



EXCELSIOR

TECH CENTER

PREMIER INFILL INDUSTRIAL IN THE HEART OF THE TWIN CITIES

175 JACKSON AVENUE NORTH, HOPKINS, MN 55343

THE HIGHLIGHTS

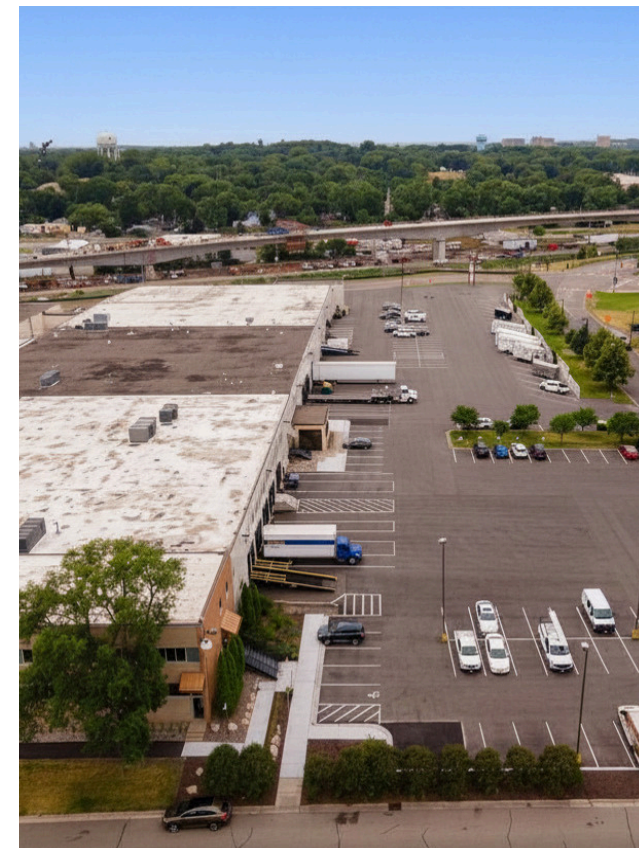
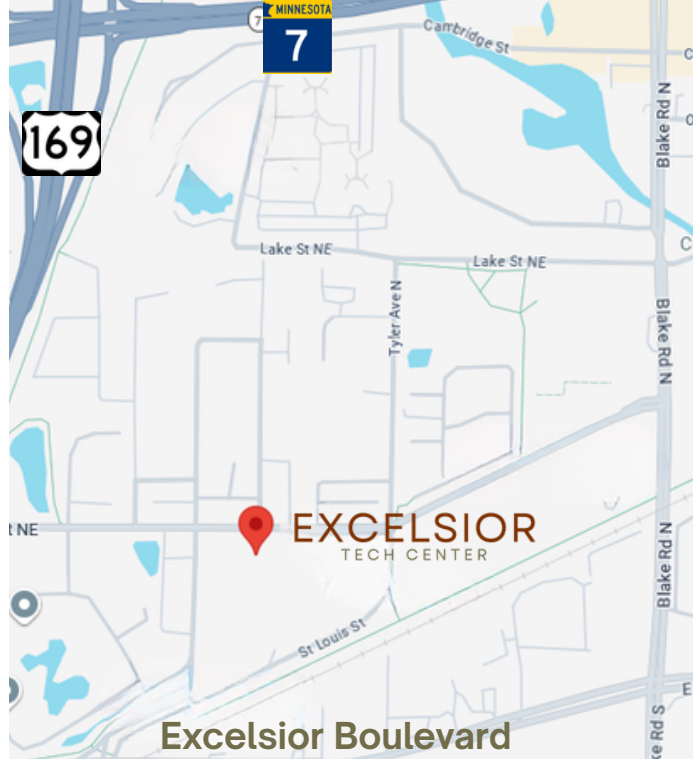


BUILDING FEATURES

- Multi-tenant industrial and flex warehouse facility
- Approximately 111,000 SF industrial/office asset on a large site in Hopkins
- 20-foot clear heights suitable for warehouse, distribution, and light industrial users
- Multiple dock-high loading doors and drive-in loading capabilities for efficient operations
- Industrial, warehouse, office, and storage space within the same property
- Free surface parking available on site
- Utilities included (except telecom and internet)
- Small office suites available from \$227 per month; 12-36 month lease term

LOCATION FEATURES

- 175 Jackson Avenue (Excelsior Tech Center) is a rare infill industrial opportunity situated within the established Hopkins submarket -- inside the 494 loop with immediate access to Highway 169, Excelsior Boulevard, and the Southwest Light Rail corridor. As developable land in the urban core continues to shrink, infill assets like Excelsior Tech Center offer tenants unmatched proximity to the Twin Cities workforce and last-mile logistics advantages that suburban alternatives simply can't match



EXCELSIOR

TECH CENTER



20 FOOT
CEILING HEIGHT



FROM \$227/MO.
SMALL OFFICE SUITES



\$7-\$8 PSF NET
WAREHOUSE BAYS -
BASE RENT



14,363 RSF (Bay 2)
20,558 RSF (Bay 4)*
16,500 RSF (Bay 5)*
*Can be combined

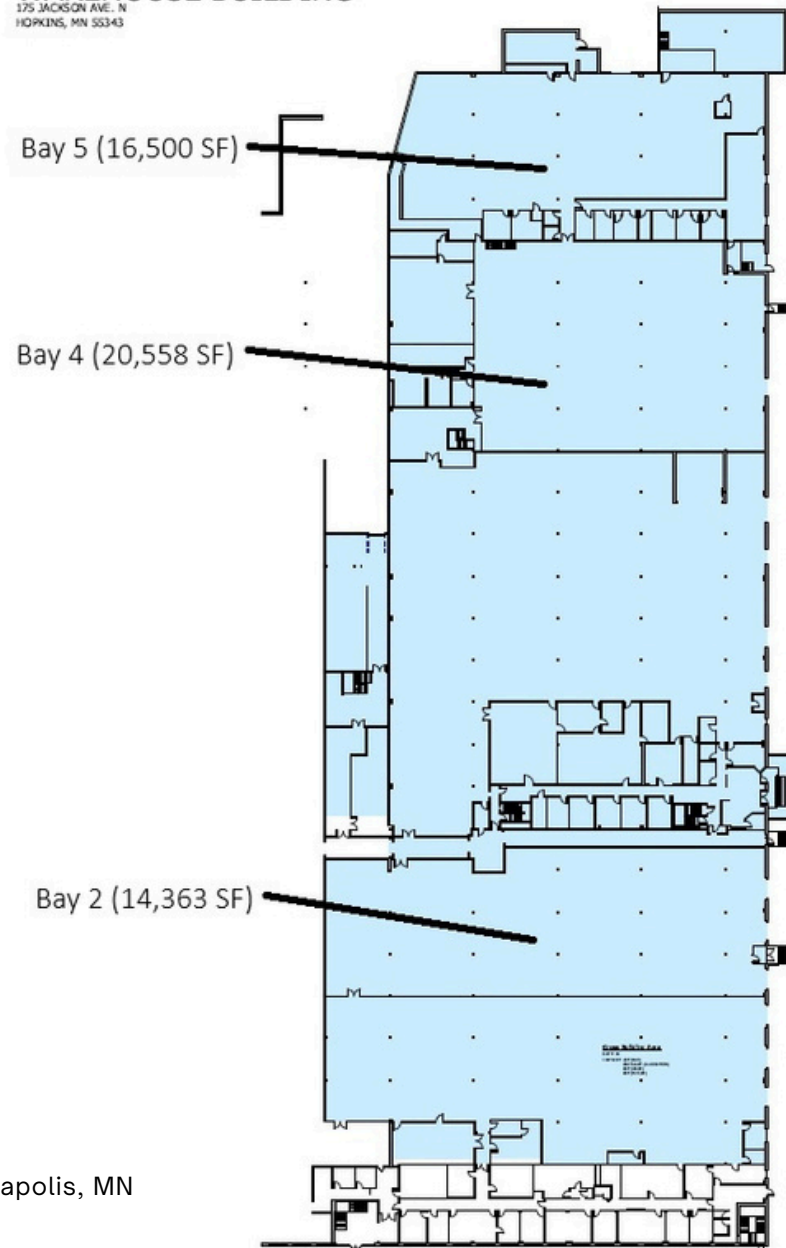


FREE
PARKING

FLOOR PLAN

EXCELSIOR
TECH CENTER

WAREHOUSE BUILDING 175 JACKSON AVE., N HOPKINS, MN 55343



901 North Third Street, Suite 100, Minneapolis, MN

ERIN LARSON
612-314-1692
elarson@sr-re.com
www.sr-re.com

MIKE OLSON
612-359-5843
molson@sr-re.com
www.sr-re.com

1/16" = 1'-0"