



FOR SALE OR LEASE

**3520 Xenwood Avenue South
St. Louis Park, Minnesota**

Premier Infill Redevelopment or Owner/User Opportunity

Sam Svendahl

Senior Associate
+1 952 220 2837
sam.svendahl@colliers.com

Brian Doyle

Vice President
+1 612 865 4907
brian.doyle@colliers.com

Andrew Heieie

Senior Vice President
+1 952 897 7816
andrew.heieie@colliers.com



Industrial Manufacturing Warehouse

3520 XENWOOD AVE S | ST. LOUIS PARK, MN

Premier redevelopment or owner/user opportunity in one of the Twin Cities' most accessible first-ring suburbs. This site is walking distance from numerous area amenities, the Cedar Lake Bike Trail as well as the new SW Light Rail station. Roughly a 2-3 minute walk to the new Wooddale Ave LRT Station (0.12 miles from the site).



PROPERTY DETAILS

Available	Immediately
Building Size	27,320 Total SF (currently vacant) Available for Lease: 13,783 SF
Lot Size	1.20 Acres (52,272 SF)
Parking	36 Stall Lot
Loading	One (1) Dock Door with Leveler Two (2) Drive-in Doors
Clear Height	12'-14'
Roof	TBD
Power	480V, 3-Phase (Heavy Power)
Year Built	1956
Zoning	MX-1 (Vertical Mixed-Use)
2026 Property Taxes	\$80,572.73 (\$3.13 PSF)
PID	16-117-21-34-0076
Sale Price	Negotiable
Lease Rate	Negotiable <i>*will consider short-term leases</i>



ONE (1) DOCK DOOR
TWO (2) DRIVE-INS



480V, 3-PHASE
(HEAVY POWER)



36 STALL
PARKING LOT



Floor Plan

3520 XENWOOD AVE S | ST. LOUIS PARK, MN

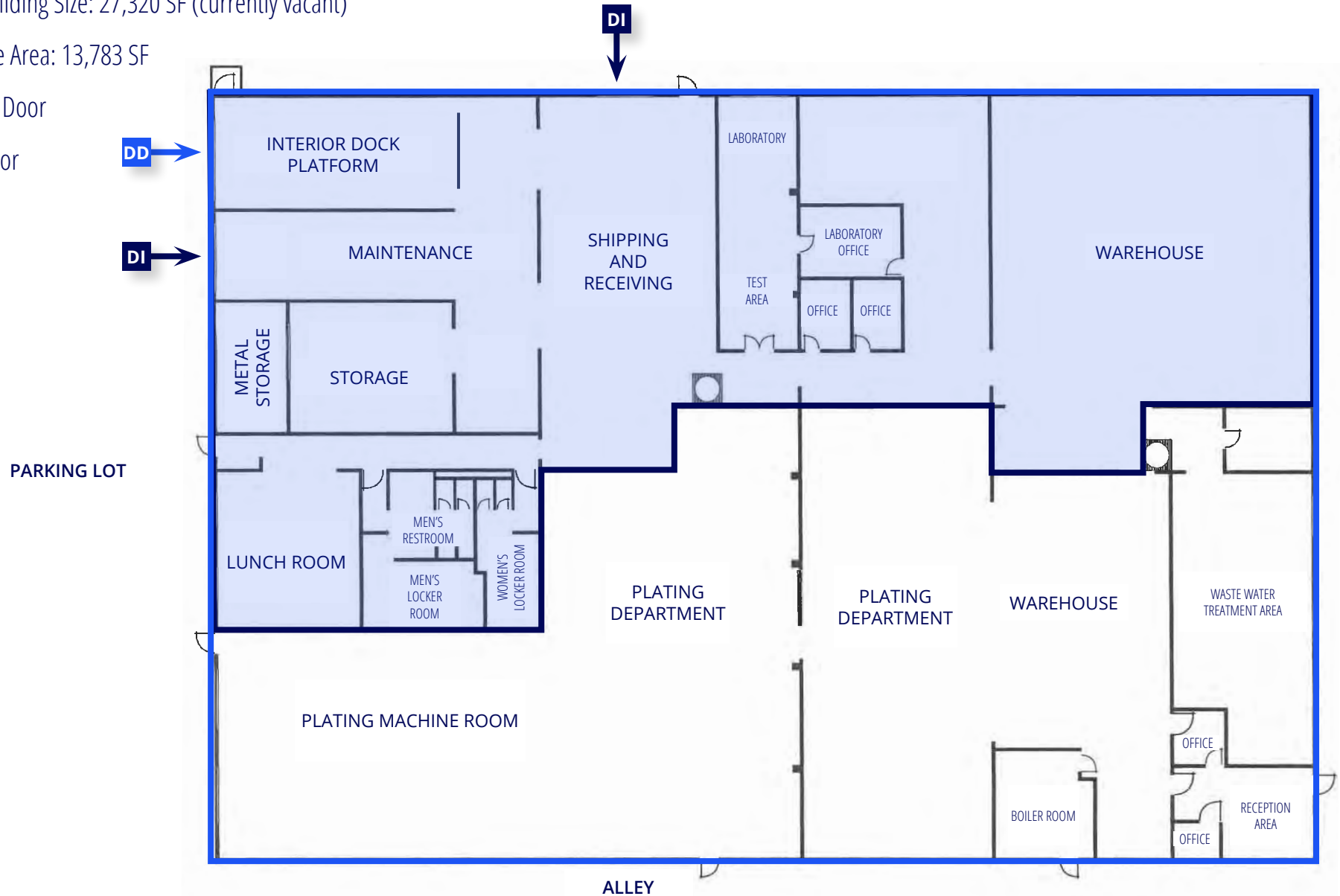


□ Total Building Size: 27,320 SF (currently vacant)

■ Leasable Area: 13,783 SF

DI Drive-In Door

DD Dock Door





Colliers

3520 XENWOOD AVE S | ST. LOUIS PARK, MN

Sam Svendahl
Senior Associate
+1 952 220 2837
sam.svendahl@colliers.com

Brian Doyle
Vice President
+1 612 865 4907
brian.doyle@colliers.com

Andrew Heieie
Senior Vice President
+1 952 897 7816
andrew.heieie@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

1600 Utica Ave S, Suite 300
Minneapolis, MN 55416
colliers.com/msp