



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
- 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

Accelerating success.

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 SF — with one (1) dock door & two (2) drive-in doors
Building 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
Est. 2026 CAM & Tax:	CAM: \$2.61 PSF Tax: \$3.62 PSF Total: \$6.23 PSF



2026 Demographics

Radius	1 Mile	3 Mile	5 Mile
Population	8,038	158,502	485,838
Median HH Income	\$81,646	\$75,891	\$75,217
Average HH Income	\$100,790	\$108,487	\$105,988

Source: Esri, U.S. Census, Esri-Data Axle, ACS, Esri-U.S. BLS



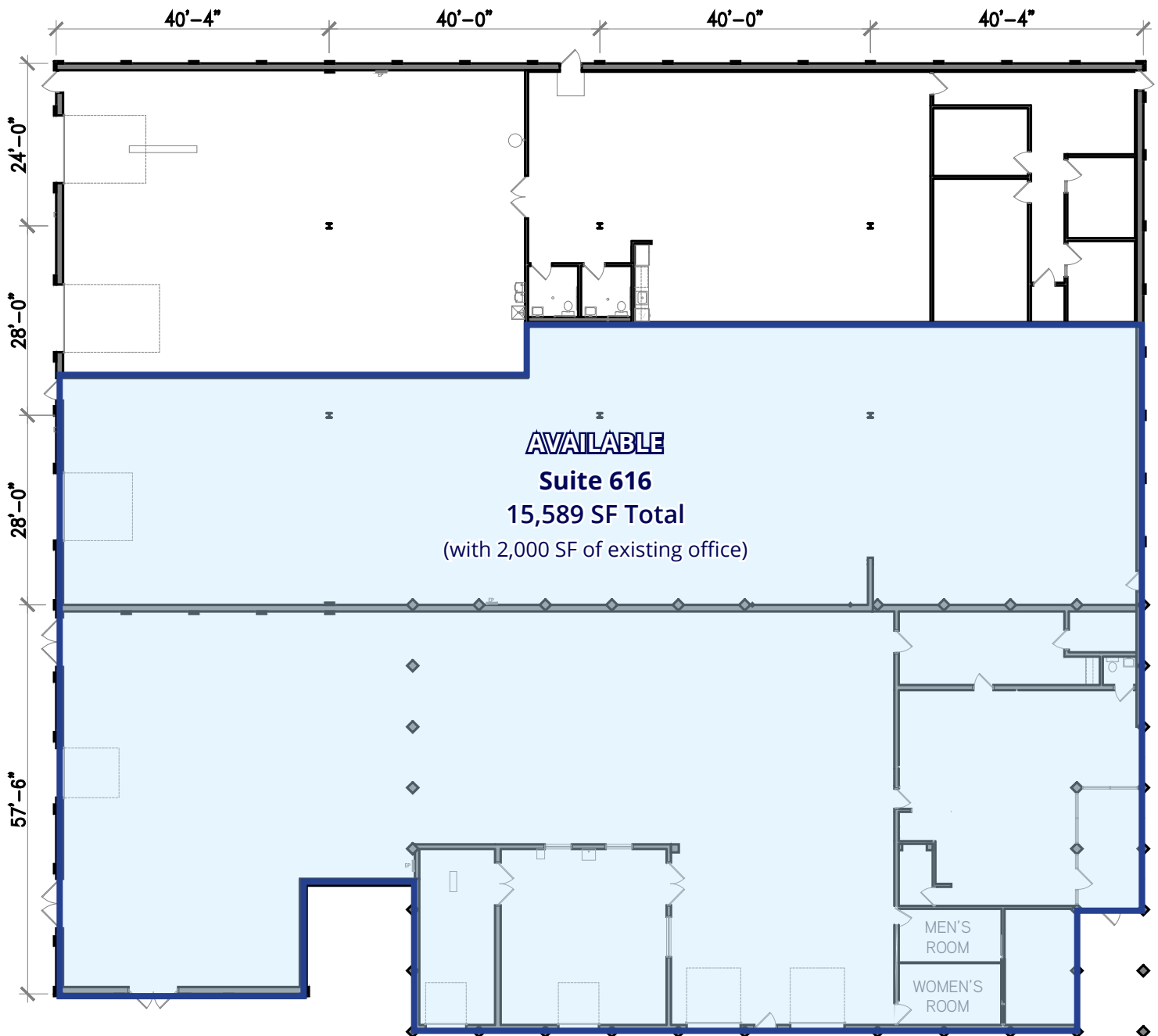
Traffic Counts

- Industrial Blvd NE: 12,604 vehicles per day
- Broadway St NE: 15,077 vehicles per day
- Spring Street NE: 2,543 vehicles per day

Source: Precisely (2026)

Floor Plan

616-618 Industrial Blvd NE | Minneapolis, MN





Aerial Map



Property Aerial



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