

**mpls**

MISSISSIPPI RIVER  
CORRIDOR

## RARE INFILL RIVERSIDE REDEVELOPMENT OPPORTUNITY

FOR SALE | ±13.23 Acres | Mississippi River Corridor | 50 & 74 Lowry Ave / 111 33rd Ave N



## LOWRY RIVERSIDE

50 & 74 Lowry Ave / 111 33rd Ave N  
Minneapolis, MN 55412

**CBRE**

## EXCLUSIVE REPRESENTATION

CBRE, Inc. is exclusively representing the Seller in this transaction.

## OFFER REQUIREMENTS

Ownership has not established an asking price, but is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.

## ALL OFFERS SHOULD INCLUDE

- ◇ Purchase price and approval process
- ◇ Timing for inspection period and closing date
- ◇ Amount of earnest money, including the amount that is non-refundable
- ◇ Source of funds for the acquisition
- ◇ Financial strength of purchaser
- ◇ Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.



## COMMUNICATION

All communications, inquiries and requests should be addressed to the CBRE Team listed to below as representatives of the Seller.

### **Myles Harnden**

First Vice President

+1 952 924 4632

[myles.harnden@cbre.com](mailto:myles.harnden@cbre.com)

### **Hunter Weir**

Senior Associate

+1 843 422 0660

[hunter.weir@cbre.com](mailto:hunter.weir@cbre.com)

### **Jack Perrill**

Associate

+1 612 369 5277

[jack.perrill@cbre.com](mailto:jack.perrill@cbre.com)



## PROPERTY HIGHLIGHTS

50 & 74 Lowry Ave,  
Minneapolis, MN 55412



### Building Specifications

Exterior Dock Platform	Large Employee Break Room and Locker Room
Dock Loading Platforms	Fully Fenced and Secure
Sprinkled Throughout	LED Lighting
Boiler Equipped	Truck Scale on Entry Drive Lane

### Property Details

- ◇ Est. Total 95,671 SF
- ◇ Est. 9.11 acres
- ◇ 12-32 FT Clear Heights
- ◇ 4 Platforms to Rail Spur Loading
- ◇ 3 Rail Spurs
- ◇ 2 - 10 FT Drive-In Door
- ◇ 2 - 8 FT Drive-in Door
- ◇ 480V 3 Phase 3,200 Amps
- ◇ 600V Transformer

# PROPERTY HIGHLIGHTS

111 33rd  
Minneapolis, MN 55412



## Building Specifications

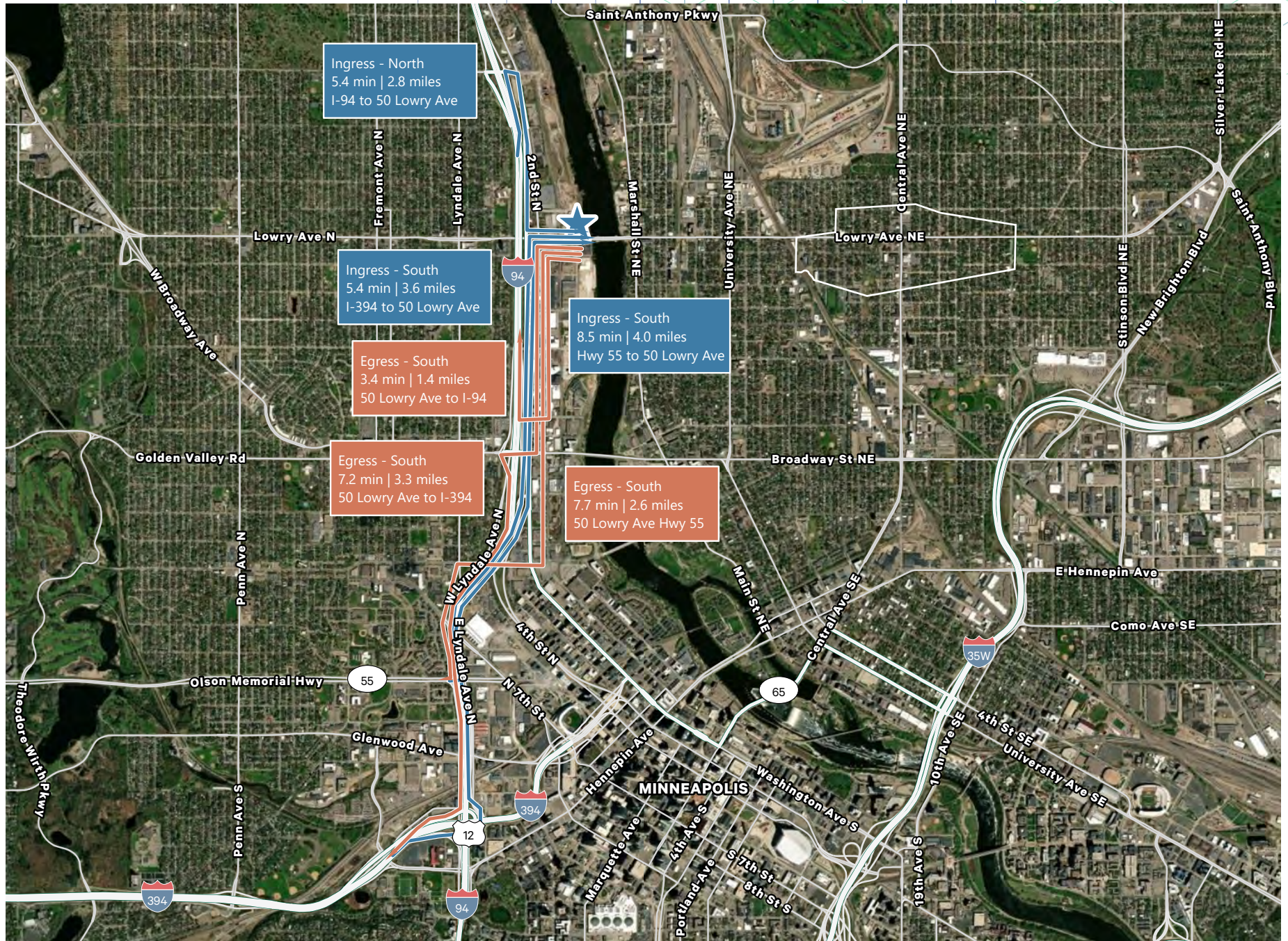
<b>IOS with Weather Protection Structure</b>	<b>Exterior Lot Lighting</b>
<b>Paved Surface</b>	<b>Fully Fenced and Secure</b>
<b>Dry Storage Metal Building</b>	<b>LED Lighting</b>
<b>Large Truck Turnaround Area</b>	

## Property Details

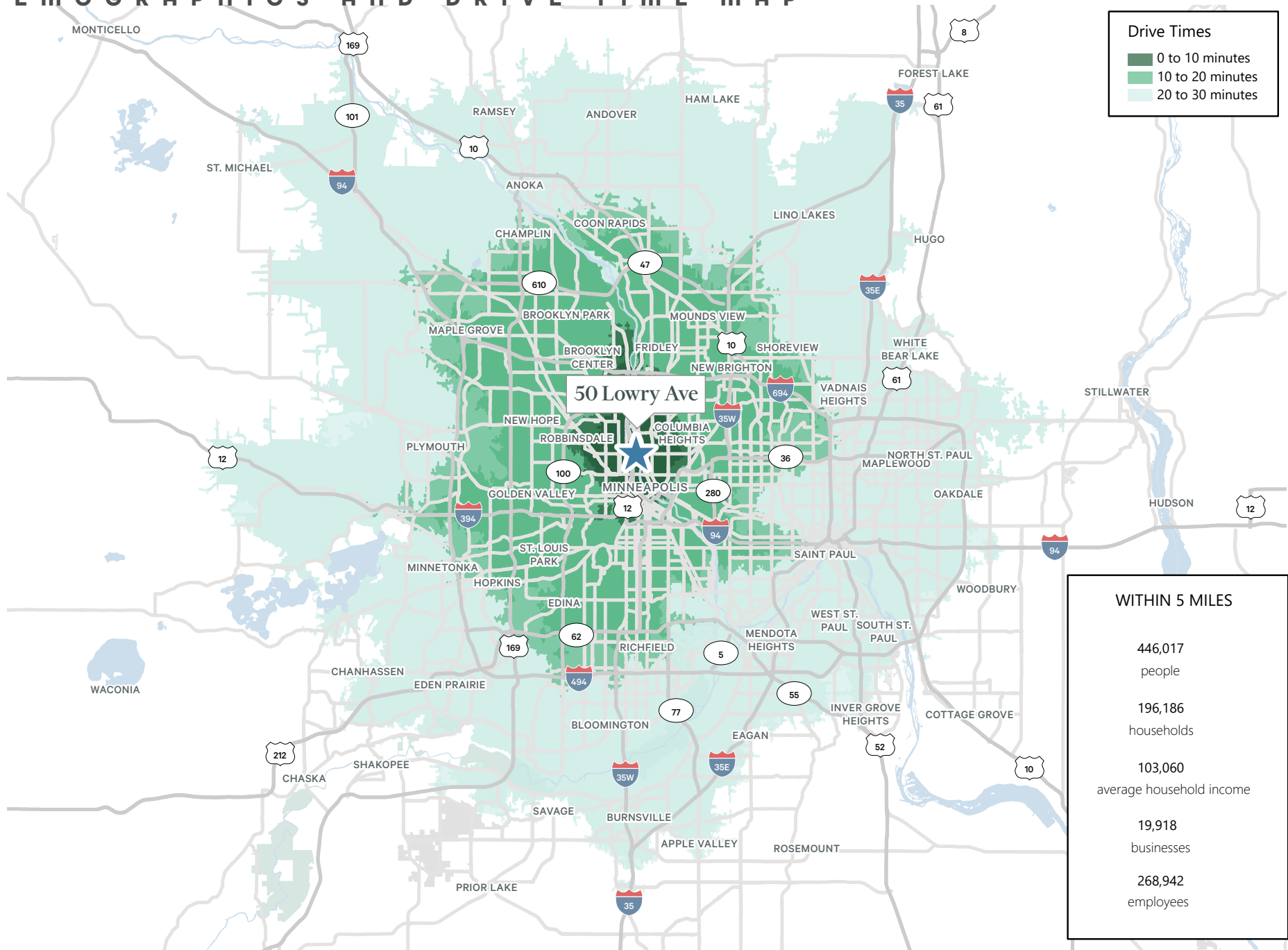
- ◇ Est. 21,097 SF
- ◇ Est. 4.12 Acres
- ◇ 12-18 FT Clear Height
- ◇ 2 - 12W X 12H Draw Doors
- ◇ 1- 13W x 14H OH Door
- ◇ 2 - 12W x 12H Draw Doors



# ACCESSIBILITY MAP



# DEMOGRAPHICS AND DRIVE TIME MAP



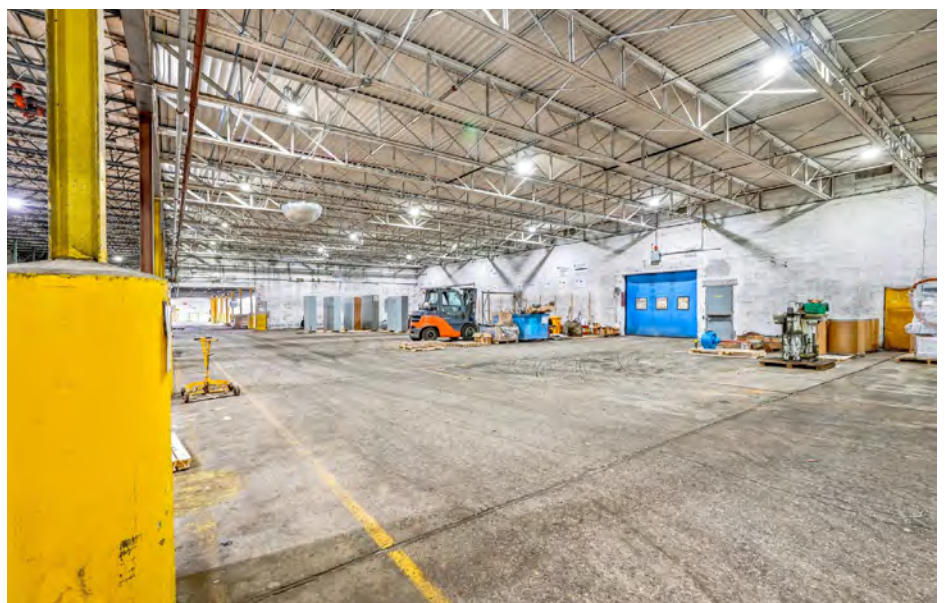
**Drive Times**

- 0 to 10 minutes
- 10 to 20 minutes
- 20 to 30 minutes

**WITHIN 5 MILES**

- 446,017 people
- 196,186 households
- 103,060 average household income
- 19,918 businesses
- 268,942 employees

# WAREHOUSE PHOTOS



OFFICE PHOTOS

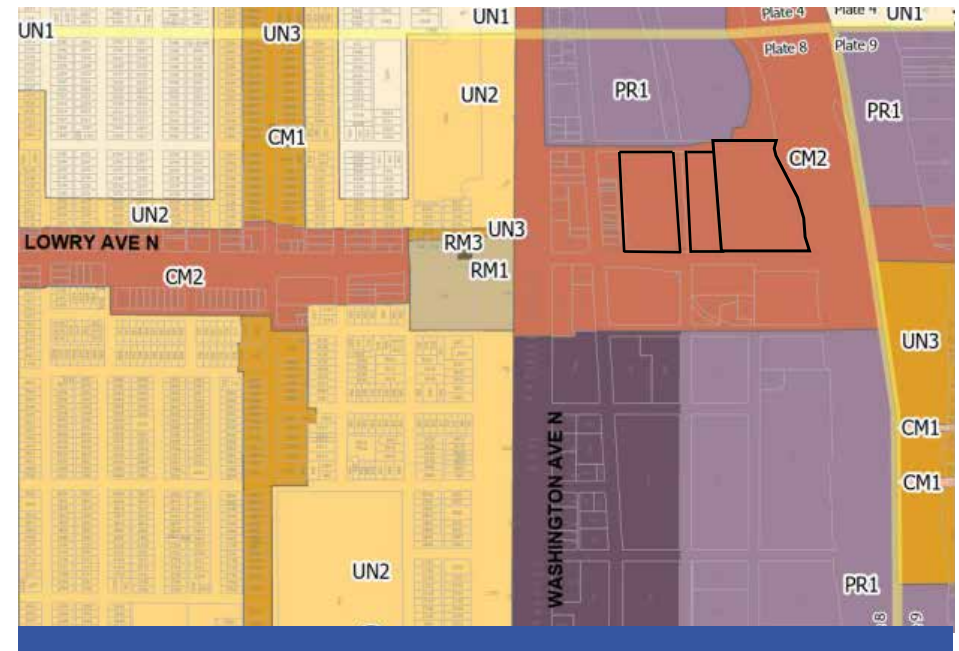




# Z O N I N G

## CM2 Corridor Mixed-Use District

For additional information please consult the city of Minneapolis Planning and Zoning Department



UN1 Urban Neighborhood 1	RM1 Residence Goods and Services	CM2 Corridor Mixed Use	DT2 Downtown Destination
UN2 Urban Neighborhood 2	RM2 Residence Office and Services	CM3 Community Mixed Use	PR1 Production Mixed Use
UN3 Urban Neighborhood 3	RM3 Residence and Institutional	CM4 Destination Mixed Use	PR2 Production and Processing
CM1 Neighborhood Mixed-Use	DT1 Downtown Center	TR1 Transportation	

# Minneapolis-St. Paul Highlights

Minneapolis-St. Paul, collectively referred to as the Twin Cities, is the nation's 16th largest MSA with approximately 3.8 million residents in a 13-county area. Approximately 65% of Minnesota residents live within this 13-county area — evidence of its importance as an economic engine and the cultural center of the State of Minnesota. The region grew over 13% between 2010 and 2023, according to the U.S. Census Bureau. Additionally, the Metropolitan Council projects that the Minneapolis-St. Paul metropolitan population will grow 35% between 2010 and 2050.

#1

**In Fortune 500  
Companies per Capita**

*(Source: MN Dept of Employment & Economic Development, July 2025)*

#2

**Best State for  
Economic Opportunity**

*(Source: MN Dept of Employment & Economic Development, July 2025)*

#4

**Best Overall State  
in America**

*(Source: MN Dept of Employment & Economic Development, July 2025)*

#5

**Highest Labor Force  
Participation in the Nation**

*(Source: St. Louis Fed Economic Data, 2025)*

3.5%

**Unemployment Rate**

*(Jan. 2026)*

3.8M

**13-County MSA Population**

*(Source: CBRE, 2025)*

Land Area	206,232 square km
Labor Force	3.1 million
Gross Domestic Product (GDP)	\$446 billion
Per Capita GDP	\$78,098



# Twin Cities — Fortune 500 Leader

There are 17 Fortune 500 public companies headquartered in Minnesota. Target, Best Buy, 3M, General Mills, Ameriprise Financial, and UnitedHealthGroup are part of the diverse powerhouse of the state's business base. Fortune named EcoLab, United Healthcare Group, CH Robinson, US Bancorp, Xcel Energy, Fastenal, 3M, General Mills, and Thrivent among the "World's Most Admired Companies" in 2025. The stability and growth of large corporate employers has been complemented by a dynamic small business sector. After a review of 10 business competitiveness factors including workforce, quality of life, and education, CNBC ranked **Minnesota #10 in their 2025 Top State for Business rankings**. Minnesota's workforce is highly educated with a strong labor force participation rate of 68.1% in July 2025, and worker training programs to help ensure future placement in jobs. The U.S. News and World Report named **Minnesota the 4th Best State overall in 2025** based on factors including the natural environment, crime rates, opportunity, health care, and education, and Nasdaq ranked Minnesota the **#4 in States with the Best Job Opportunities in 2025**.

## MSP #1

In Fortune 500's Companies Per Capita:  
Among the 30 Largest Metros in the Nation

*(Source: MN Department of Employment and Economic  
Development, July 2025)*

## \$802.4B

Revenue of Minnesota's  
Fortune 500 Companies

*(Source: Fortune Magazine 2025)*

## \$177.4B

Revenue of Forbes Largest Private  
Companies Headquartered in Minnesota

*(Source: Forbes, 2025)*

## MINNESOTA GIANTS

Target



USbank

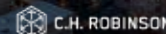
UnitedHealth  
Group



3M

Cargill

Ameriprise  
Financial



LAND O' LAKES, INC.


Mortenson

# 17 FORTUNE 500 COMPANIES HEADQUARTERED IN MINNESOTA

	COMPANY	FORBES RANKING	MN EMPLOYEES
1	UnitedHealth Group	<b>#3</b>	2,000
2	Target	<b>#41</b>	13,300
3	 USbank	<b>#105</b>	3,000
4	 BEST BUY	<b>#108</b>	5,000
5	 CHS	<b>#115</b>	2,500
6	3M	<b>#174</b>	13,700
7	 General Mills	<b>#216</b>	4,400
8	 Ameriprise Financial	<b>#230</b>	5,065
9	 C.H. ROBINSON	<b>#233</b>	*
10	LAND O' LAKES, INC.	<b>#262</b>	9,000
11	 ECOLAB	<b>#274</b>	*
12	 Xcel Energy	<b>#319</b>	*
13	 Hormel Foods	<b>#352</b>	1,200
14	 THRIVENT FINANCIAL	<b>#388</b>	*
15	 solventum	<b>#462</b>	*
16	 securian FINANCIAL	<b>#464</b>	2,000
17	 FASTENAL	<b>#492</b>	*

\*Data unavailable

# 7 FORBES LARGEST PRIVATE COMPANIES HEADQUARTERED IN MINNESOTA

	COMPANY	FORBES RANKING	MN EMPLOYEES
1	 Cargill	<b>#1</b>	5,800
2	 Mortenson	<b>#94</b>	5,000
3	 Andersen	<b>#159</b>	5,000
4	 Digi-Key	<b>#171</b>	3,000
5	 RYAN	<b>#176</b>	*
6	JOHNSON BROTHERS	<b>#183</b>	*
7	 RDI	<b>#189</b>	*

\*Data unavailable

*“Minnesota’s vibrancy, innovation, and community-mindedness is exactly why Land O’Lakes, and so many other Fortune 500 companies, are proud to call the Land of 10,000 Lakes home.”*

*– Beth Ford, CEO, Land O’Lakes*

MINNESOTA'S  
LARGEST  
MED TECH  
COMPANIES

# Major Economic Sectors

## BIOSCIENCE & HEALTHCARE

Minnesota is an innovative ecosystem and patent powerhouse for collaborators and partners in research, development, and commercialization across all bioscience sectors. The world-renowned Mayo Clinic and the University of Minnesota are the foundation of the state's bioscience industry. The Mayo Clinic is developing a \$5.6 billion Destination Medical Center in Rochester, Minnesota, where clinical and research advancements will evolve into useful products and therapies. More than 30,000 new jobs will be generated by overall DMC growth. Similarly, the University of Minnesota has developed the Biomedical Discovery District, which houses advanced facilities for basic and translational research.

### MINNESOTA'S BIOSCIENCE INDUSTRY BASE HAS 63,338 JOBS ACROSS SIX HIGHLY DEVELOPED SECTORS

- MEDICAL DEVICES
- BIOMATERIALS/BIOFUELS
- BIOINFORMATICS/DIGITAL HEALTH
- PHARMA/BIOLOGICS
- BIO-AGRICULTURE & FOOD
- ANIMAL SCIENCE

No. 1

Med Tech Jobs Per Capita  
*(Source: orthostreams.com, 2023)*

No. 3

Medical Device  
Patents Per Capita  
*(Source: mn.gov, 2025)*

No. 4

Among Emerging Med  
Tech Markets  
*(Minneapolis/St. Paul)*

3,500+

Healthcare Professionals  
Trained at the University of  
Minnesota

Medtronic

3M

Inspire

MONTERIS  
MEDICAL

Coloplast

miromatrix

smiths medical

CVRx®

HISTOSONICS®

# Twin Cities Major Economic Sectors

## FINANCIAL SERVICES & INSURANCE

Over 152,000 employees in the Minneapolis metropolitan area have occupations in financial services, according to the Minnesota Department of Employment and Economic Development (2025) survey. Companies such as US Bancorp, Ameriprise Financial, Travelers Insurance, Thrivent Financial, Wells Fargo Home Mortgage, and UnitedHealthGroup are headquartered or have a significant employee base in Minnesota, offering services in areas including banking, insurance, securities, and financial investment.



## FOOD SOLUTIONS AND WATER

Minneapolis/St. Paul is home to some of the most renowned food manufacturing companies in the nation with companies including Cargill, General Mills, Land O' Lakes and Schwan's Home Delivery. Minnesota's agricultural sector is the backbone to its strong food processing industries. Companies such as Ecolab and Pentair work in a wide range of water technology areas including hydrofracking, desalination, agriculture, water reuse, water security, filtration, conservation, and waste water treatment, placing Minneapolis-St. Paul ninth in the nation for water-technology related exports.



# Twin Cities Education & Workforce Quality

Minneapolis and St. Paul have a strong economic climate with a highly skilled and educated workforce and among the lowest unemployment rates of the country's large metro areas. U.S. News and World Report ranked Minnesota the fifth best state in the nation, giving it top rankings for opportunity, natural environment, infrastructure, and health care. The state's legendary work ethic — a product of its hardscrabble, pioneer roots — contributes to one of the lowest workplace absenteeism rates in the country.

## TWIN CITIES 4-YEAR COLLEGES & UNIVERSITIES



## MINNESOTA'S EDUCATION RANKINGS

#3

MINNEAPOLIS

Best City for College Grads

(Source: Zumper.com, June 2025)

56,666

Students Enrolled at the University of Minnesota - Twin Cities Campus

(Source: University of Minnesota, 2024-2025)

#2

Most Literate State

(Source: World Population Review, 2025)

58.4%

of the Population Holds an Associates Degree or Higher

(Source: CBRE, 2025)

84.2%

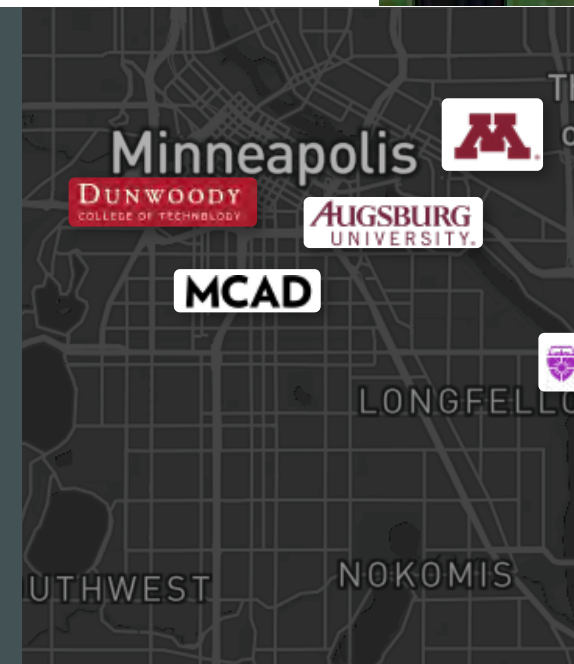
Statewide High School Graduation Rate

(Source: mn.gov, 2025)

#8

Best State for Teachers

(Source: WalletHub, 2025)





## MINNESOTA'S WORKFORCE RANKINGS

#1

MINNEAPOLIS-ST. PAUL  
Best City for Work-Life Balance

*(Source: Coworkingcafe.com, 2025)*

#6

Most Affordable Places to  
Live in the Midwest

*(Source: MotleyFool.com, 2025)*

#6

Highest Labor Force  
Participation in the Nation

*(Source: mn.gov, 2025)*

#1

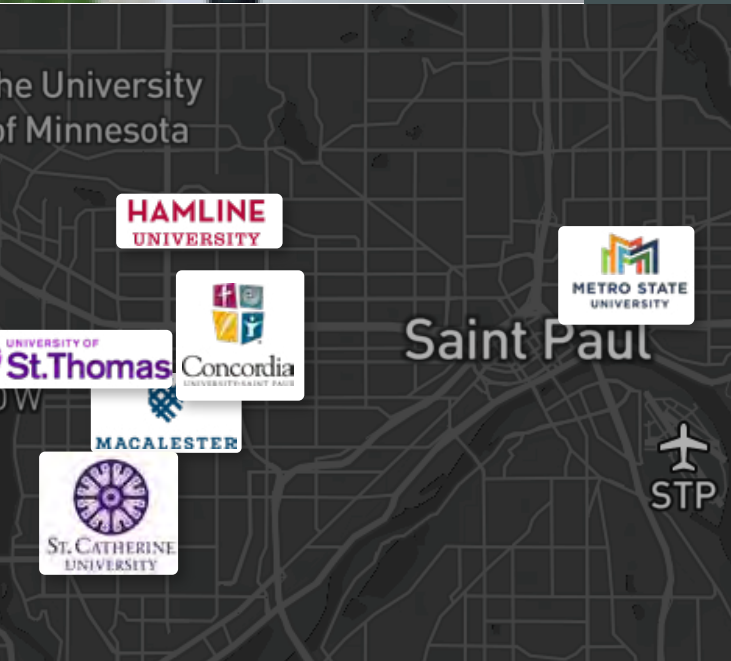
Highest Median Household  
Income in the Midwest

*(Source: U.S. Census Bureau, 2026)*

743

Highest Average Credit Score in the  
Nation for 12 Consecutive Years

*(Source: U.S. Experian, 2025)*



## HIGH-TECH LABOR GROWTH

27%

Growth Rate in Tech Jobs Since 2021

#18

Net Tech Employment Ranking

10.5%

Growth of Tech Occupation Jobs Estimated by 2033

3.8%

Tech Talent Jobs as Percent of Total Jobs

# Transportation and Infrastructure



The main metropolitan area is encircled by the Interstate 694/494 loop which is bisected by Interstate 94/394 running East/West and Interstates 35W and 35E running North/South. It is served by the Minneapolis / St. Paul International Airport (MSP), which has been recognized for the eighth time in the last nine years as the Best Airport in North America by J.D. Power (2025).

The Metropolitan Council's "2040 Transportation Policy Plan" includes an integrated transportation system that will interface multiple forms of transportation including Light Rail Transit (LRT), Commuter Rail, and Bus Transit.

## #1 BEST AIRPORT IN NORTH AMERICA

### MSP-INTERNATIONAL

in its Size Category, Based on Traveler Feedback

*(Source: J.D. Power, 2025)*

## #9

National Market for Growth in  
Transit-Accessible Jobs

## #2

Most Accessible Metro Area in the U.S.

*(Source: Forbes, 2025)*

## #2

Largest Delta  
Airlines Hub

## 36M

Annual Passengers

## \$546M

in State and Local Taxes

## \$21.3B

in Economic Activity

## 19<sup>th</sup>

Busiest Airport  
in the US



## MINNESOTA'S INFRASTRUCTURE RANKINGS

## #4

Infrastructure in the U.S.

*(Source: MN Dept of Employment & Economic Development, July 2025)*

## #3

State for Transportation in the U.S.

*(Source: U.S. News & World Report, 2025)*

## #4

Shortest Commute Time Among Top 30 U.S. Metros

*(Source: MN DEED, 2025)*





## **AFFILIATED BUSINESS DISCLOSURE**

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## **CONFIDENTIALITY AGREEMENT**

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## **DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

©2026 CBRE, Inc. All Rights Reserved.

# 50 & 74

LOWRY AVE

# 111

33RD AVE N

## C O N T A C T S

### **Myles Harnden**

First Vice President

+1 952 924 4632

[myles.harnden@cbre.com](mailto:myles.harnden@cbre.com)

### **Hunter Weir**

Senior Associate

+1 843 422 0660

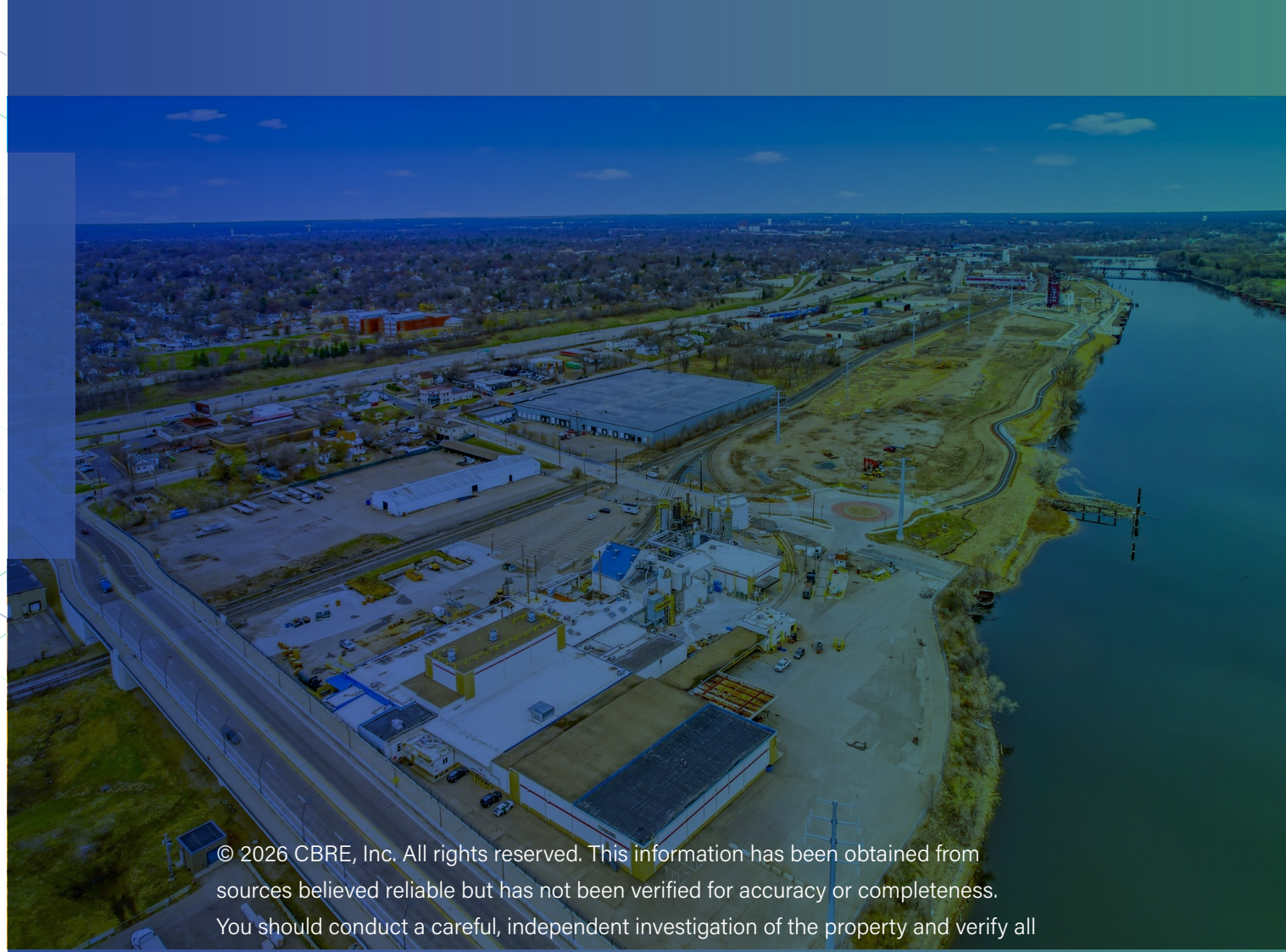
[hunter.weir@cbre.com](mailto:hunter.weir@cbre.com)

### **Jack Perrill**

Associate

+1 612 369 5277

[jack.perrill@cbre.com](mailto:jack.perrill@cbre.com)



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.