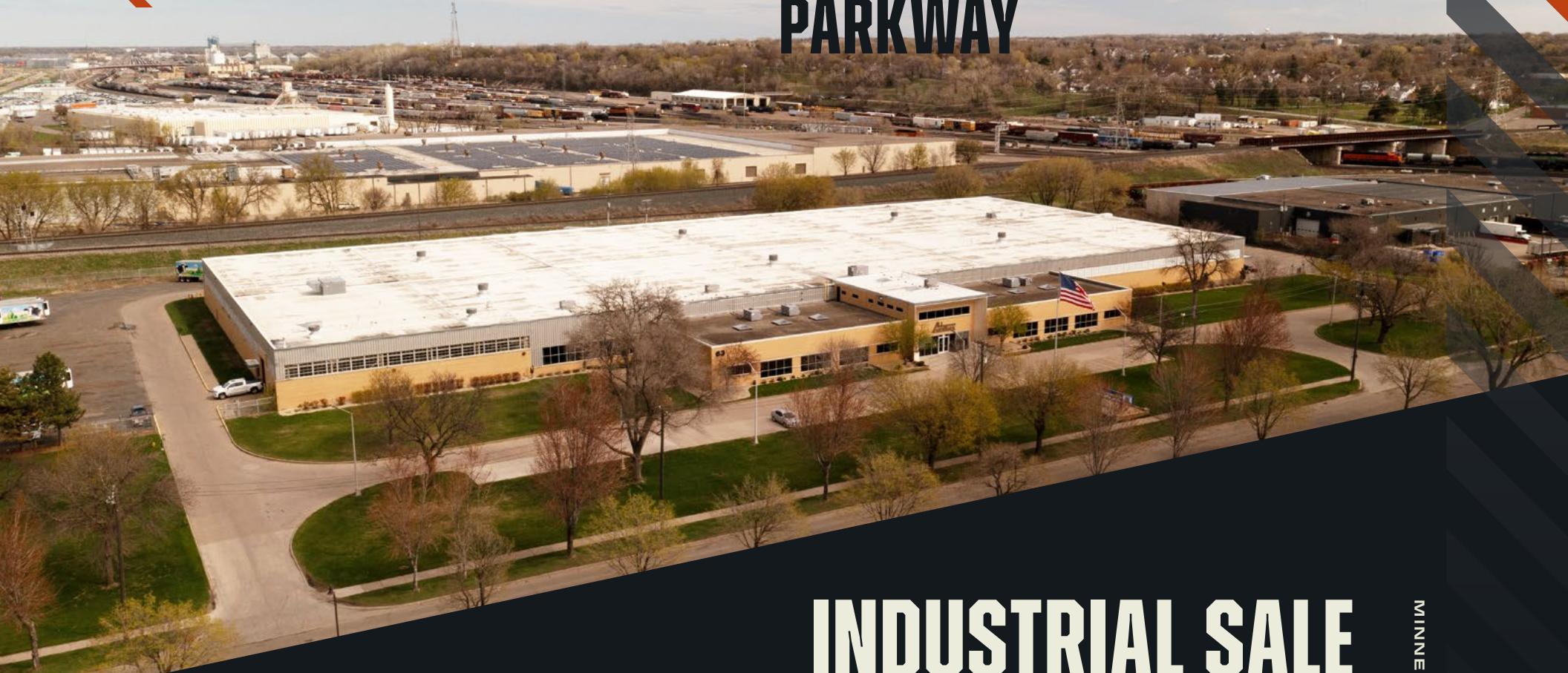


63ST ANTHONY PARKWAY



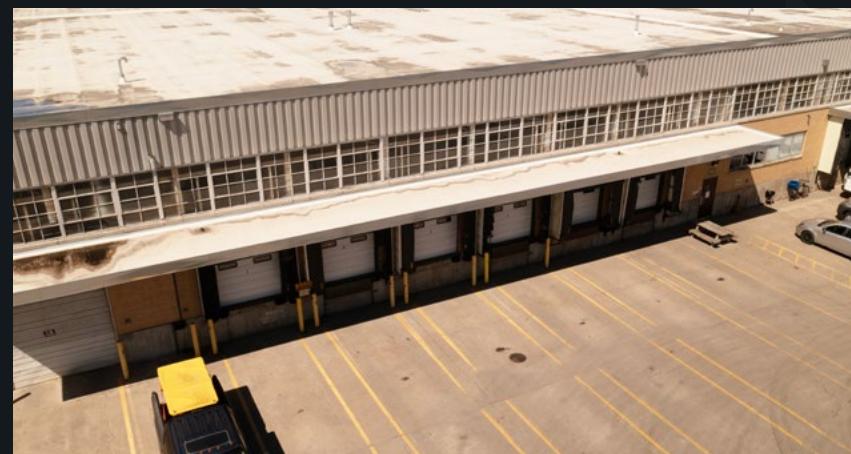
INDUSTRIAL SALE
OR LEASE OPPORTUNITY
IN THE HEART OF MINNEAPOLIS

CBRE

MINNEAPOLIS, MN 55418

UNIQUE OPPORTUNITY WITH UNRIValed CONNECTIVITY

Welcome to 63 St Anthony Parkway: a rare and unparalleled industrial sale/lease opportunity in the heart of Minneapolis. This exceptional property spans just over 12 acres and offers a versatile solution for business. It boasts a unique blend of warehouse, office/showroom and expansive outdoor storage space, all within minutes of downtown Minneapolis and major highways.



PROPERTY HIGHLIGHTS



**12.36 ACRES
(538,463 SF)**
Property Size



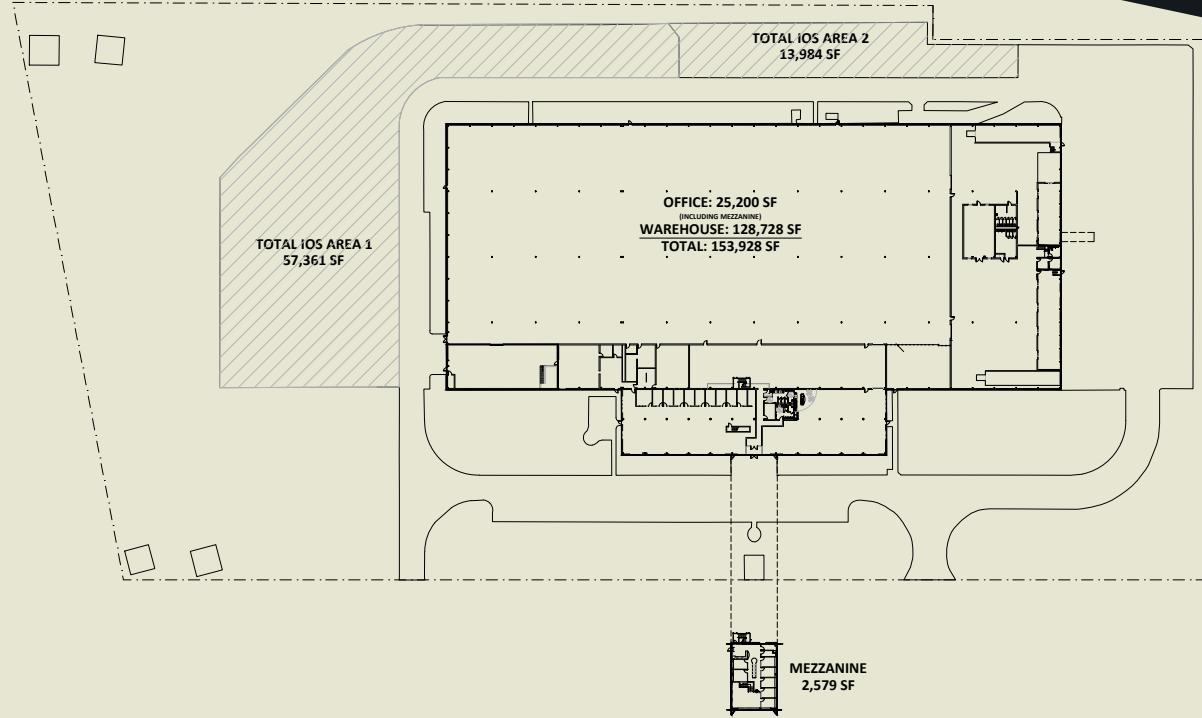
153,928 SF
Total Building

Office/Showroom
25,200 SF

Warehouse
128,728 SF

Outdoor Storage
Approx. 1.63 acres (71,345 SF),
expandable by 0.75 acres (33,694 SF)

| | | | |
|-----------------------------|--------------------------------------|------------------------|---|
| ZONING | PR2 Production & Processing District | DRIVE-IN DOORS | 2 |
| YEAR BUILT | 1955 and renovated in 2012 | CLEAR HEIGHT | 16' to bottom of bar joist, 22'10" to bottom of deck |
| DOCKS | 10 | SPRINKLERED | Yes |
| DRIVE-IN TRUCK WELLS | 2 | TAXES: 2025 EST | \$287,834 |



diverse offerings for a multitude of needs



153,928 SF
Total Building Availability



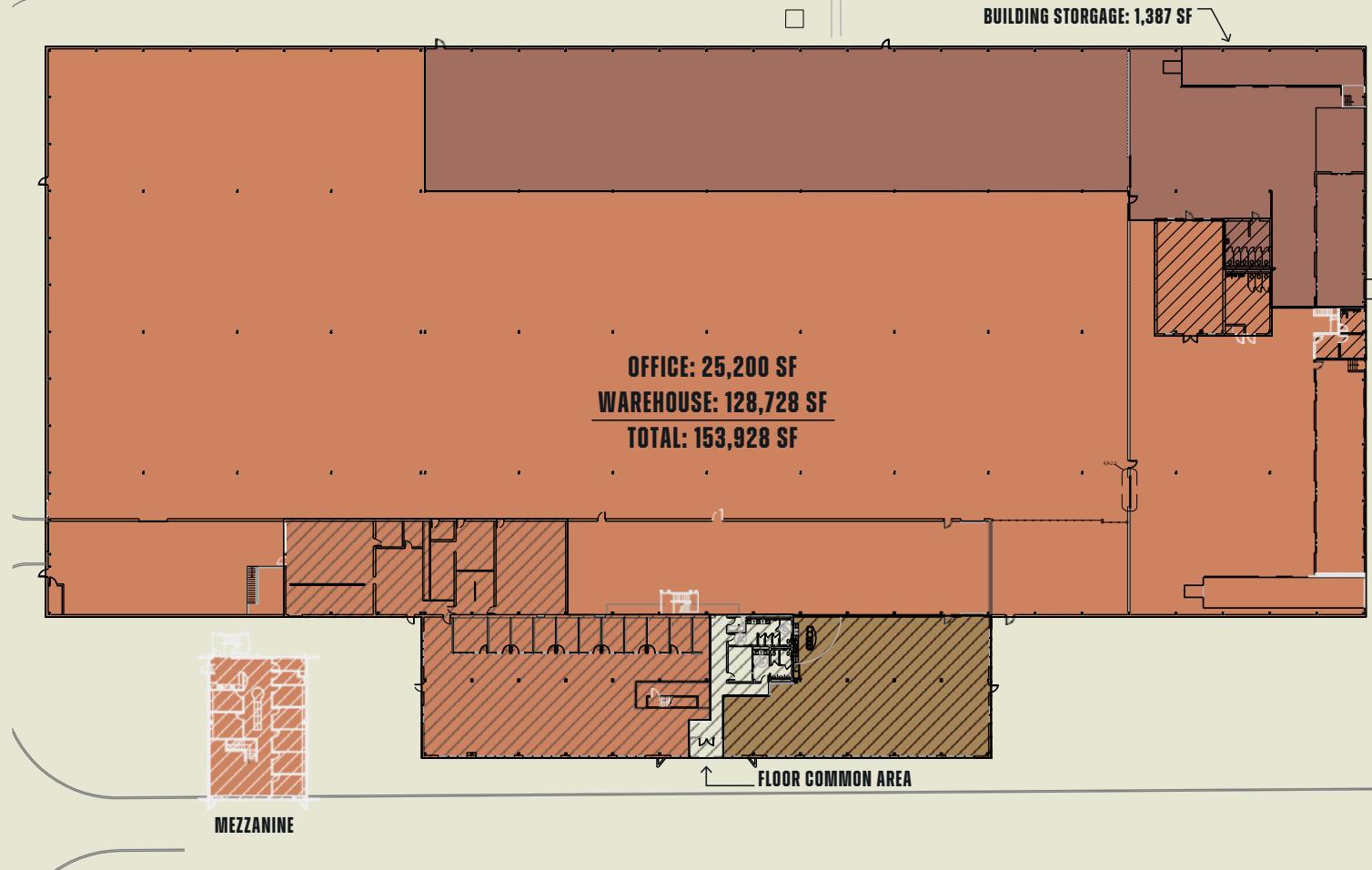
25,200 SF
Office/Showroom



128,728 SF
Warehouse



**1.63 ACRES
(71,345 SF)**
Outdoor Storage



CENTRALIZED LOCATION



EXCEPTIONAL HIGHWAY ACCESS

to I-35W, I-94 and I-694



DIRECT PRESENCE

within the city of Minneapolis, a rare benefit for industrial properties of this size



CLOSE PROXIMITY

to MSP International airport and nearby rail lines for potential freight transportation

63 St. Anthony Parkway offers a compelling combination of accessibility and urban convenience, making it a highly desirable location for today's tenants.



IN THE HEART OF THE ACTION

WITHIN 5 MILES



406,000
People



186,000
Housing Units



17,100
Businesses



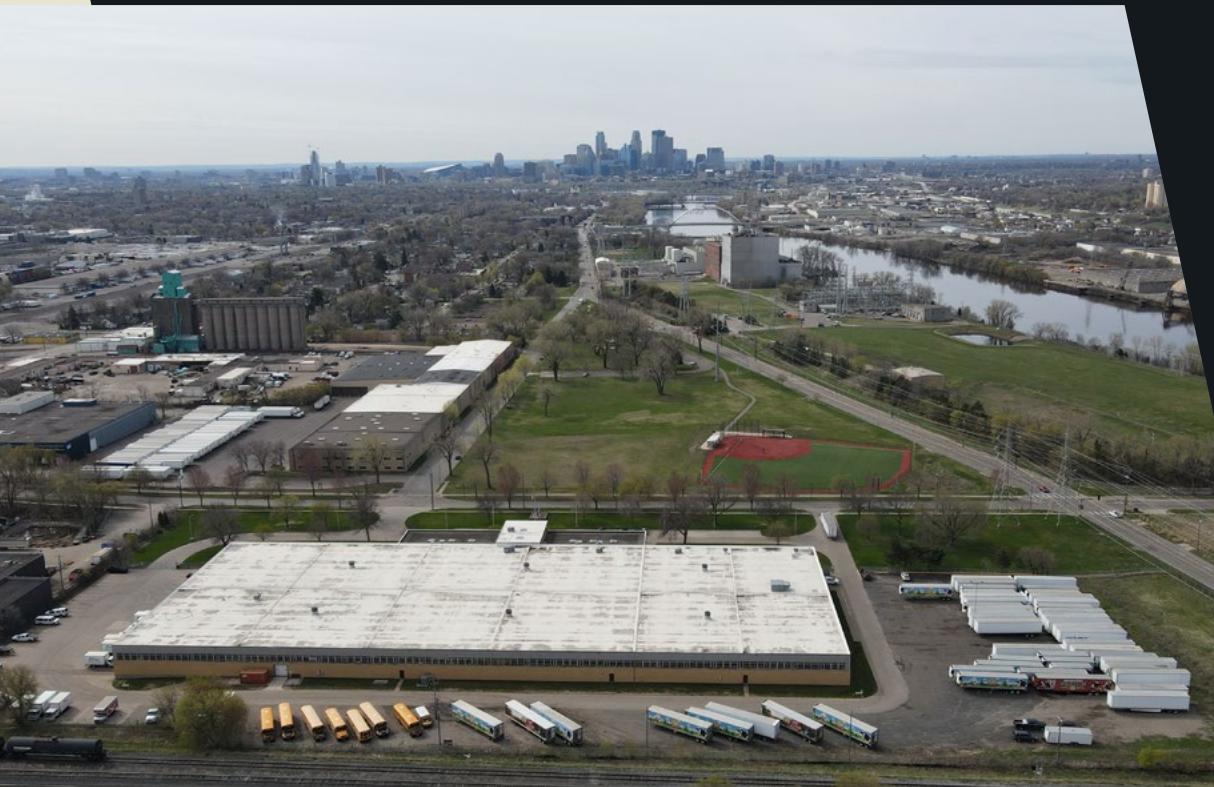
347,500
Employees





MINNEAPOLIS, MN 55418

INDUSTRIAL SALE OR LEASE OPPORTUNITY IN THE HEART OF MINNEAPOLIS



LEASING CONTACTS

BRYAN VAN HOOF

Senior Vice President
+1 952 924 4624
bryan.vanhoof@cbre.com

JEFF PRZYTARSKI

Senior Vice President
+1 952 924 4895
jeff.przytarski@cbre.com

SAM MANKE

Vice President
+1 763 398 9047
sam.manke@cbre.com

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