



Colliers

For Sale

2323-2409 E Hennepin Ave
Minneapolis, MN

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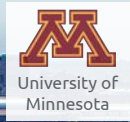
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Minneapolis



E Hennepin Ave



2323-2409 Hennepin Ave E



Traffic St NE

E Hennepin Ave

Hover St NE



65,000 SF stand-alone building in Minneapolis



Close proximity to area amenities



Great Access to major interstates and thoroughfares

2323-2409 E. Hennepin Ave | For Sale

Property Profile

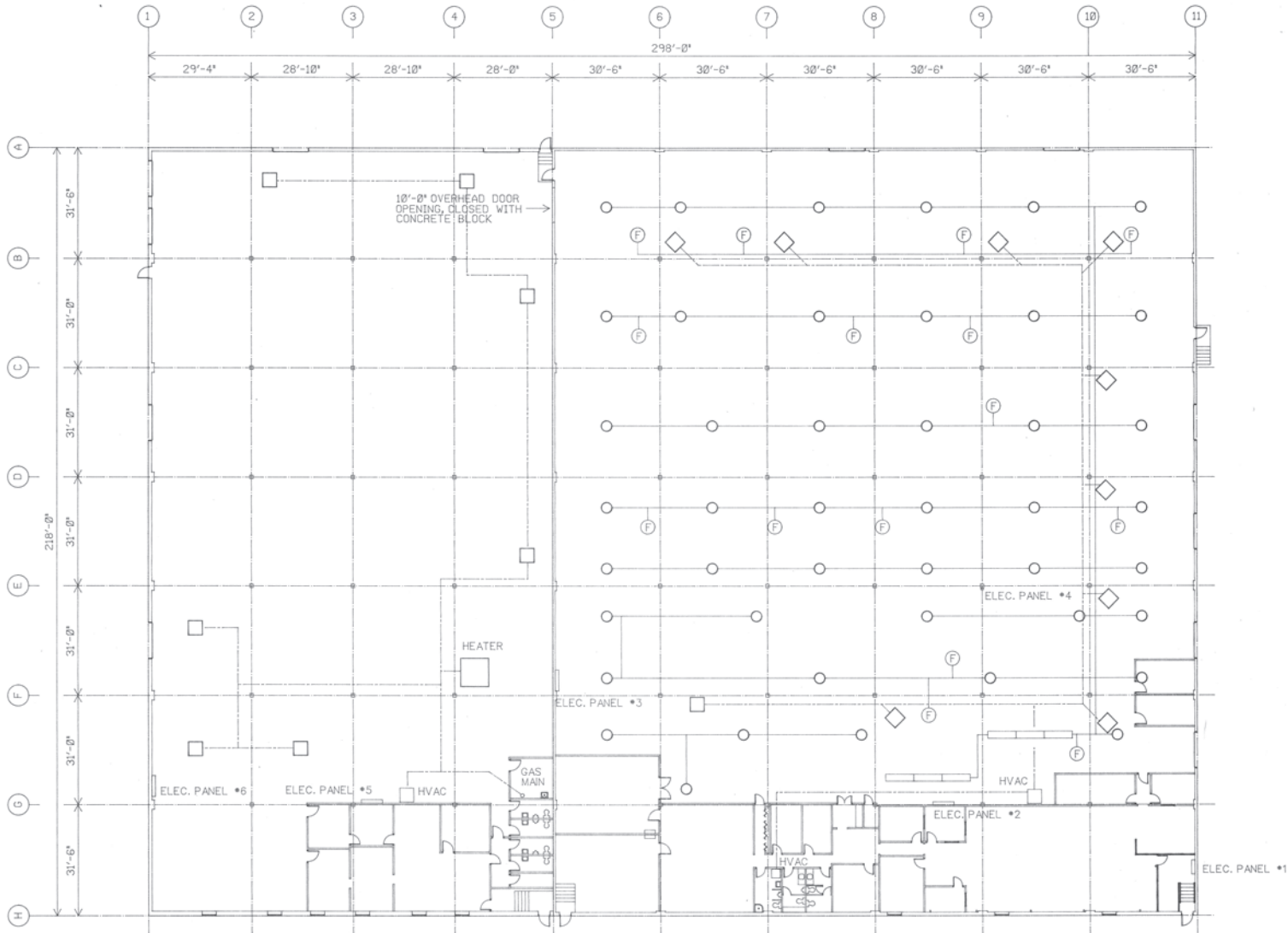
Property Overview

Location	2323-2409 E Hennepin Avenue Minneapolis, MN 55413
PID #	18.029.23.34.0037, 18.029.23.34.0038, 18.029.23.34.0039, 18.029.23.34.0040
Building Size	9,880 SF Office <u>55,120 SF Warehouse</u> 65,000 SF Total
Land Size	2.25 Acres
Year Built	1960, renovated 2007
Clear Height	16' - 17'
Loading Docks	8 (ability to add more)
Column Spacing	29' x 31'
Sale Price	Negotiable



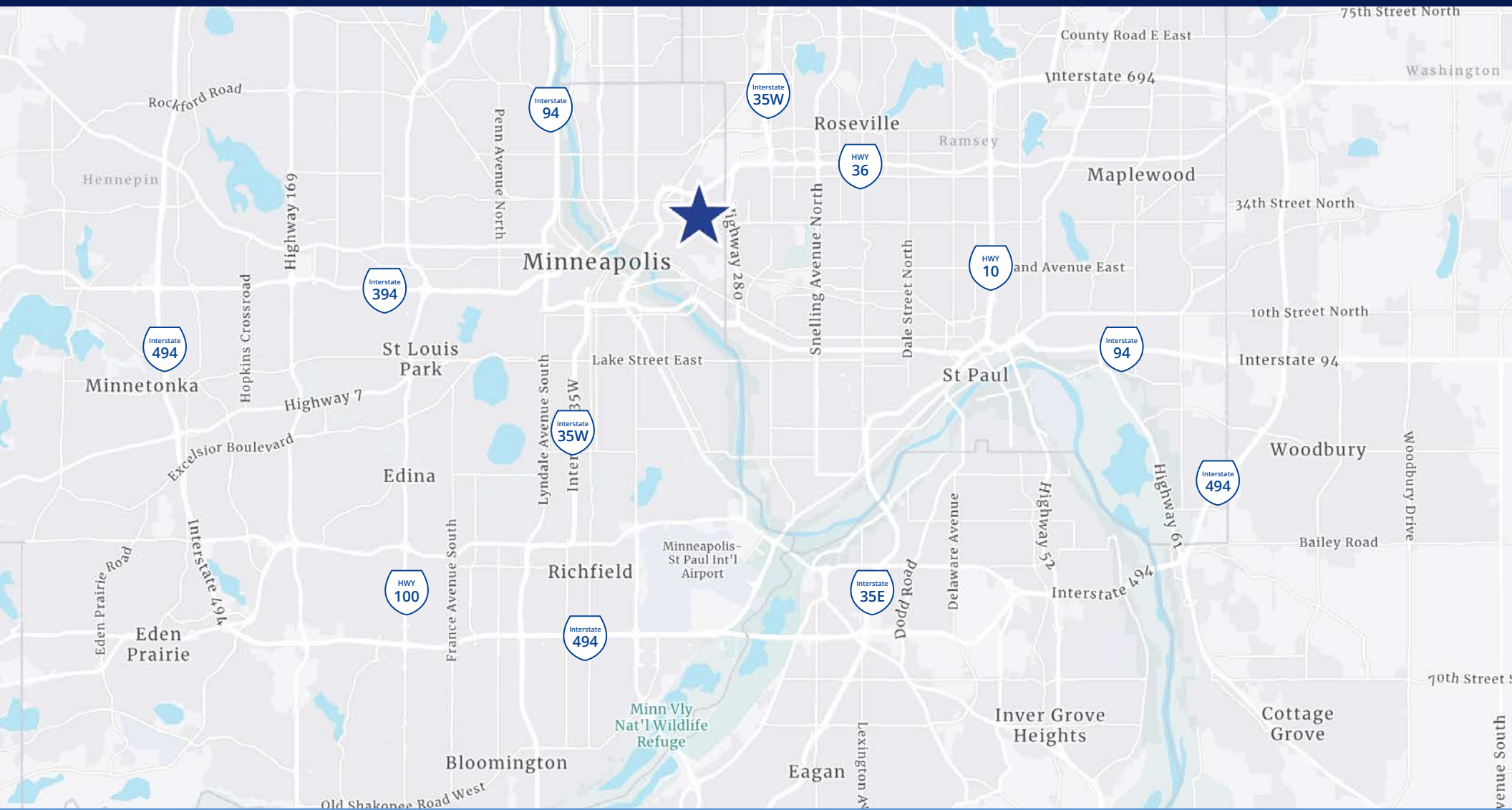


Floor Plan

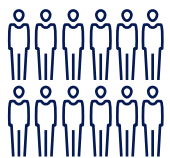


KEY PLAN

- - SUSPENDED LIGHT (12" DIA GUARD WITH 1 BULB)
- ▭ - 2 X 8 SUSPENDED LIGHT
- ⊖ - REGULAR SUSPENDED CEILING FAN (48" DIA)
- - SUSPENDED GAS SPACE HEATER WITH EXHAUST PIPE THRU THE ROOF



Demographics (5 mile radius)



2025
population

505,257



2025 Average
Household Income

\$122,708



72 Feet

to Metro Transit
Bus Stop



15.5 Miles

to Minneapolis/St. Paul
International Airport



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