

JLL SEE A BRIGHTER WAY

For sale or lease

2645 26th Ave S Minneapolis, MN 55406

43,562 SF Available

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Property specifications

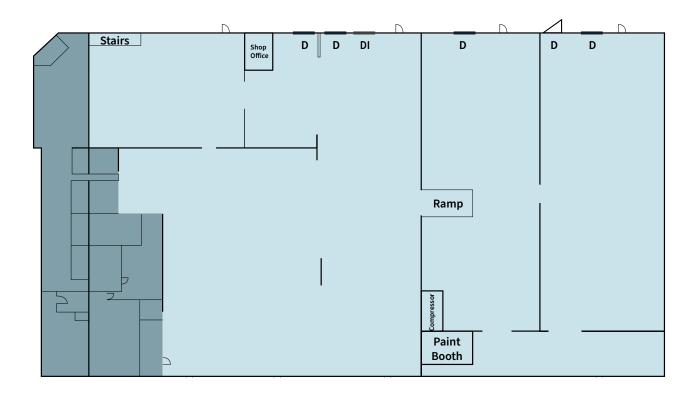
Sale price	\$4,000,000
Lease rate	Negotiable
PID's	3602924420026, 3602924420027
Zoning	L1, Light Industrial District
Square feet	43,562 SF total / 7,864 SF Office / 35,698 SF warehouse/production
Clear height	14' - 16
Loading	5 docks, 1 drive-in
Year built	1974
Lot size	1.62 acres
Parking	68 spaces

Property taxes 2024	\$101,103
Roof	Updated in 2012 and 2013
Lighting	Updated in 2012
Electrical	600 amp, 480v service
HVAC	HVAC in office. Gas fired unit heaters in warehouse
Plumbing	Restrooms updated 2012 and 2013
Sprinkler	No sprinkler system
Built in cranes	Existing and in place
Paint booth	Operational with new lighting

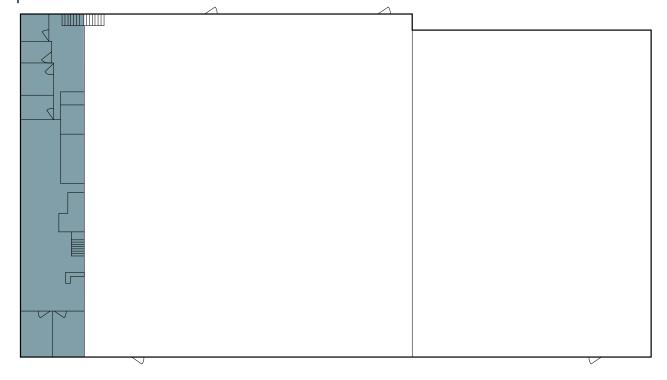
First floor



35,698 SF Warehouse

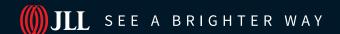


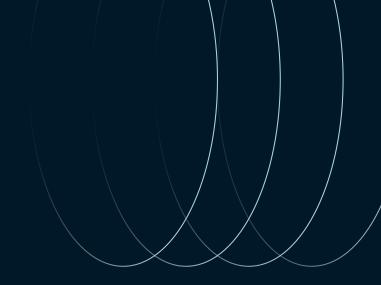
Top floor

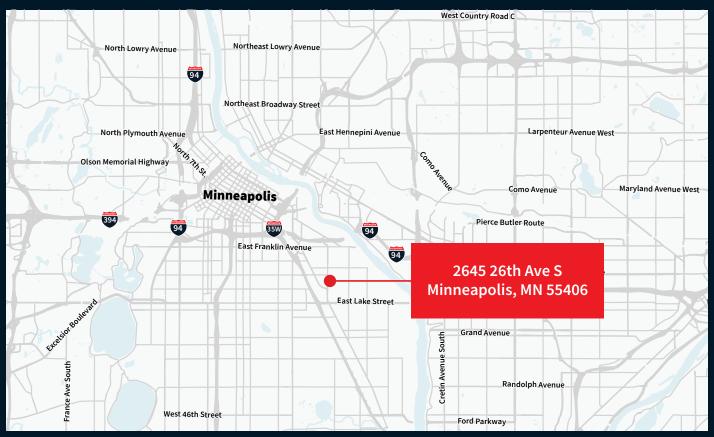












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