

UNIVERSITY INDUSTRIAL PARK II

MIDWAY
MINNEAPOLIS

1800 Elm St SE
Minneapolis, MN 55414



FOR LEASE

Suite 1800

29,634 SF



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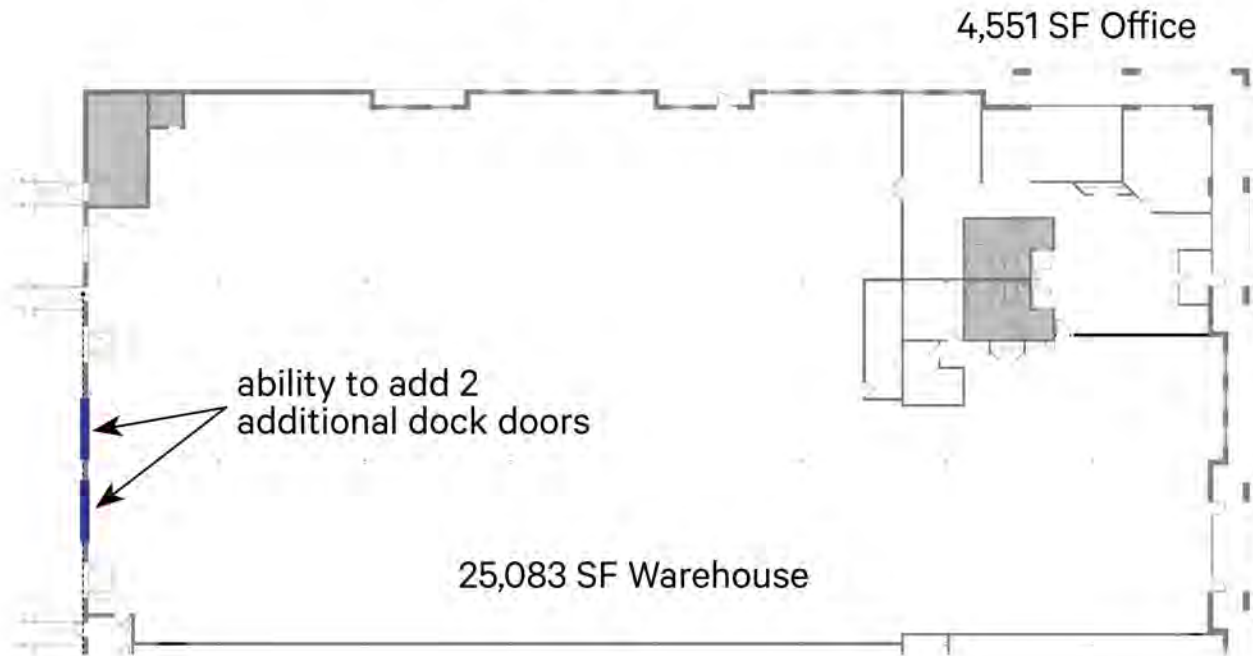
CBRE



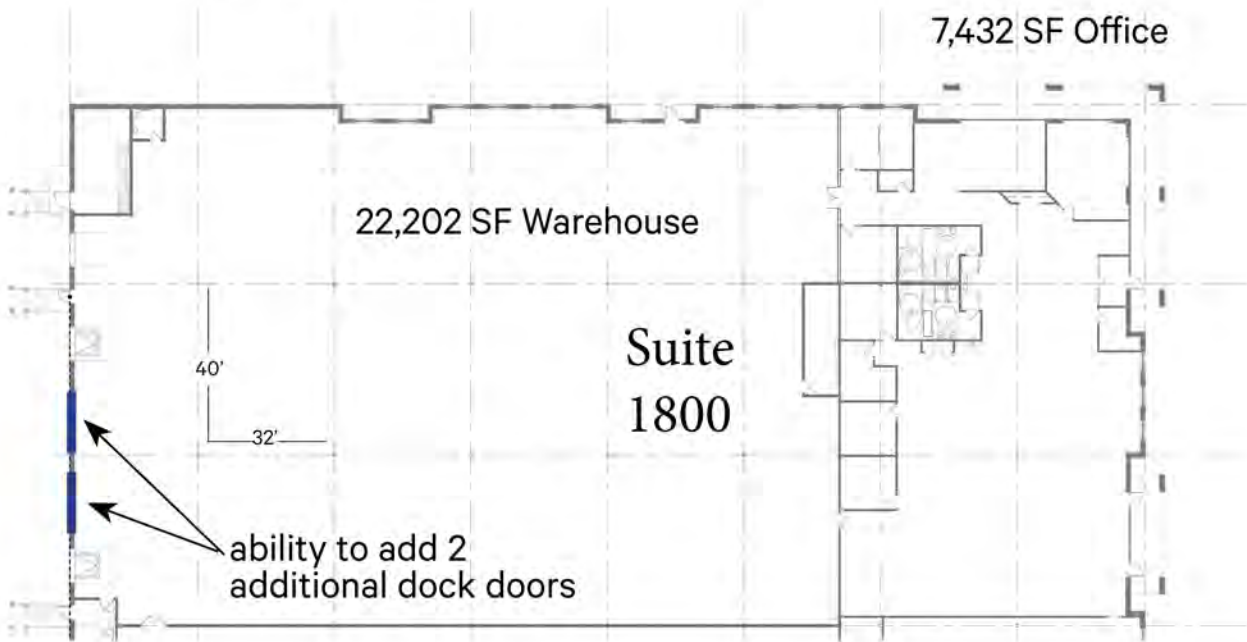
SPECIFICATIONS

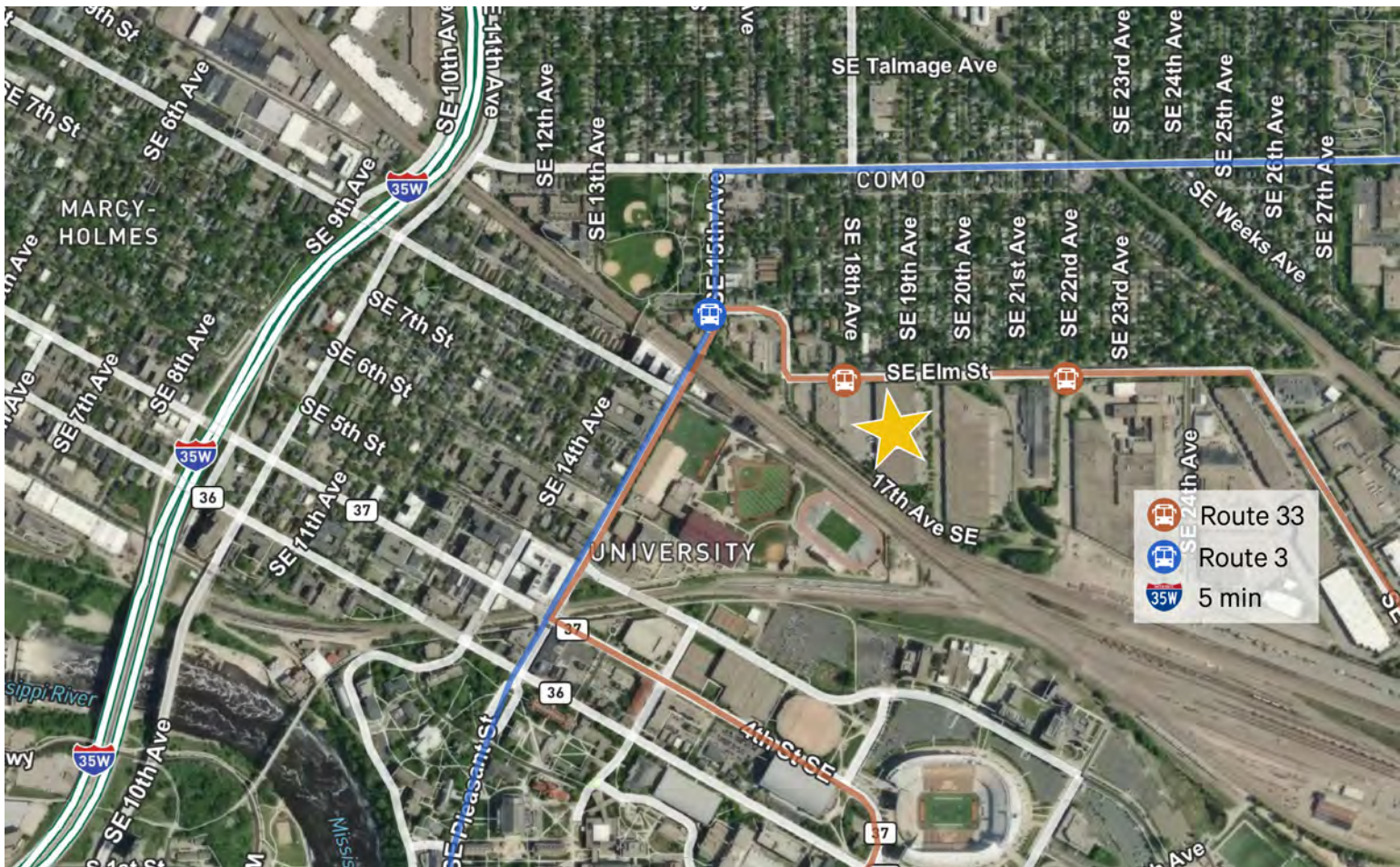
Total Building SF	156,513 SF	Columns	40'w x 32'd
Available SF	29,634 SF	Building Depth	256'
Office SF	7,432 SF (will reduce)	Net Rental Rates	Negotiable
Loading	3 docks, 2 levelers (ability to add more)	2026 (est.) Expenses	\$3.10 PSF RE Taxes \$1.30 PSF Op. Exp. \$4.40 PSF Total
Power	400A, 480V (ability to access add'l 800A)	High image office/warehouse location immediately north of the University of Minnesota	
Zoning	PUD	Easy access to Highway 280/I-94/I-35W	
Sprinkler	ESFR	100% air-conditioned	
Clear Height	24'	End cap unit	

Reduced Finish Concept Plan



Existing Layout Plan





CONTACT INFORMATION

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