

Site Approved for Cannabis Use | Price Reduced: \$3,500,000



 JLL SEE A BRIGHTER WAY

For sale or lease

2645 26th Ave S
Minneapolis, MN 55406

43,562 SF Available

jll.com

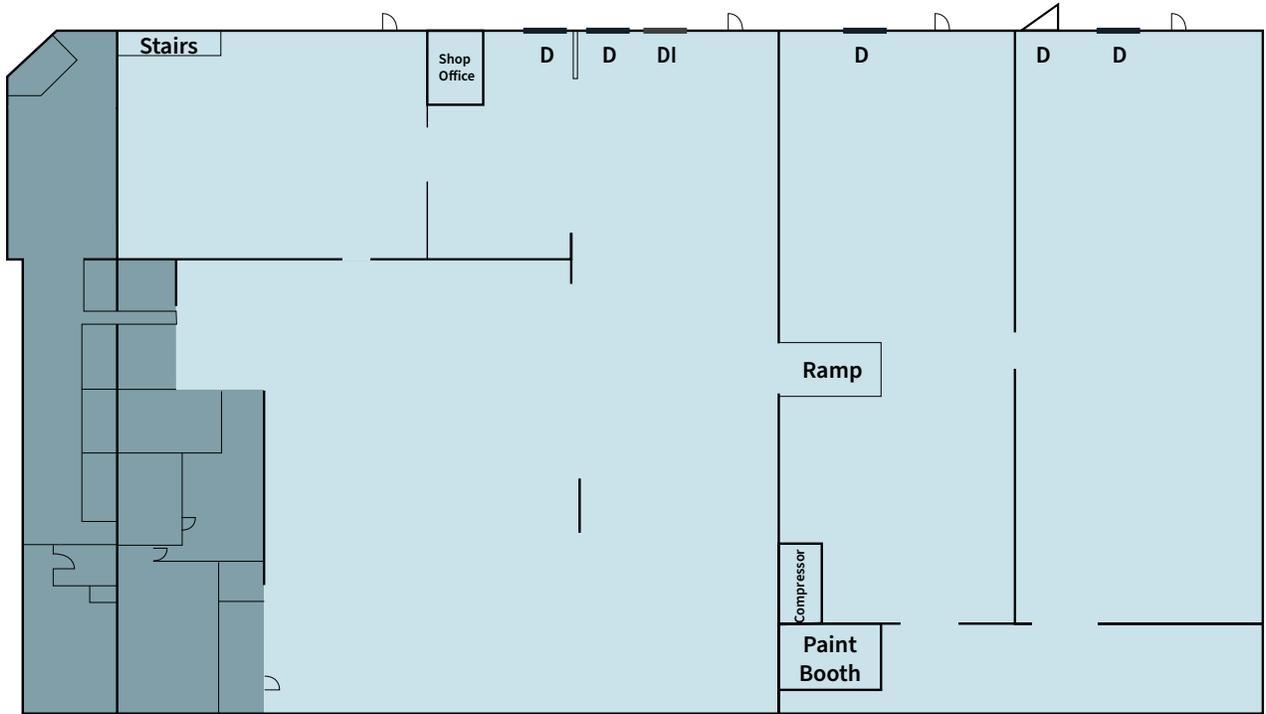


Property specifications

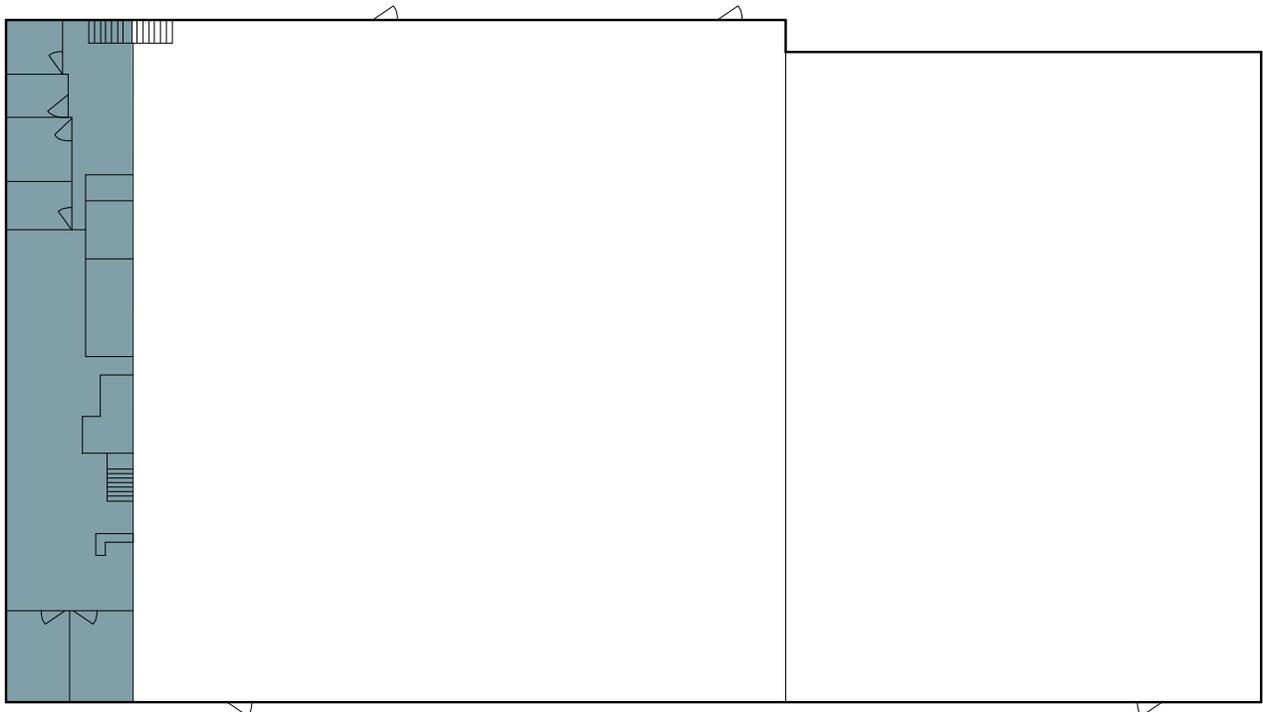
Sale price	\$3,500,000	Property taxes 2025	\$74,977
Lease rate	Negotiable	Roof	Updated in 2012 and 2013
PID's	3602924420026, 3602924420027	Lighting	Updated in 2012
Zoning	PR2 - Production and Processing	Electrical	1400 amp, 480v service
Square feet	43,562 SF total / 7,864 SF Office / 35,698 SF warehouse/production	HVAC	HVAC in office. Gas fired unit heaters in warehouse
Clear height	14' - 16'	Plumbing	Restrooms updated 2012 and 2013
Loading	5 docks, 1 drive-in	Sprinkler	No sprinkler system
Year built	1974	Built in cranes	Existing and in place
Lot size	1.62 acres	Paint booth	Operational with new lighting
Parking	68 spaces		

First floor

7,864 SF Office 35,698 SF Warehouse



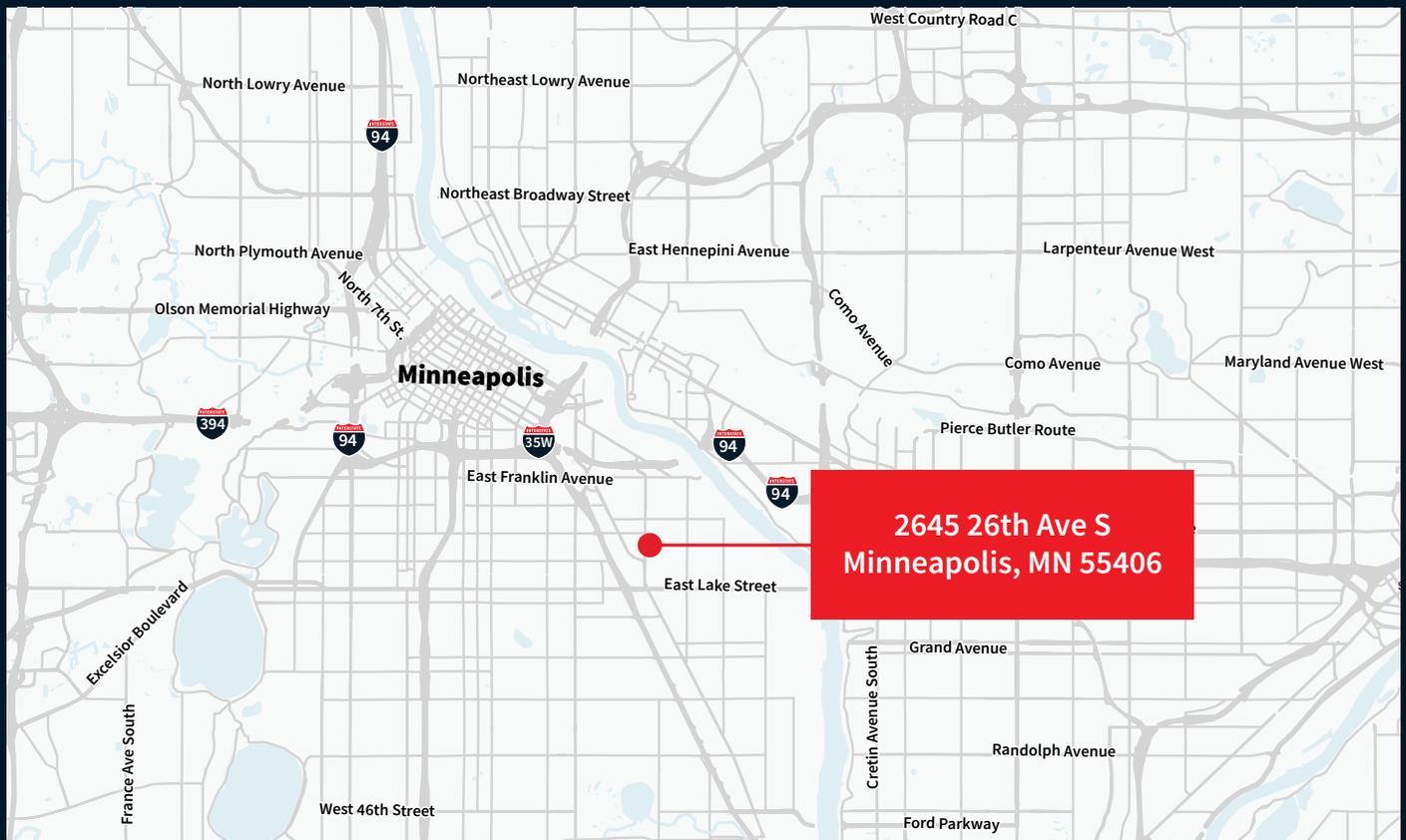
Top floor





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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