

FOR LEASE



2851 ANTHONY LANE S, UNITS B & C
SAINT ANTHONY, MN 55418



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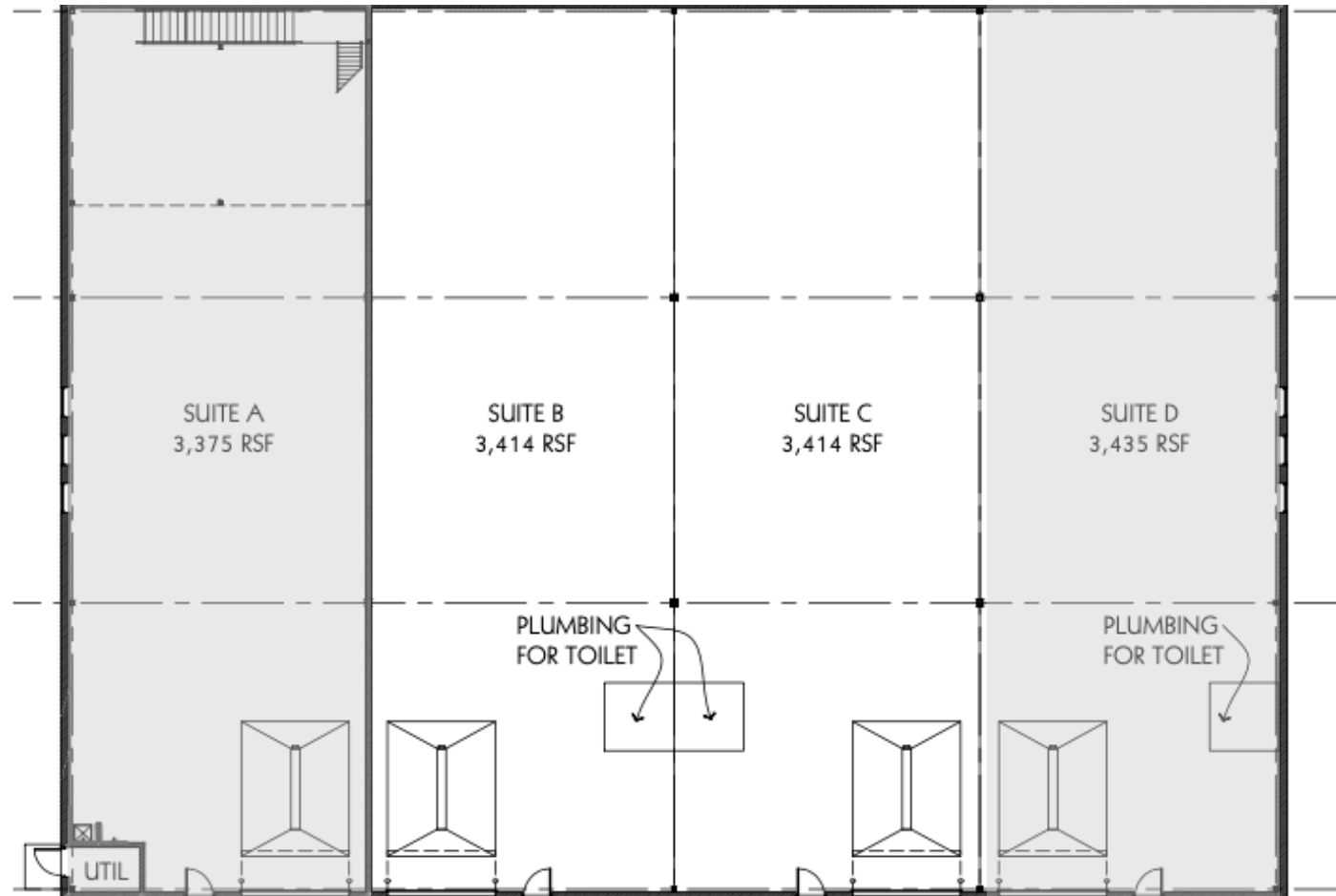
Hunter Inc.
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Strategically located just minutes from downtown Minneapolis and with easy access to major highways, this well-maintained SF light industrial property offers flexibility, visibility, and convenience in the heart of the metro. The possibility to add a mezzanine is available for the space. Unit B (3,414 fsf) and Unit C (3,414 fsf) may be leased separately or together, for total of 6,828 fsf.

Built in 2019, the building suites features 18-foot clear height ceilings, one drive-in door, and a modern layout ideal for a variety of industrial or flex uses. Whether you're seeking warehouse, distribution, light manufacturing, or creative production space, this property delivers efficient design in a central Twin Cities location.

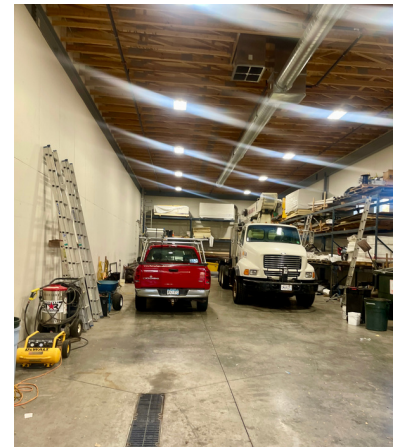
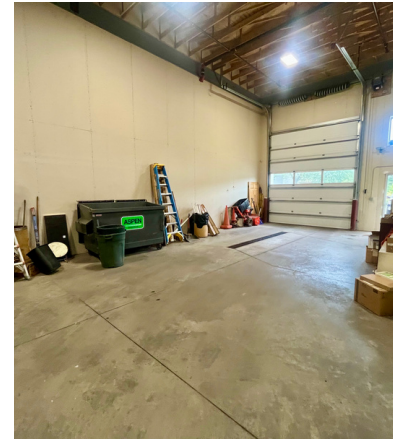
Don't miss this rare opportunity to secure prime industrial space in a growing and central St. Anthony location.

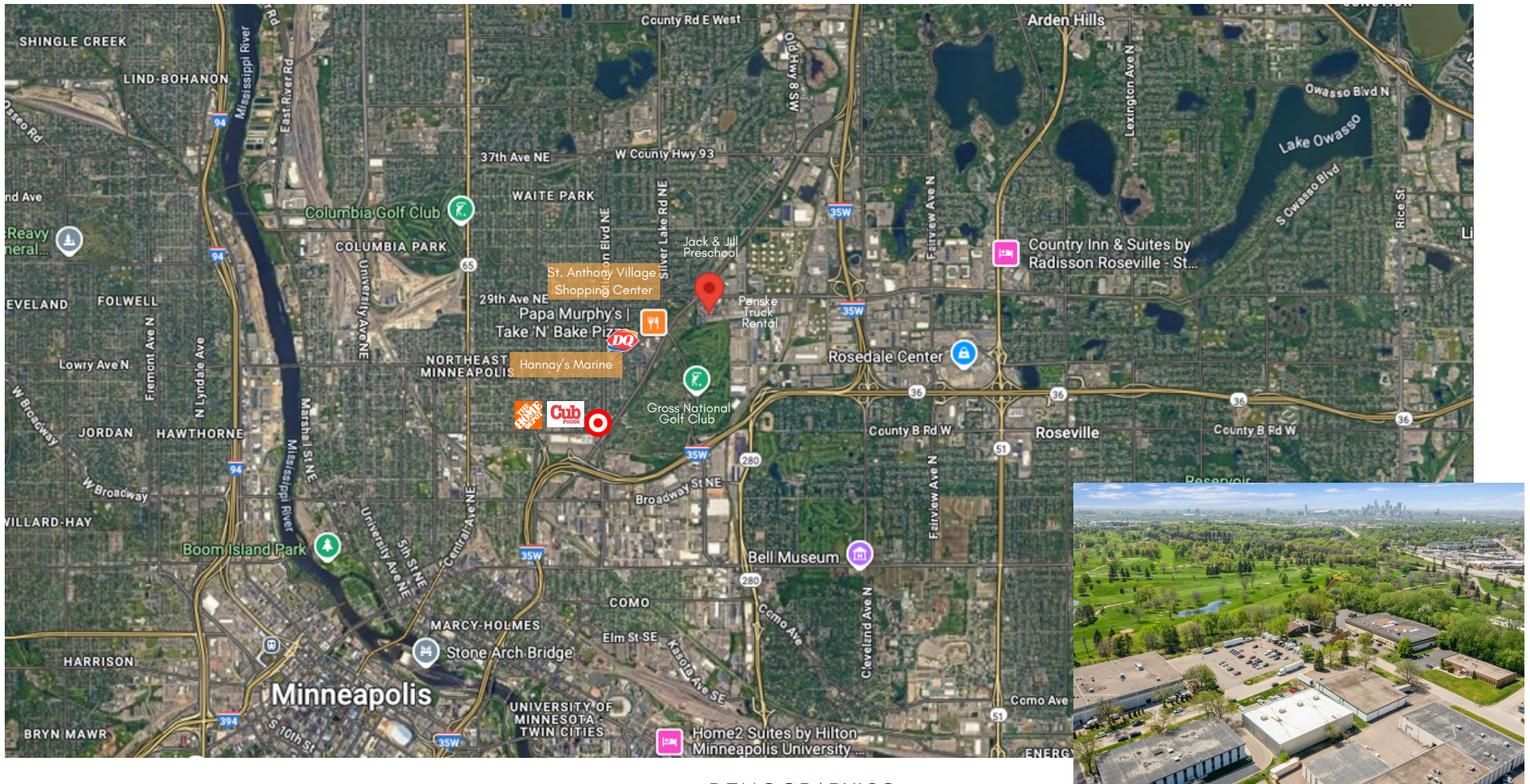
Contact us today for more information or to schedule a tour.



PROPERTY HIGHLIGHTS

- Units B & C
- Up to 6,828 fsf (each unit is 3,414 fsf and may be leased separately or together)
- Price: \$16.75psf
- Clear Height: 18 Feet
- Drive In: One per Unit B, C
- Door Height: 14 Feet
- Year Built: 2019
- Available Date: 12/1/26





OWNED BY



PROPERTY HIGHLIGHTS

- Newer Construction
- Newer Mechanicals
- Central Location

DEMOGRAPHICS

Distance from Subject Property	1 Mile	3 Mile	5 Mile
• Population	2,512	49,894	168,447
• Unemployment Rate	0.75%	1.97%	2.98%
• Average Household Income	\$83,211	\$67,189	\$63,440
• Median Household Income	\$75,061	\$57,633	\$51,744