

**2809 WINTER ST NE**  
MINNEAPOLIS, MN



**FULFORD**  
COMMERCIAL



**FOR SALE:**  
INDUSTRIAL

**NEGOTIABLE** ■ 15,688 SF

**BRIAN FULFORD**  
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# PROPERTY HIGHLIGHTS:

## Rare NE Minneapolis Owner/User Opportunity

- Positioned in the heart of Northeast Minneapolis, this versatile industrial facility offers a hard-to-find combination of clear-span warehouse space, heavy power, crane capacity, and expansion potential.
- The 1.52-acre site provides excellent functionality for manufacturing, fabrication, distribution, or contractor use, with room for outdoor storage or future building expansion.
- The property features a free-span open warehouse of approximately 70' x 180', efficient drive-in and dock-high loading, and a 5-ton bridge crane—a major advantage for users requiring material handling capabilities.
- Ample parking, updated roofing, and flexible PR2 zoning further enhance the long-term value of this asset.



<b>Address</b>	2809 Winter Street NE, Minneapolis 55413
<b>Building Size</b>	15,688 SF Office - 1,400 SF Mezzanine - 1,400 SF
<b>Lot Area</b>	1.52 Acres
<b>Original Built</b>	1967 (8,268 SF)
<b>Addition Built</b>	1981 (6,020 SF)
<b>PID</b>	1802923430028
<b>Clear Height</b>	25' (6,020 SF) & 20' (6,868 SF)
<b>Dock</b>	1 (12' x 14' DI) w/ leveler
<b>Drive-In</b>	1 (12' x 14')
<b>Bridge Crane</b>	5-Ton
<b>Power</b>	400A, 120/208v, 3 phase
<b>Zoning</b>	PR2 District
<b>Property Tax</b>	\$55,754.28 (2026)
<b>Sale Price</b>	NEGOTIABLE

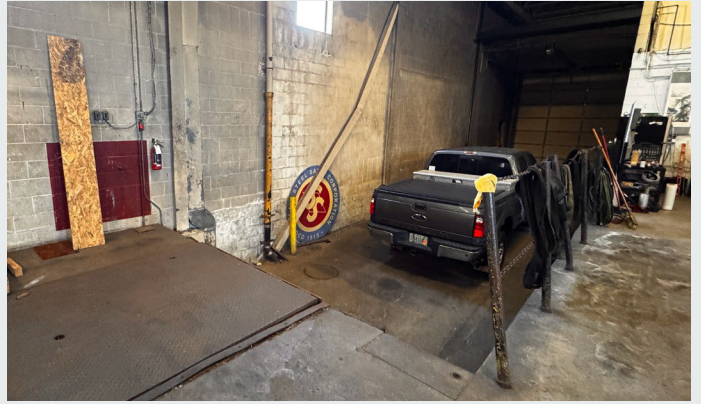
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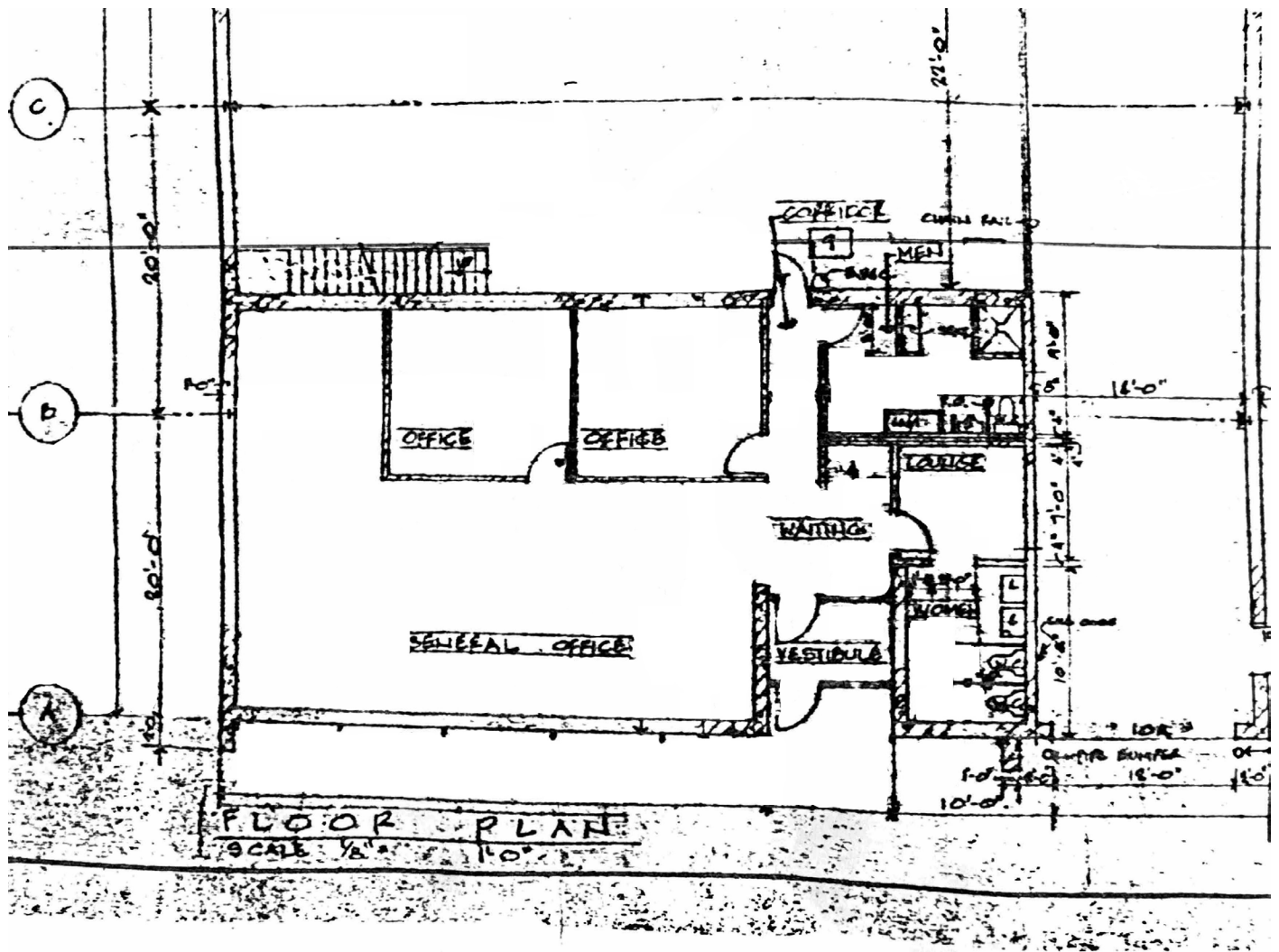
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# FLOOR PLAN



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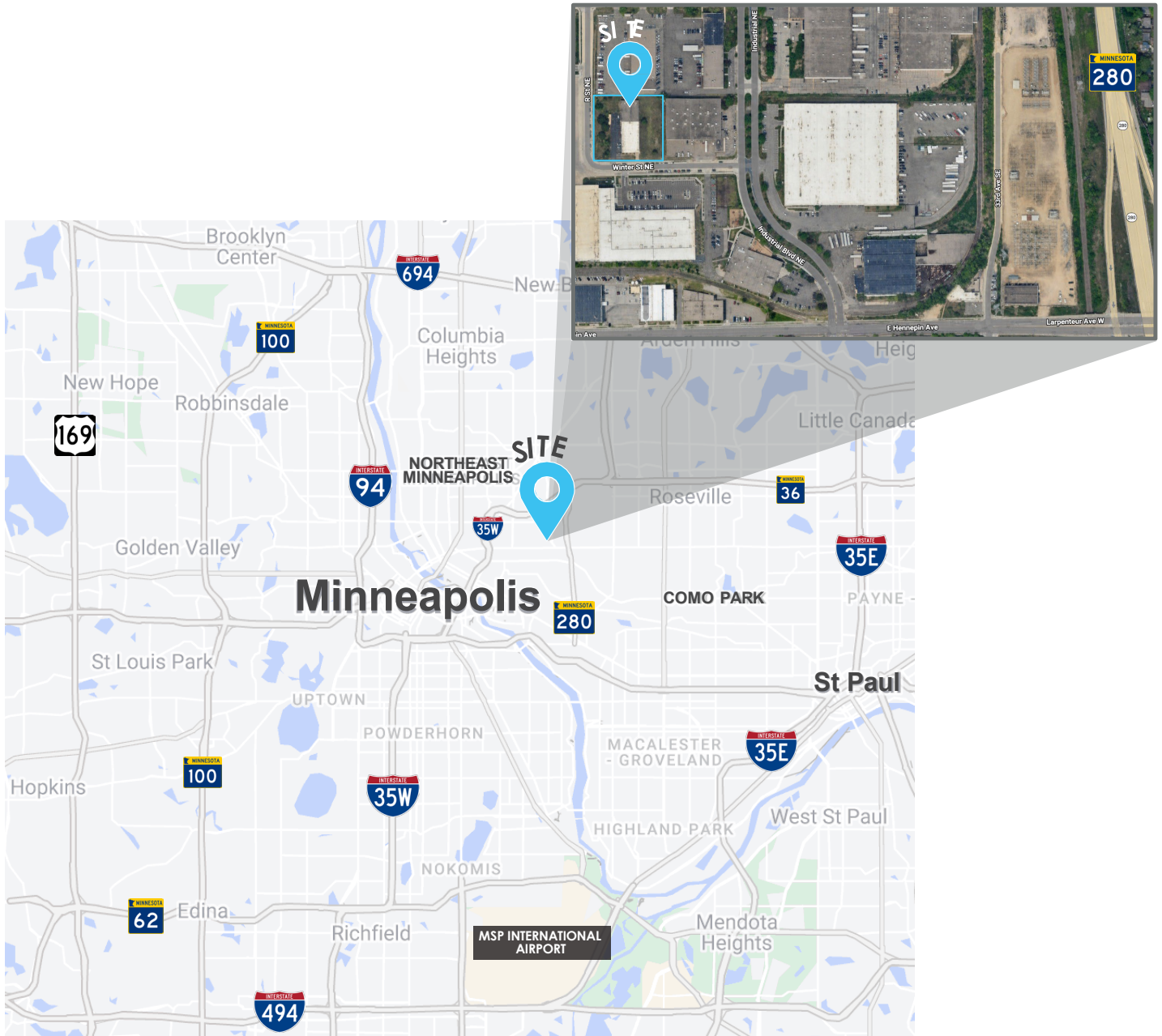
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# AERIAL MAP

Easy access to MN-280



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