

# Office Warehouse Industrial Manufacturing Space



## 3400 Cheatham

58,479sqft Industrial Office Building

Interior Square Footage:

First Floor: 19,406 sqft this includes the 3900 Rented Cold Storage

Second Floor: 12,850sqft - Current workspace 7492 & additional 5358

Third Floor: 6220sqft - Current workspace

Basement: 15,506sqft

*(these measurements are from Matterport Plans)*

Foundation size 23,882 sqft

PREPARED BY

 **COLDWELL BANKER REALTY**  
COMMERCIAL COALITION GROUP

Dawn Williams/Tina Swanson

Commercial Coalition Marketing Director

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Information deemed reliable but not guaranteed

# Subject Property

**3400 Cheatham Ave**  
 Minneapolis, MN 55406 - Minneapolis



## LOCATION

Distance to Airport:	<b>7.4 mi</b>
Distance to Seaport:	<b>336.7 mi</b>
Distance to Rail Terminal:	<b>0.9 mi</b>
Population 500 Mile Radius:	<b>44,104,607</b>
Population 250 Mile Radius:	<b>10,106,083</b>
Population 50 Mile Radius:	<b>3,797,515</b>

## PROPERTY

Type:	<b>Manufacturing/Office/Warehouse</b>	Tenancy:	<b>Single</b>
Park:	-	Construction:	<b>Steel</b>
RBA:	<b>90,000 SF</b>	Column Spacing:	-
Year Built/Renov:	<b>1910/1980</b>	Truck Wells:	<b>NO</b>
Ceiling Height:	-	Rail Served:	<b>YES</b>
Docks:	<b>4</b>	Sprinklers:	<b>NO</b>
Drive Ins:	<b>3 - 2 south 1 north side of building</b>	Power:	<b>YES</b>
Truck Court:	-	Cranes:	-
Land Acres:	<b>1.33 AC</b>	Elevators:	<b>1 - Freight</b>
Office:	-	Taxes:	<b>\$0.34 (2020)</b>
Parking:	<b>46 free Surface Spaces are available; Ratio of 0.63/1,000 SF</b>		
Features:	<b>Signage</b>		



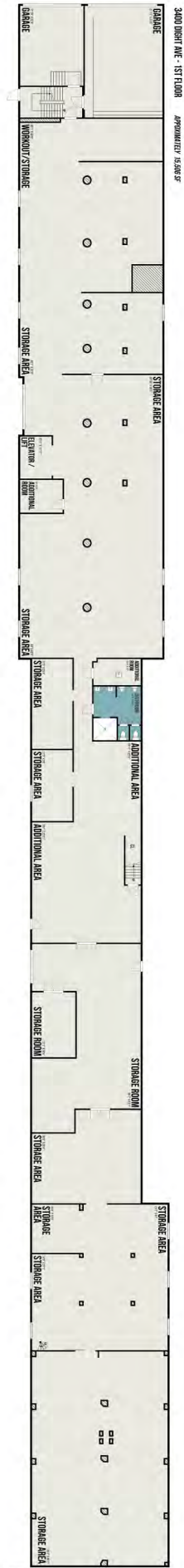
# Subject Property



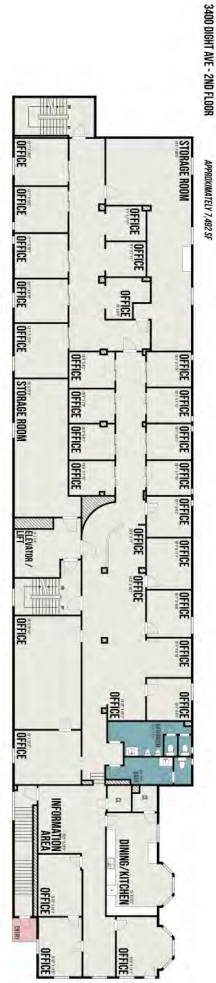
# 1st Floor

Matterport w/o

3900sqft Cold Storage



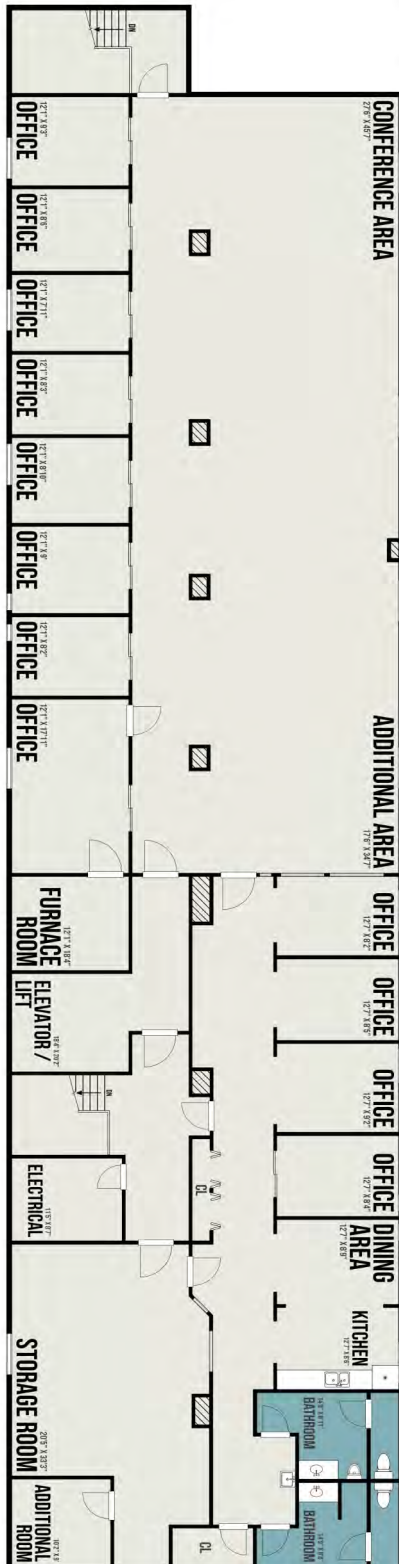
# 2nd Floor Matterport



# 3rd Floor Matterport

3400 DIGHT AVE - 3RD FLOOR

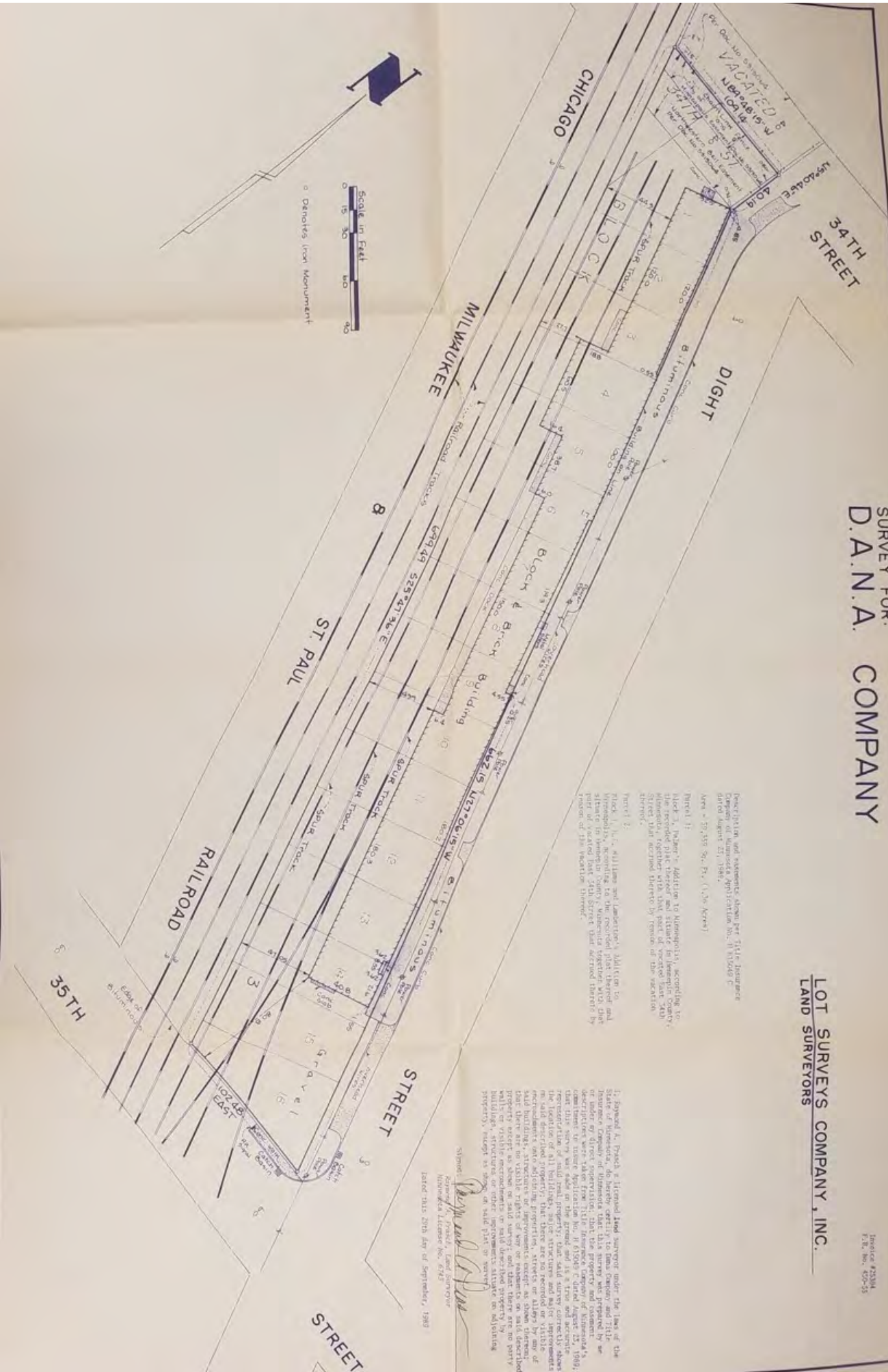
APPROXIMATELY 6,220 SF



SURVEY FOR:  
**D.A.N.A. COMPANY**

**LOT SURVEYS COMPANY, INC.**  
 LAND SURVEYORS

Reference 42384  
 File No. 425-45



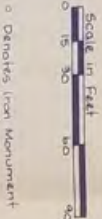
Description and easements shown per Title Insurance Company of Minnesota Application No. 1181049 P. dated August 21, 1988.  
 Area = 27,345 Sq. Ft. (1.26 Acres)

Parcel 1:  
 Lot 15, together with the improvements, according to the recorded plat thereof and situate in Hennepin County, Minnesota, together with that part of vacant East 34th Street that accrued thereto by reason of the vacation thereof.

Parcel 2:  
 Block 1, Lot 15, together with the improvements, according to the recorded plat thereof and situate in Hennepin County, Minnesota, together with that part of vacant East 34th Street that accrued thereto by reason of the vacation thereof.

1. Raymond A. Prack a Licensed Land Surveyor under the laws of the State of Minnesota, do hereby certify to Edna Cameron and Tylee M. Cameron, the hereby certifying to Edna Cameron and Tylee M. Cameron or under my direct supervision, that the property and easements described herein were taken from Title Insurance Company of Minnesota's commitment for index Application No. 1181049 P. dated August 21, 1988; representation of all buildings, major structures and major improvements on said described property; that there are no recorded or visible improvements on said described property except as shown thereon; that there are no visible rights of way or easements on said described property except as shown on said survey; and that there are no party buildings, structures or other improvements situate on adjoining property, except as shown on said plat or survey.

Signed: *Raymond A. Prack*  
 Licensed Land Surveyor  
 Minnesota License No. 6742  
 Dated this 27th day of September, 1988



Demotes Iron Monument