



Colliers



For Lease

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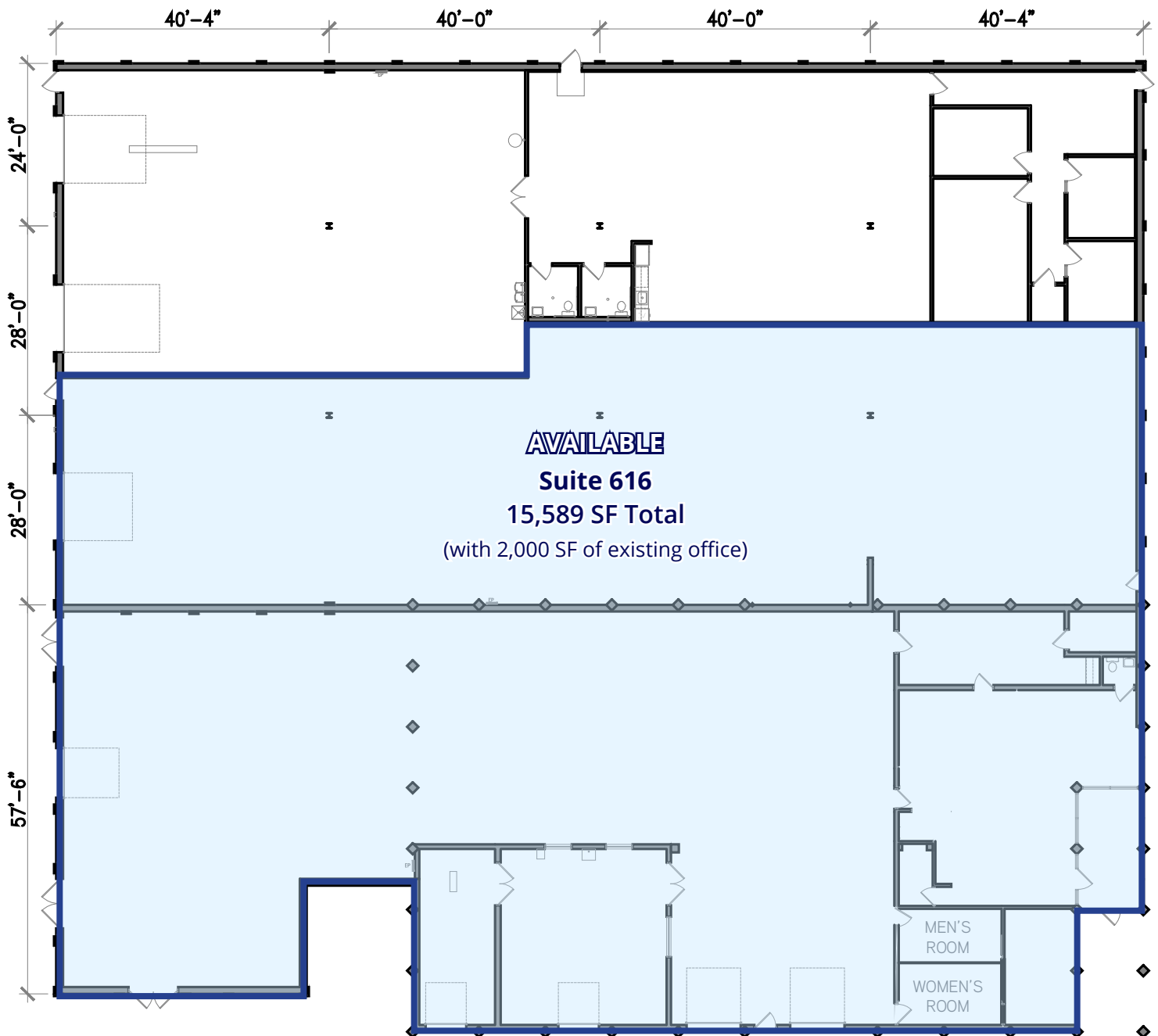
616-618 Industrial Blvd NE Minneapolis, MN 55413

Manufacturing / Warehouse / Showroom Space For Lease

- 22,311 SF two (2) tenant building
- 1.43 acre site
- Available: Suite 616 — 15,589 SF with 2,000 SF of existing office/showroom space
- Suite 616 has one (1) dock door and two (2) drive-in doors
- Centrally located in Mid-City Industrial Park, 10 minutes to Downtown Minneapolis
- Direct access to I-35W, I-94 and Highway 280
- High visibility and signage to Industrial Boulevard NE: 4,450 VPD
- Former manufacturing space; has 1,200 amps of power and airlines
- 15' clear height in majority of space, LED lighting
- Locally owned and managed
- Building and monument signage available

Floor Plan

616-618 Industrial Blvd NE | Minneapolis, MN



For Lease

616-618 Industrial Blvd NE | Minneapolis, MN

Property Information

Address:	616-618 Industrial Blvd NE, Minneapolis, MN 55413
Building Size:	22,305 square feet
Site:	1.43 acres
Currently Available:	Suite 616 15,589 square feet (with one (1) dock & two (2) drive-in doors)
Loading:	Two (2) docks, four (4) grade-level doors
Column spacing:	40' x 28' and 50' x 12'
Power:	1,200 amps, 120/240 volts, 3 phase
Zoning:	PR2
Sprinklered:	No
Construction:	Brick block, steel
Year Built:	1965
Clear Height:	11' - 15'
Parking:	3.5 stalls per 1,000 SF
Rental Rates:	\$8.00 PSF Blended
2026 CAM & TAX (est.):	CAM: \$2.97 PSF Tax: \$3.49 PSF Total: \$6.46 PSF



Demographics

Radius	1 Mile	3 Mile	5 Mile
Population	7,853	152,873	475,818
Median HH Income	\$60,753	\$66,628	\$65,270
Average HH Income	\$82,775	\$101,360	\$98,165

Source: American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, U.S. Census, 2023



Traffic Counts

- Industrial Blvd NE: 4,450 vehicles per day
- Spring Street NE: 2,200 vehicles per day

Source: Minnesota Department of Transportation, 2019 and 2021 traffic counts



Aerial Map



Property Aerial



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