

63 ST 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

ZONING

PR2 Production & Processing District

YEAR BUILT

1955 and renovated in 2012

DOCKS

10

DRIVE-IN TRUCK WELLS

2

DRIVE-IN DOORS

2

CLEAR HEIGHT

16' to bottom of bar joist,
22'10" to bottom of deck

SPRINKLERED

Yes

TAXES: 2025 EST

\$287,834

SALE PRICE/ LEASE RATE

Negotiable



12.36 ACRES
(538,463 SF)

Property Size



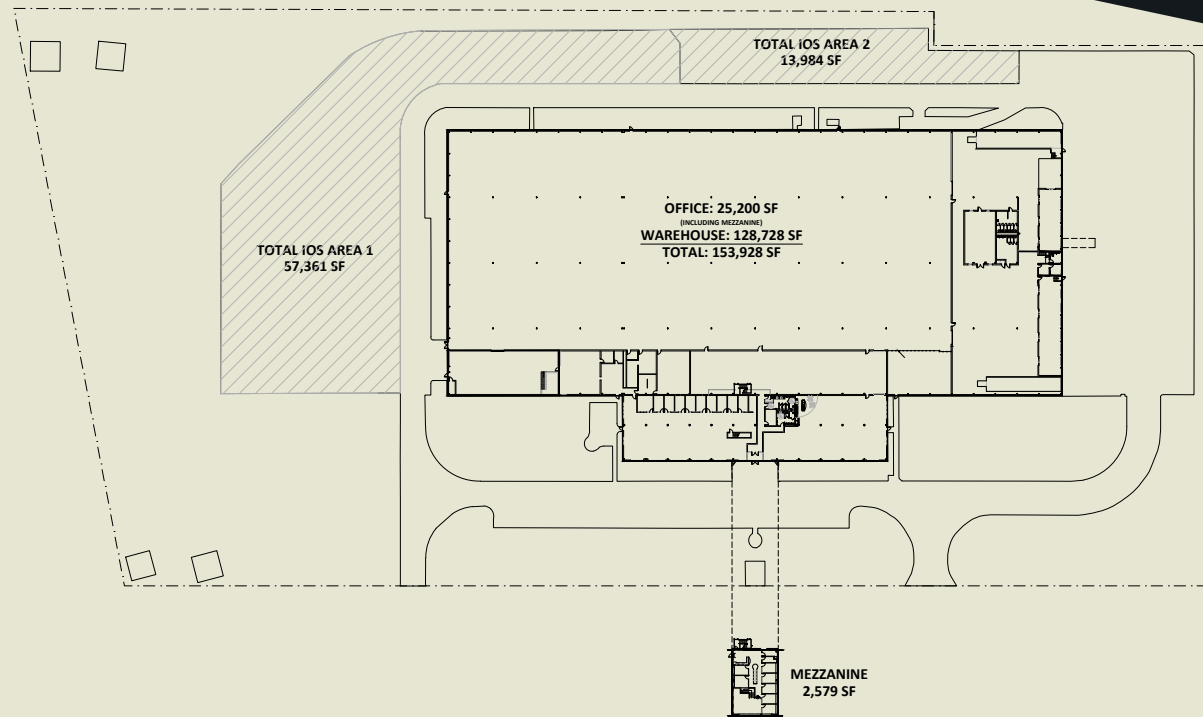
153,928 SF

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)



DIVERSE OFFERINGS

FOR A MULTITUDE OF NEEDS



153,928 SF

Total Building Availability



25,200 SF

Office/Showroom



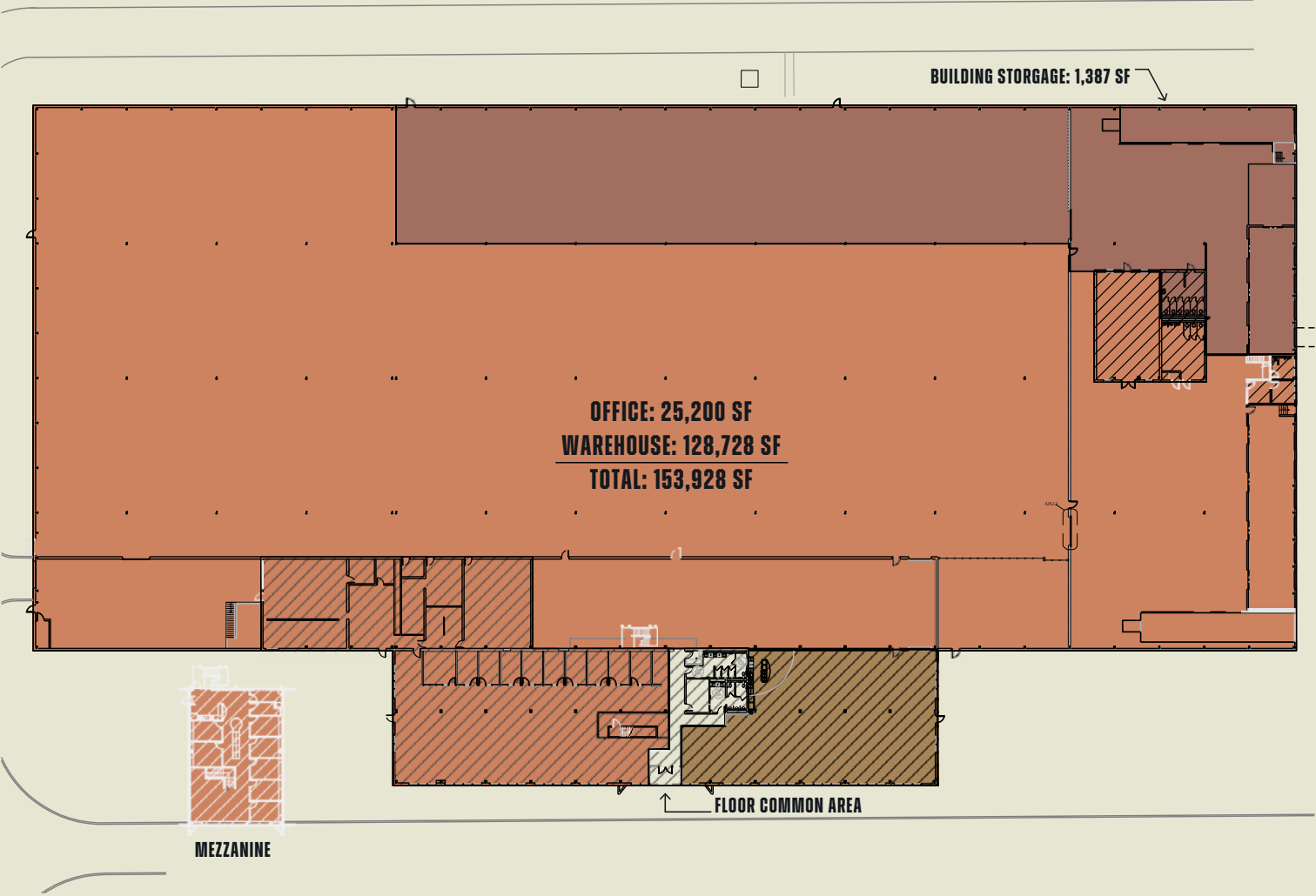
128,728 SF

Warehouse



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

Outdoor Storage



CENTRALIZED LOCATION

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



**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



IN THE HEART OF THE ACTION

WITHIN 5 MILES



406,000
People



186,000
Housing Units



17,100
Businesses



347,500
Employees



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MINNEAPOLIS, MN 55418

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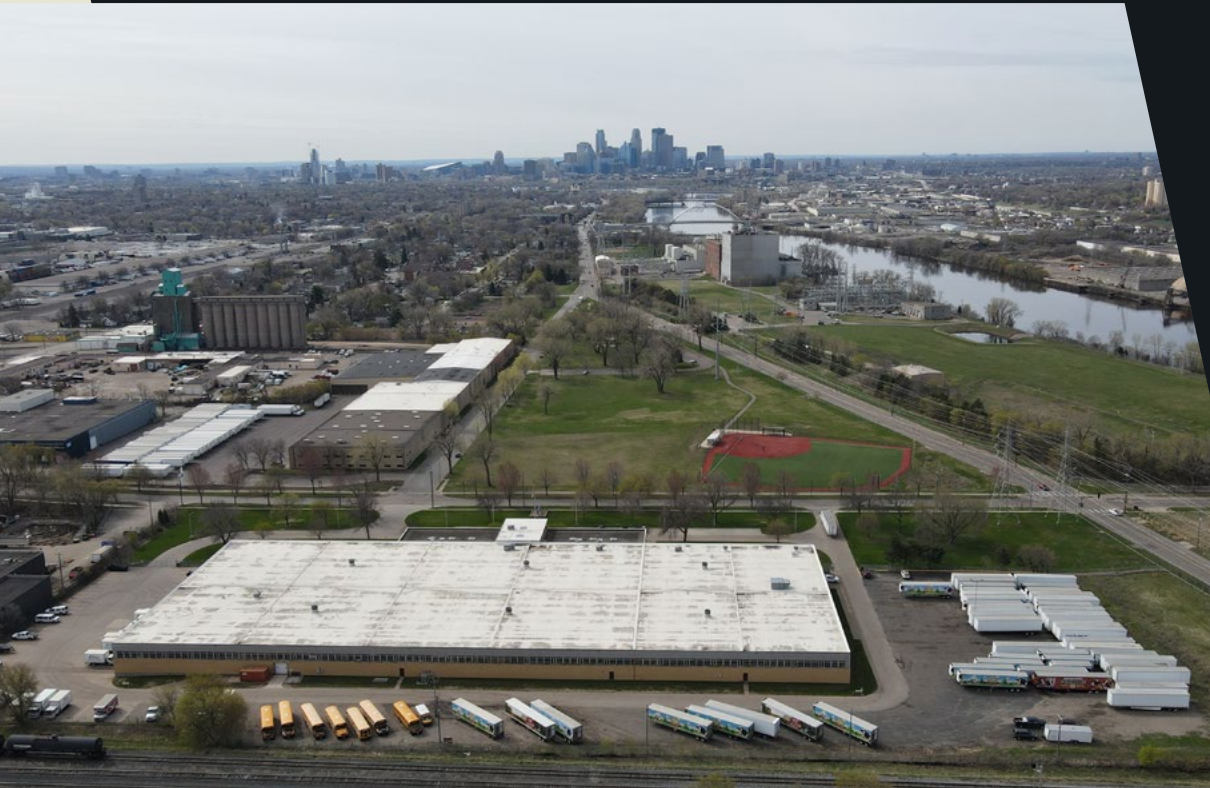
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