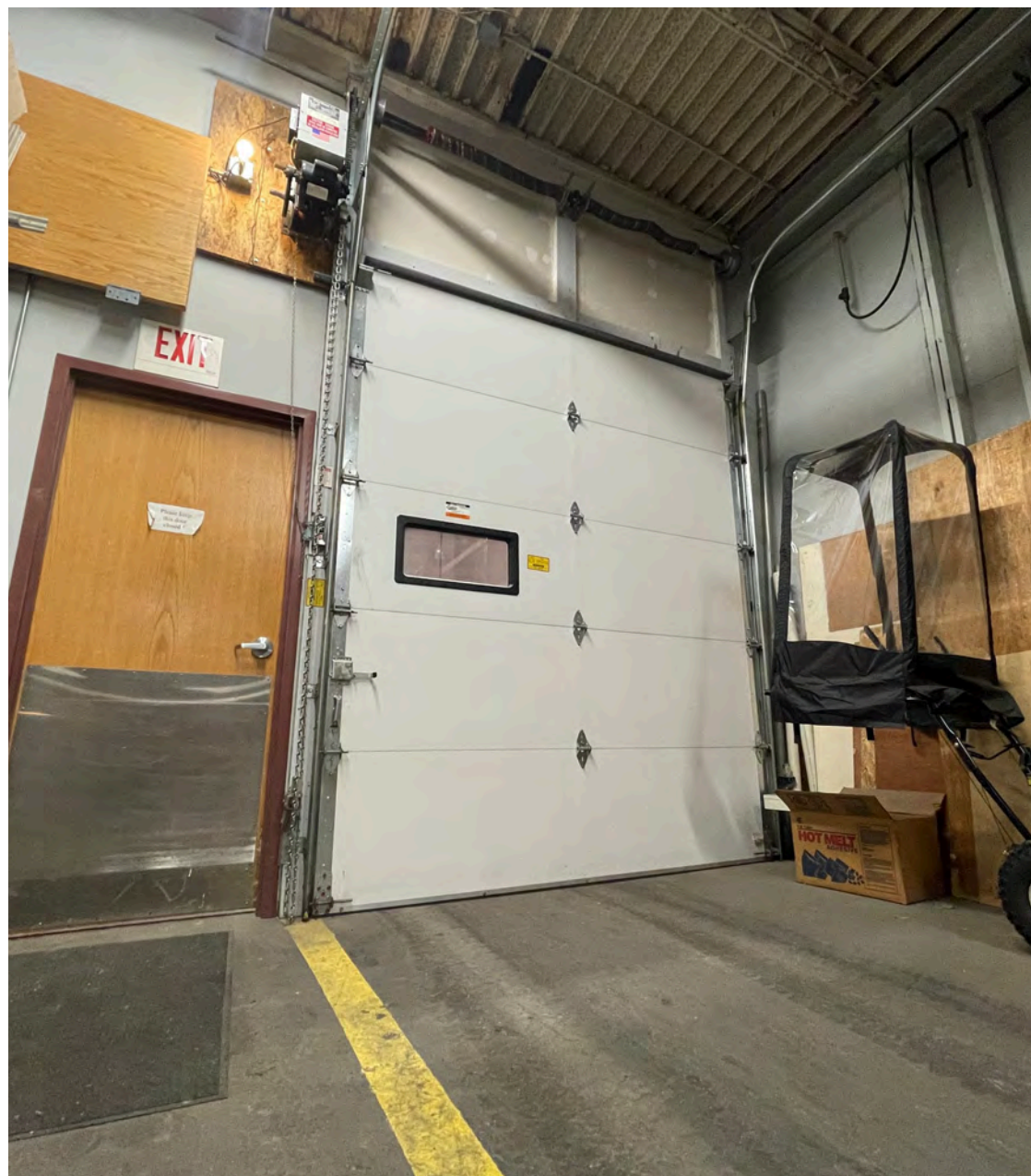
- 2,800 Sqf Warehouse

- Shared Drive-In Door

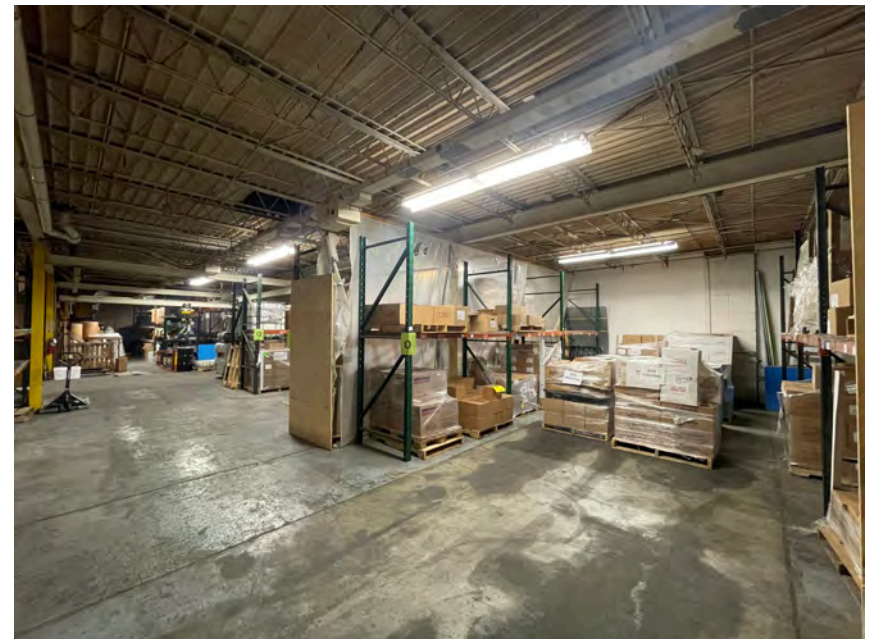
- Fully Sprinkled

- Industrial Neighborhood

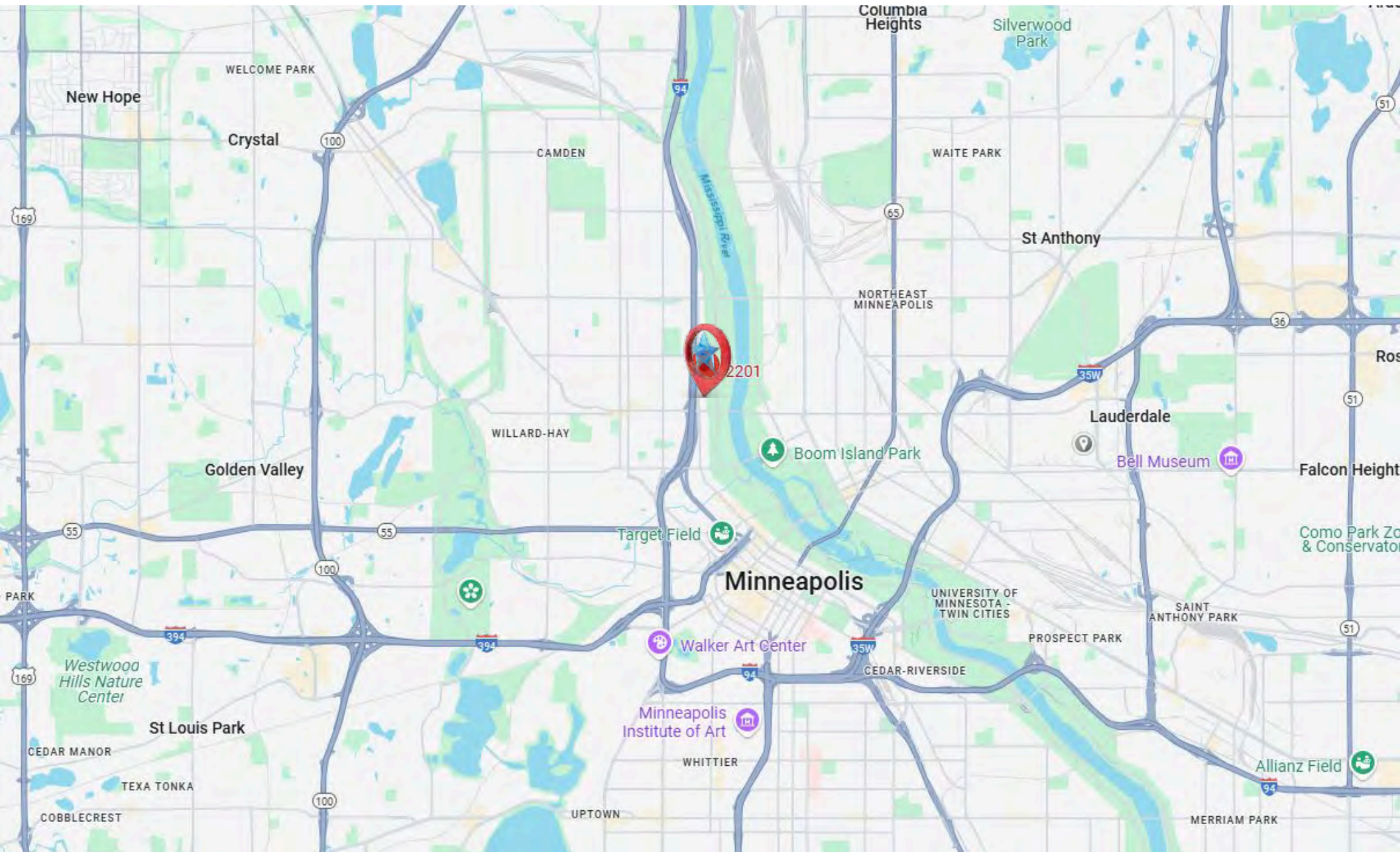
- One minute to 35W



Asking Rent	\$12 PSF
Lease Type	Gross
Property Type	Warehouse/Office
Property ID	APN: 15-029-24-24-0054   Block-15
For Sublease	Warehouse
Sprinklers	Yes
Drive Ins	1
Power	600 volts, 400 to 600 amps, 3 phase
Available SF	2,800 SF
Zoning	PR2
Availability Date	Now







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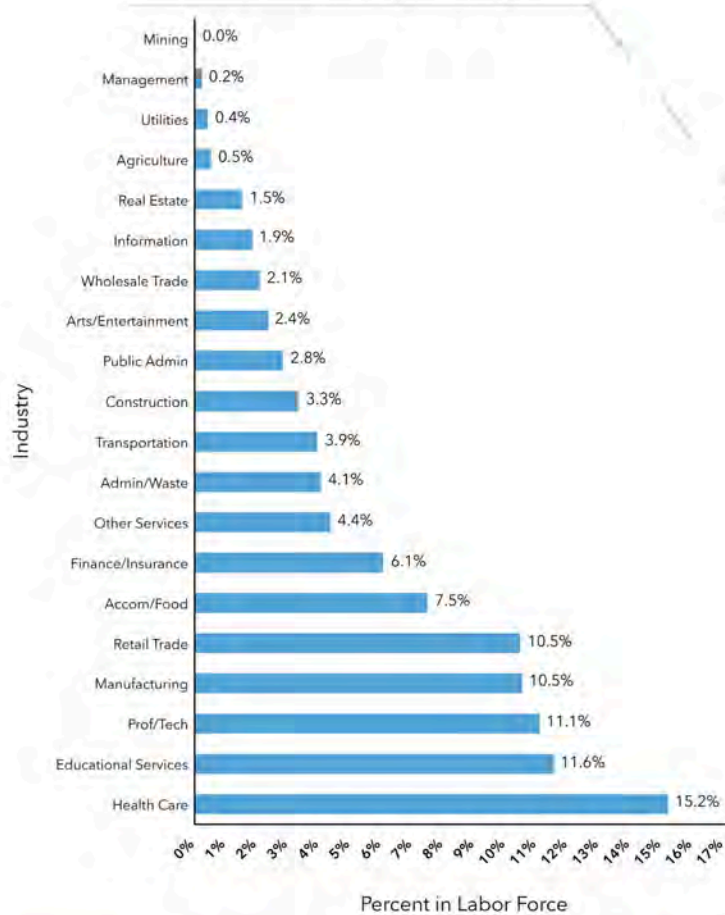


[www.cas pianrealty.com](http://www.cas pianrealty.com)

## Economic Development Profile

2201 2nd St N, Minneapolis, Minnesota, 55411  
Ring of 5 miles

### Labor Force by Industry



**16.4%**  
Services

**13.8%**  
Blue Collar

**69.8%**  
White Collar

### Employment

### Workforce Overview

### Businesses



**20,905**

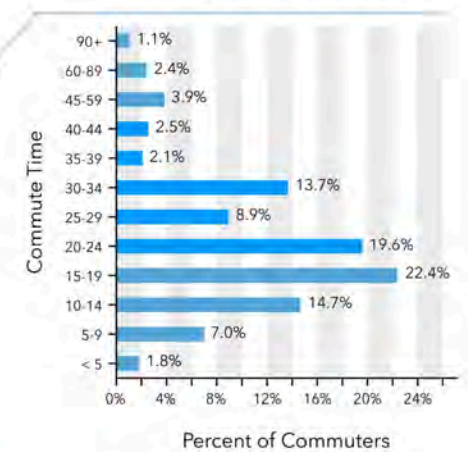
Total Businesses



**399,567**

Total Employees

### Commute Time: Minutes



### Transportation to Work



**7.2%**

Took Public Transportation



**6.5%**

Carpooled



**5.8%**

Walked to Work



**1.9%**

Bike to Work



**56%**

Drove Alone to Work

**Source:** This infographic contains data provided by Esri (2025)

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