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# For sale or lease

2645 26th Ave S  
Minneapolis, MN 55406

43,562 SF Available

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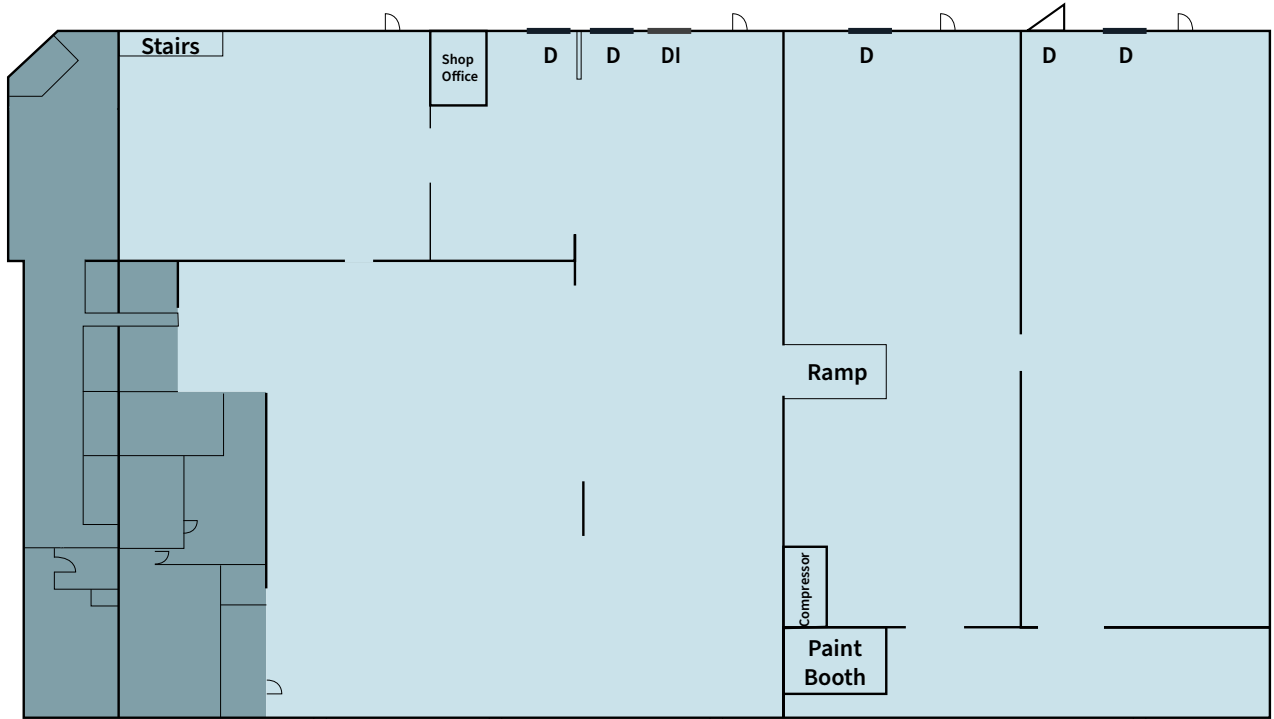
## Property specifications

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

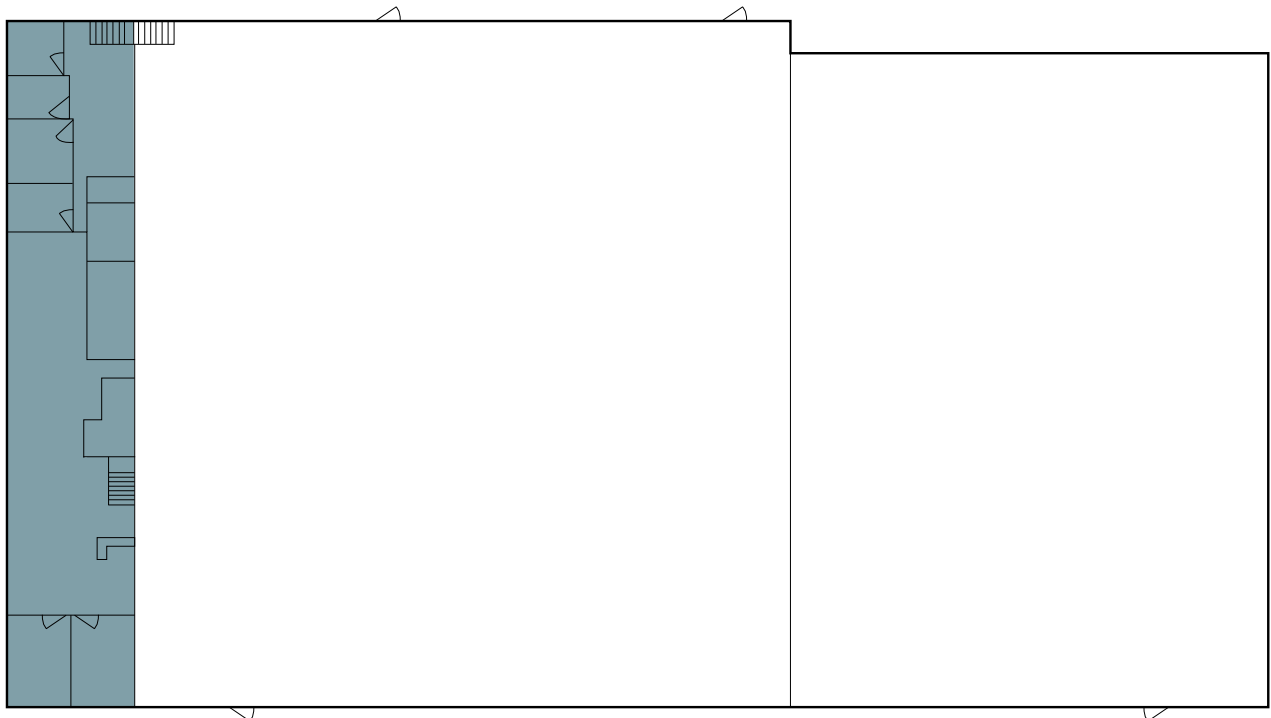
<b>Property taxes 2024</b>	\$101,103
<b>Roof</b>	Updated in 2012 and 2013
<b>Lighting</b>	Updated in 2012
<b>Electrical</b>	600 amp, 480v service
<b>HVAC</b>	HVAC in office. Gas fired unit heaters in warehouse
<b>Plumbing</b>	Restrooms updated 2012 and 2013
<b>Sprinkler</b>	No sprinkler system
<b>Built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

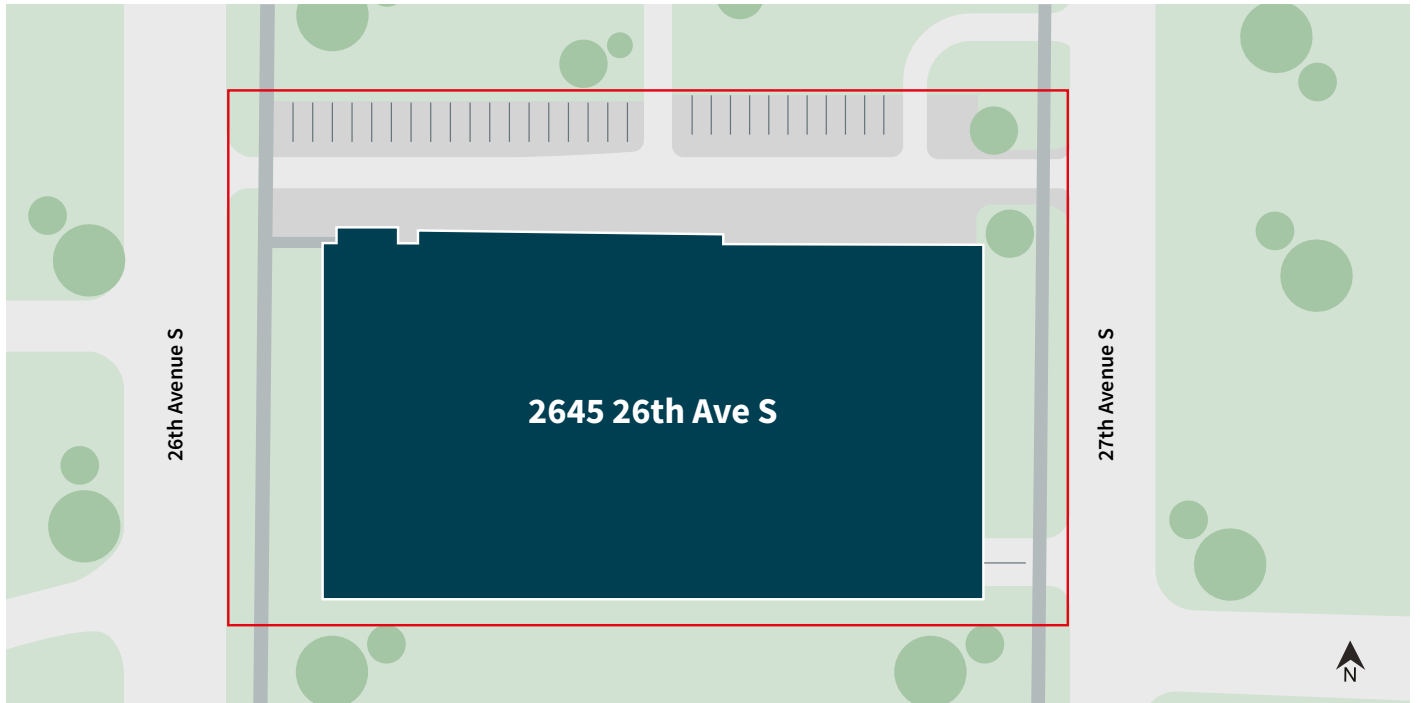
# First floor

7,864 SF Office    35,698 SF Warehouse



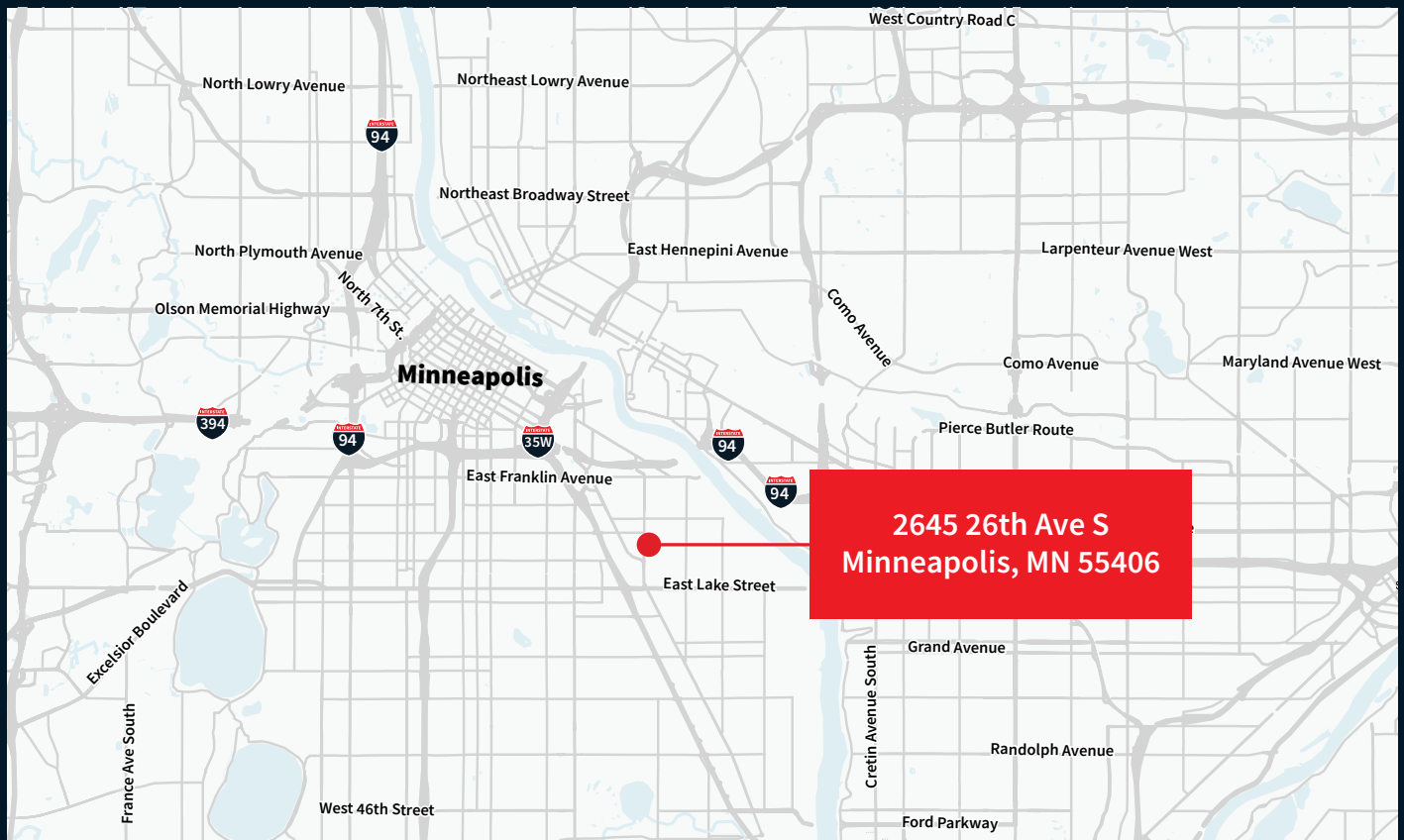
# Top floor





### Description

- Quality infill location just south of downtown Minneapolis
- Great owner user opportunity – potential for multi-tenant
- Nice building image with easy access to Hiawatha Ave



**JLL**

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