



404 Industrial Blvd NE, Minneapolis, MN 55413

Office/Manufacturing Space available for **Sale or Lease**

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

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

1600 Utica Ave S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700
colliers.com/msp

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For Sale or Lease | 404 Industrial Blvd NE

Now available for Sale or Lease, **404 Industrial Blvd NE** is a stand-alone 36,122 SF industrial facility that sits on a 1.72-acre lot in the heart of Mid-City Industrial Park in Minneapolis. With heavy power, climate controlled warehouse, and excellent access to I-35W, Hwy 280, and I-94, this property is ideal for manufacturing, production, or warehouse users. This is a rare opportunity to secure a highly functional space in a prime urban location.

Property Highlights

- ✓ Fully Climate Controlled
- ✓ Centrally Located
- ✓ Natural Light Throughout
- ✓ Heavy Power (1,600 Amps / 480 V)
- ✓ Adjacent to the University of Minnesota
- ✓ Stand-alone Building



Physical Description

Total Building Area:

36,122 SF Total
11,036 SF Office | 25,086 SF Warehouse

Property Address:

404 Industrial Blvd NE
Minneapolis, MN 55413

Year Built:

1965

PID:

18-029-23-44-0007

Land Area:

1.72 Acres Total (75,000 SF)

Property Type:

Industrial / Manufacturing

Construction:

Block & Steel

Parking:

42 surface spaces; 1.16/1,000 SF

Zoning:

PR-2 (Production)

Sprinkler:

No Sprinkler System

Loading:

Three (3) Docks

Clear Height:

16'

Column Spacing:

40.5' by 31.0'

Power:

1,600 Amps
480 Volt
3-Phase

HVAC:

Fully Air Conditioned

Tax Information:

County:
Hennepin

2025 Property Tax:
\$133,710.76

Sale Price:

Negotiable

Asking Rent:

Negotiable

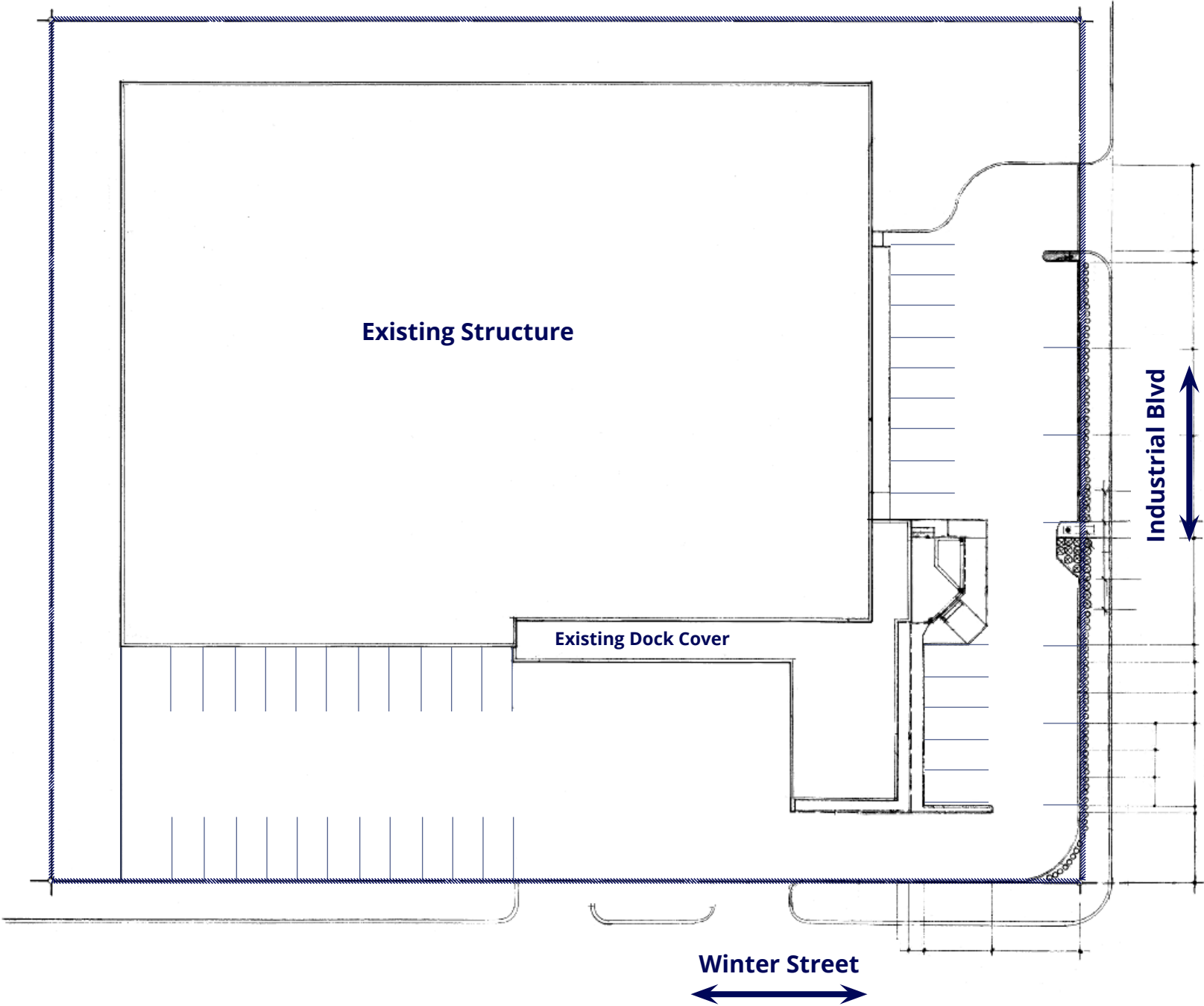
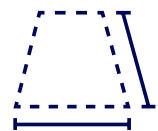


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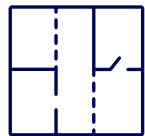
Interior Photos



Site Plan

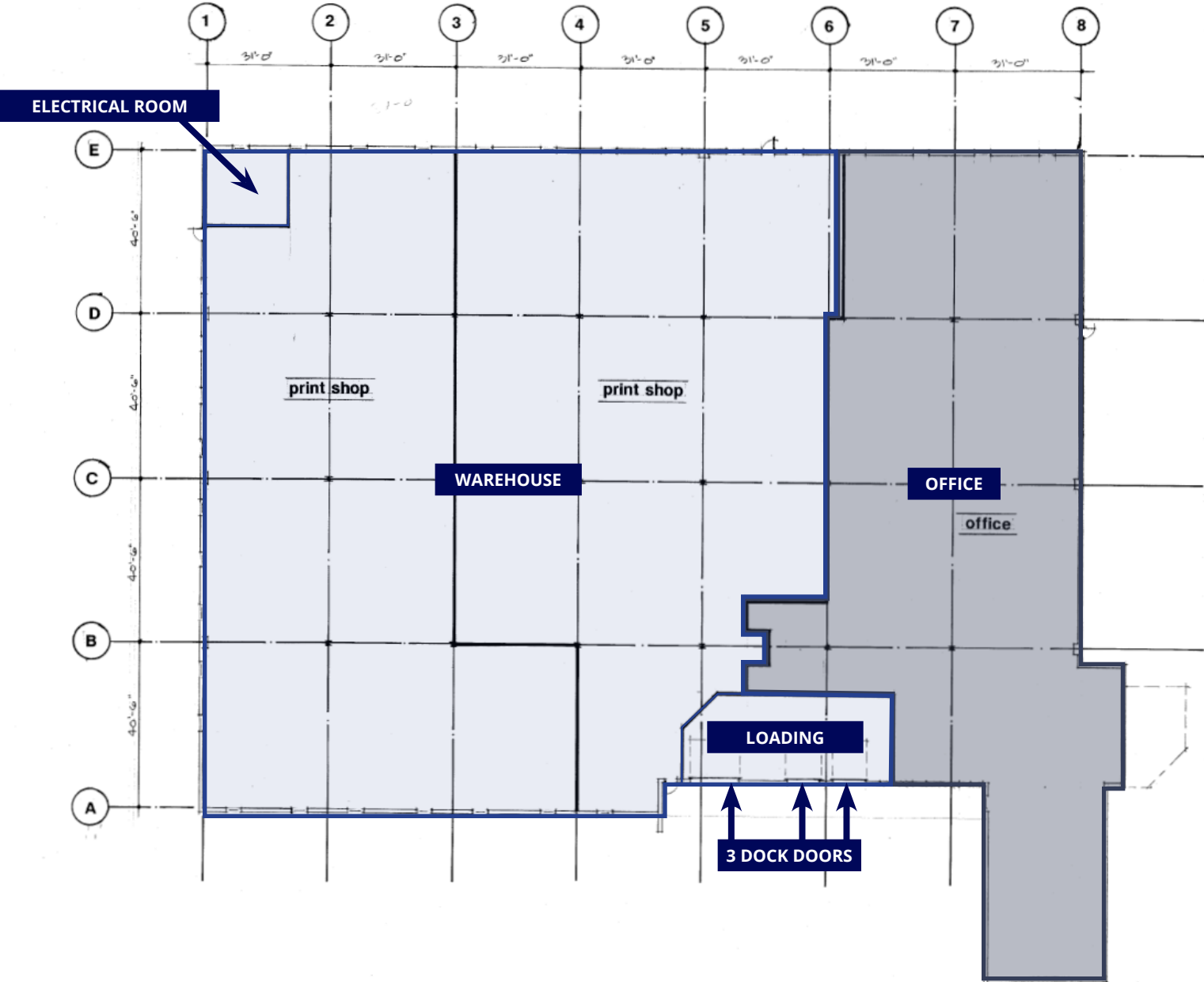


Floor Plan

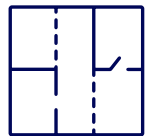


WAREHOUSE 25,086 SQ. FT.

OFFICE AREA 11,036 SQ. FT.



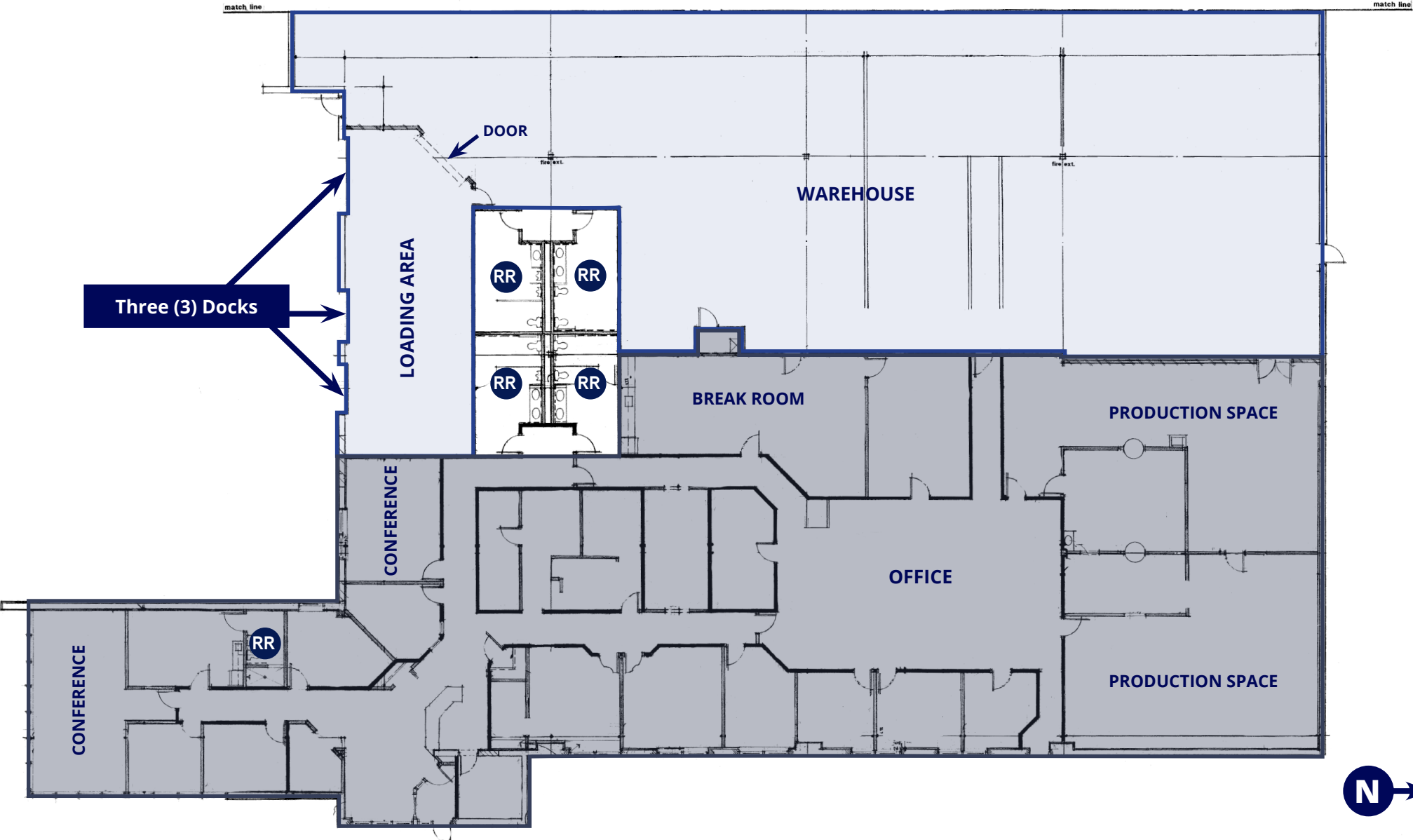
Floor Plan



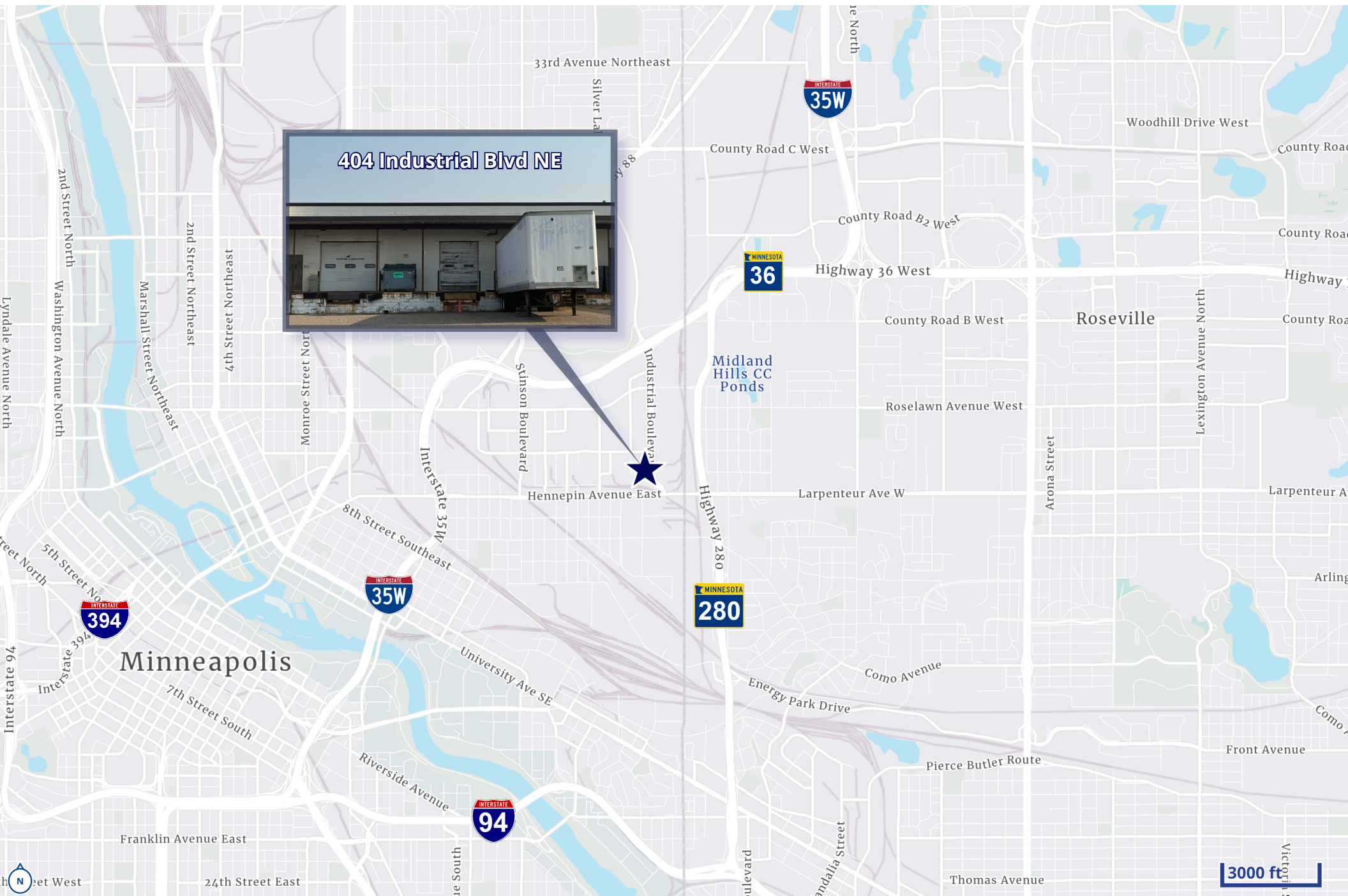
RR RESTROOMS

WAREHOUSE 25,086 SQ. FT.

OFFICE AREA 11,036 SQ. FT.



Area Map



Area Amenities





Accelerating success.



Contact Us

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