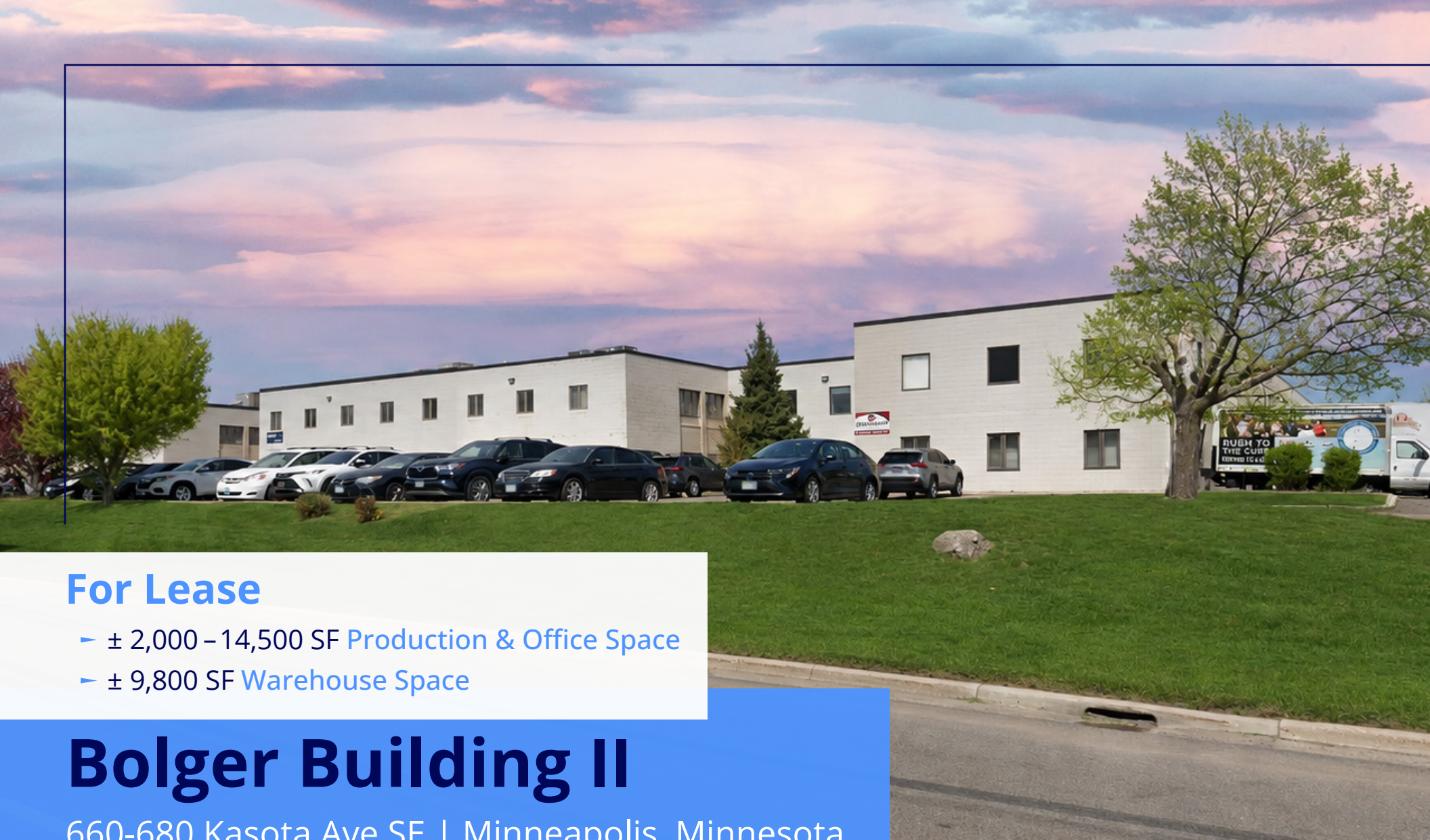




For Lease

- ± 2,000 – 14,500 SF Production & Office Space
- ± 9,800 SF Warehouse Space

Bolger Building II

660-680 Kasota Ave SE | Minneapolis, Minnesota

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Colliers

Bolger Building II

Minneapolis, Minnesota

Property Details

Address	660-680 Kasota Ave SE Minneapolis, MN 55414
Building Size	88,000 Total SF Light Manufacturing
Year Built	1978
Parking	Surface – 190 Spaces (0.88/1,000 SF)
Available For Lease	Suite 680 (Warehouse Space) • ± 9,800 SF • Utilities separately metered • Loading: — Two (2) drive-in doors — Two (2) dock doors Suite 668 (Office/Production Space) • ± 2,000 – 14,400 SF • Utilities included • Loading: — Potential access to one (1) drive-in door
Clear Height	20'
Power	Ample 400V 3-Phase
Column Spacing	30' x 40'
Lease Rate	Negotiable Gross Lease

Property Highlights

- ✓ Easy access to I-94, Highway 280, and I-35W
- ✓ Minutes from the University of Minnesota Campus
- ✓ Abundant off-street parking
- ✓ Pylon building signage available
- ✓ Locally owned and managed



Photos

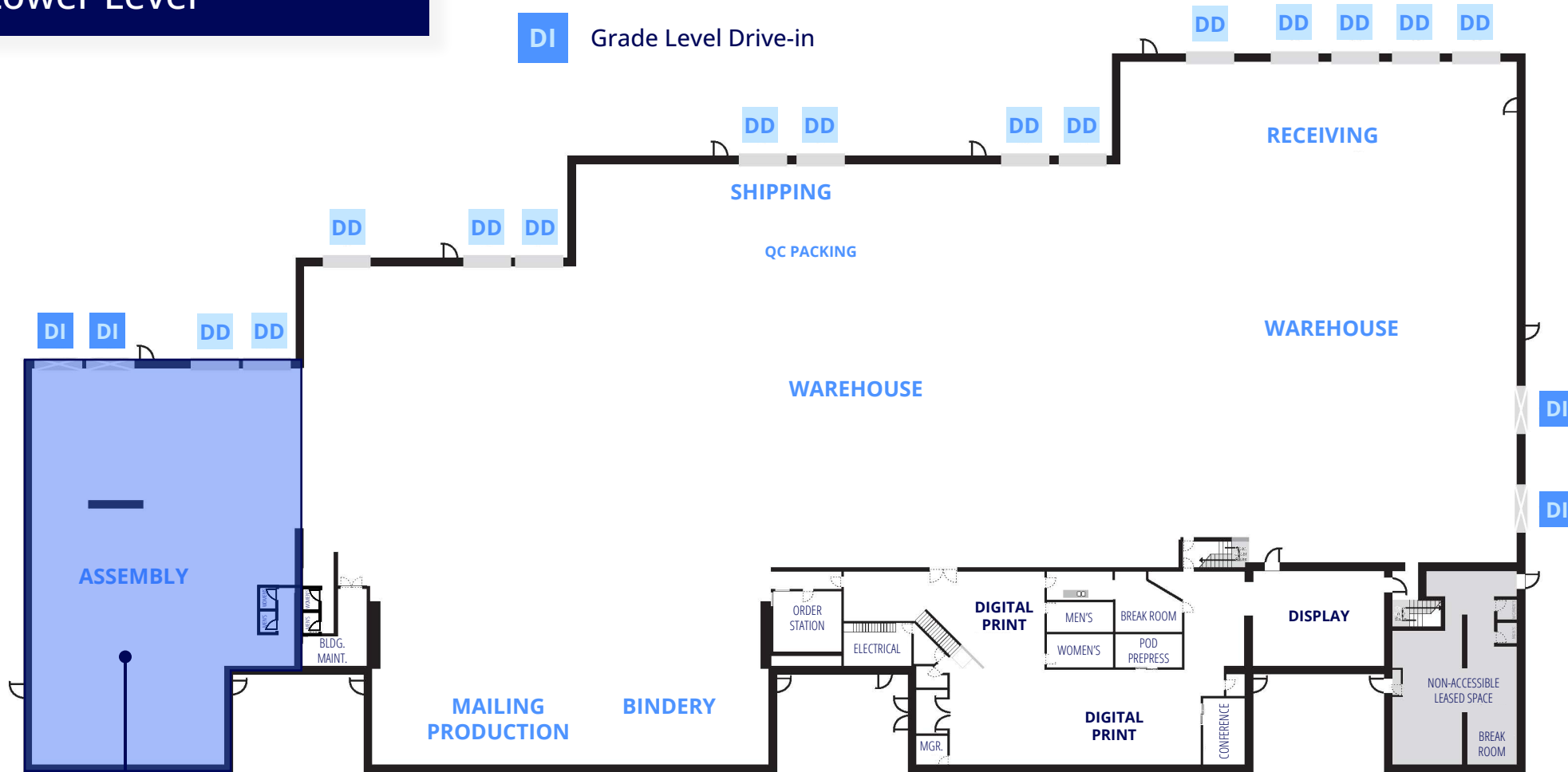
Interior



Floor Plan

Lower Level

- DD** Dock Doors
- DI** Grade Level Drive-in



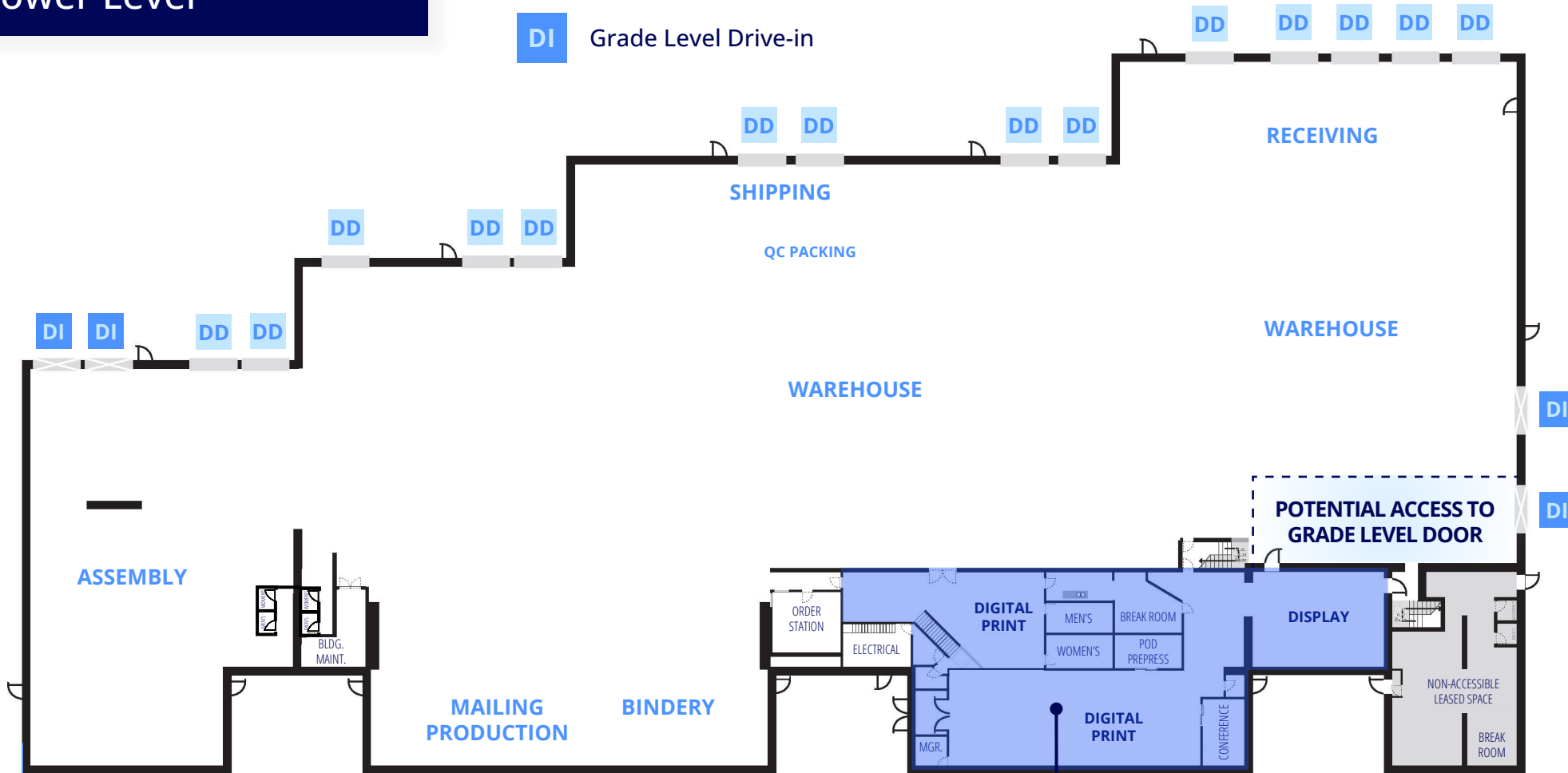
Suite 680 | ± 9,800 SF Warehouse Space

- ✓ Two (2) grade level drive-in doors
- ✓ Two (2) dock doors

Floor Plan

Lower Level

- DD** Dock Doors
- DI** Grade Level Drive-in

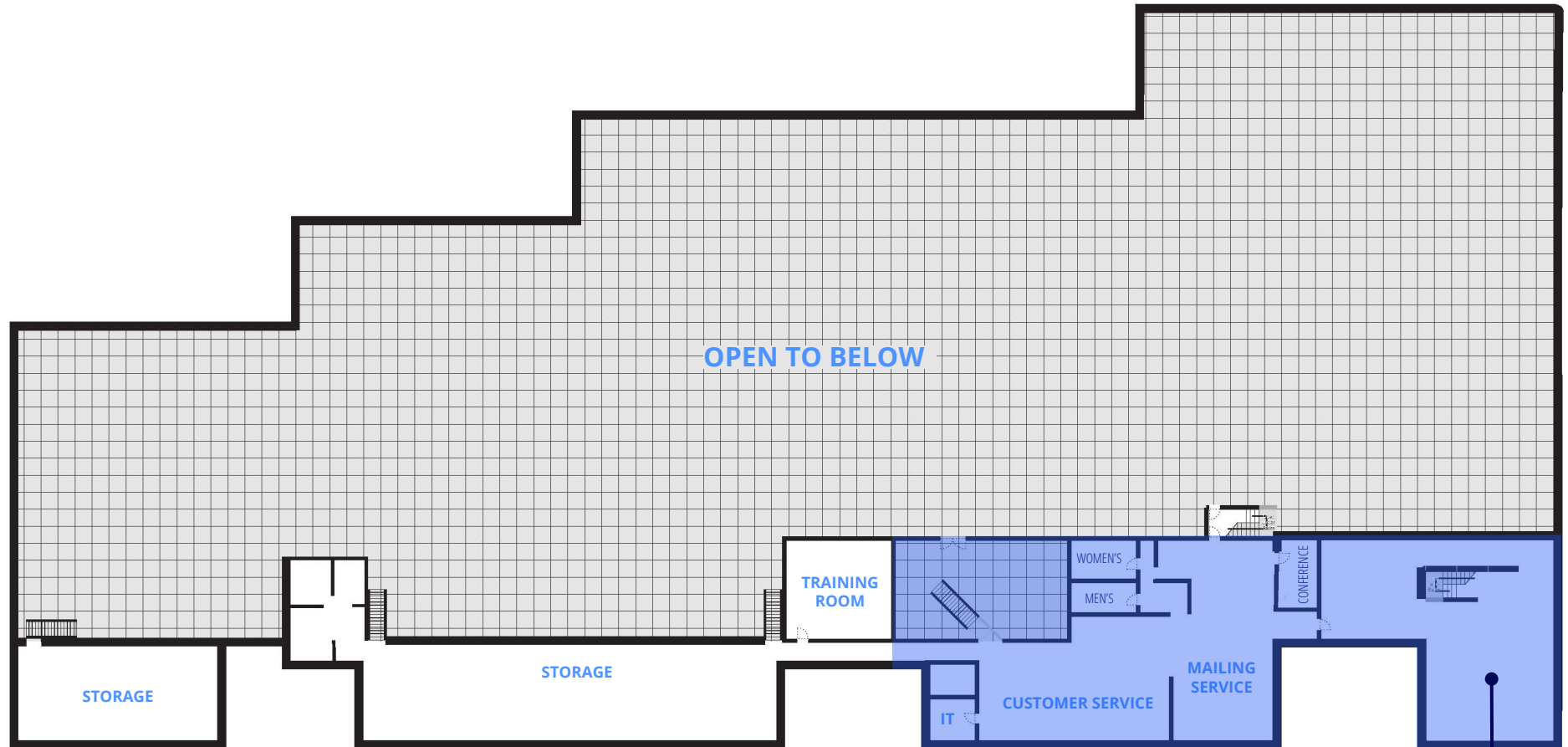


Suite 668 | ± 6,000 SF Office/Production Space

- ✓ Potential access to one (1) grade level drive-in door
- ✓ Can be demised

Floor Plan

Upper Level



Suite 668 | ± 2,000 - 8,400 SF Office Space

- ✓ Open office production space
- ✓ Divisible to ± 2,000 SF

Amenity Map

SE Industrial Corridor





Bolger Building II For Lease

For more information, contact:

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