



WAREHOUSE SPACE FOR LEASE

76 21st Street, Newport, MN 55055

Andrei Bortnov

Principal Manager, CCIM

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www.greatlandres.com

5821 Cedar Lake Rd S, Suite 350,
St. Louis Park, MN 55416



PROPERTY FEATURES

The 76 21st Street warehouse features in this listing has the following amenities:

- ✔ One 10-ft tall drive-in door
- ✔ One 8-ft dock door (platform)
- ✔ 11-ft clear height
- ✔ Stand-alone building
- ✔ Dedicated bathroom
- ✔ 6 parking stalls
- ✔ 5 minutes away from Hwy 494 and Hwy 10



SPACE TYPE
Warehouse/Office

SUITE SIZE
Approximately 4,040 SF

LEASE RATE
\$3,500/mo Gross

AVAILABLE
November 1, 2025

HVAC
Heat Only

YEAR BUILT
1940

ZONING
MX-3 General Mixed Use

BEST USES
Warehouse, Contractors, and Storage

PERMITTED ZONING
Permitted (artist studios, office, medical) & Conditional (animal boarding, bakery, fitness, catering, indoor recreation, recording studio, print shop, R&D lab, beauty/hair salon).



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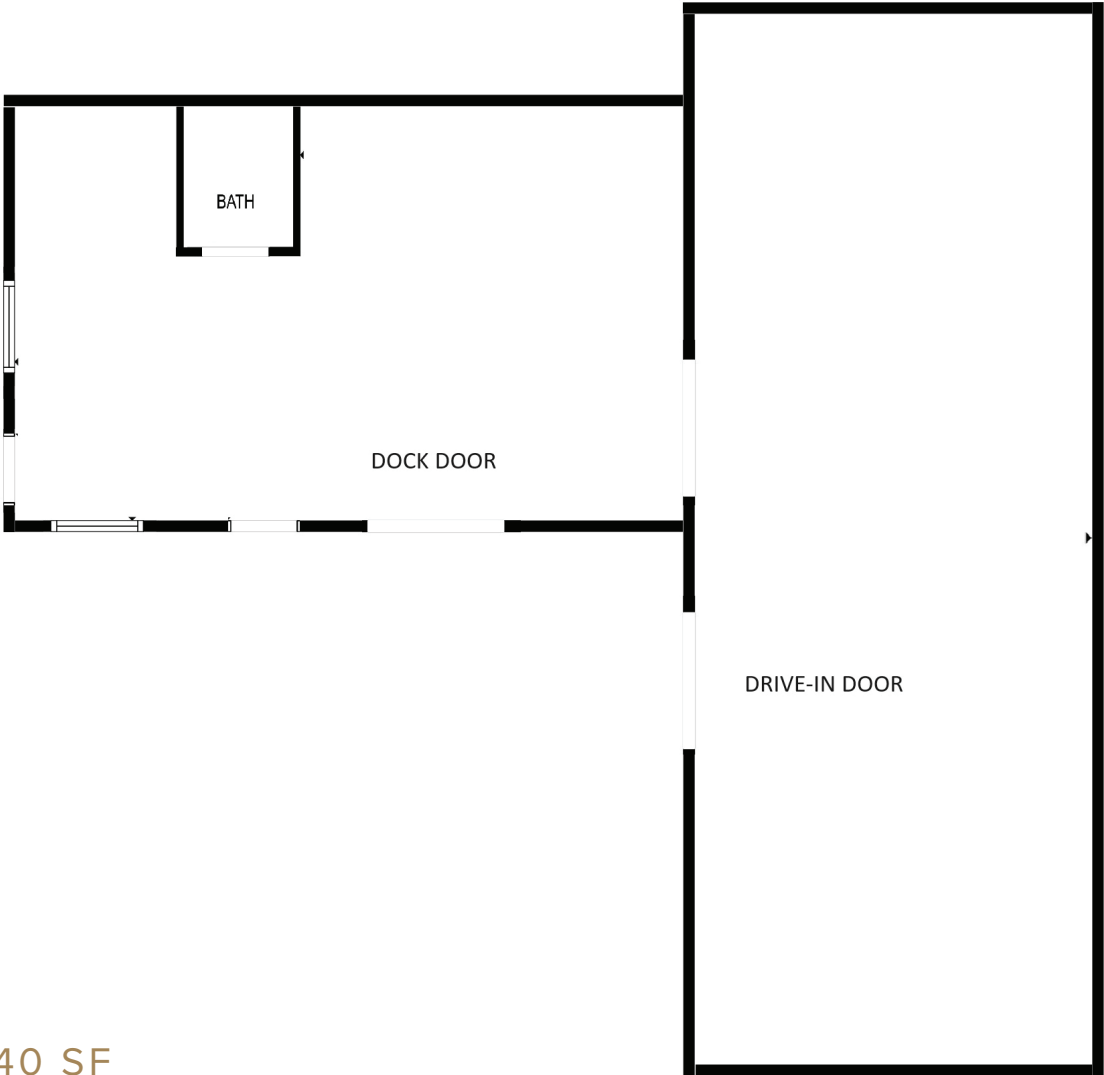
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GREATLAND
REAL ESTATE SERVICES

FLOOR PLAN



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DEMOGRAPHICS



DEMOGRAPHICS	1 Mile	3 Mile
POPULATION	3,124	57,259
HOUSEHOLDS	1,225	22,890
MEDIAN AGE	38.30	39.50
MEDIAN HH INCOME	\$68,140	\$78,922

DEMOGRAPHICS	1 Mile	3 Mile
DAYTIME EMPLOYEES	4,078	18,711
POPULATION GROWTH '24-29'	Up 11.49%	Up 3.72%
HOUSEHOLD GROWTH '24-29'	Up 11.67%	Up 3.82 %

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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