



600 Cardigan Road | Shoreview, MN

Light manufacturing industrial building available **for sale**

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600 Cardigan Road | Shoreview, MN

600 Cardigan Road offers a rare opportunity to acquire a **36,490 SF standalone industrial/manufacturing facility** situated on approximately **3.0 acres** in the desirable North Metro market of Shoreview, Minnesota. Located **just minutes from I-694 and I-35E**, the property provides excellent access throughout the Twin Cities metropolitan area.

The facility features **flexible loading, ample power, and a large site** capable of supporting expansion, outdoor storage, fleet parking, or other operational needs. Its favorable lot-to-building ratio and flexible industrial zoning distinguish the property from competing offerings in the market and provide users with long-term operational flexibility.

Ideal for **manufacturing, contractor/trades, distribution, and cannabis cultivation or processing users**, 600 Cardigan Road offers a combination of functionality, accessibility, and future growth potential that is increasingly difficult to find. For investors, the asset's versatile design, strategic location, and limited competition from comparable properties position it well for sustained tenant demand and long-term value creation.

600 Cardigan Road

Shoreview, MN 55126



Parcel Number	36-30-23-22-0015
Property Type	Industrial / Manufacturing
Lot Size	3.0 Acres (130,636 SF)
Building Area	36,490 SF
Office Area	6,440 SF
Warehouse Area	30,050 SF
Loading	Two (2) Dock Doors Two (2) Grade Level Doors
Clear Height	15'
Sprinkler	Wet System
Power	Heavy, 3-Phase
HVAC	Two (2) RTUs (2001)
Roof	Duro-Last Roof (2008)
Year Built	1977
Zoning	I (Industrial)
Occupancy	Owner-Occupied / Vacant at Closing
Sale Type	Owner / User Opportunity
2026 Property Taxes	\$65,252.00 (\$1.79 PSF)
Asking Price	Contact broker



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Shoreview, MN 55126



Property Highlights



Strategic Twin Cities Access

Just minutes from I-694 and I-35E, the property provides excellent access to the Minneapolis-St. Paul metro area, major transportation corridors, customers, and labor pools.



Rare 3.0-Acre Industrial Site

The approximately 3.0-acre parcel offers a highly desirable lot-to-building ratio, creating opportunities for future expansion, outdoor storage, fleet parking, or operational flexibility.



Functional Manufacturing Infrastructure

The facility is equipped with heavy 3-phase power, a wet sprinkler system, and a combination of dock-high and grade-level loading.



Flexible Industrial Zoning

The property's Industrial (I) zoning supports a broad range of industrial and business uses, enhancing long-term utility and appeal to a diverse buyer pool, including manufacturing, trade service, logistics, and specialty industrial operators.



Outdoor Storage & IOS Potential

Unlike many competing industrial properties, 600 Cardigan Road offers Industrial Outdoor Storage (IOS) potential, a highly sought-after feature that can create significant operational and investment value.



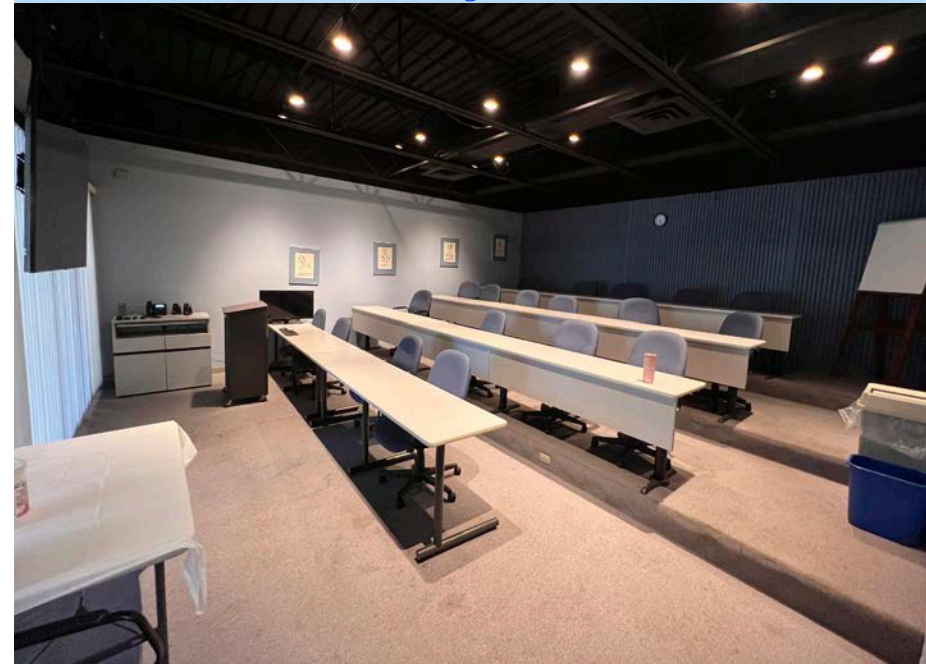
Scarce Owner-User / Investment Opportunity

With limited comparable industrial properties in the 25,000-50,000 SF range, this asset offers a strong opportunity for owner-users and investors due to its standalone presence, excess land, flexible use, and strategic location.

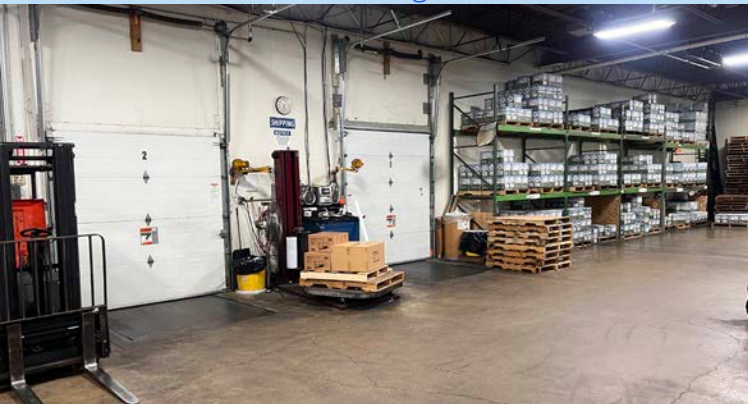
Lab Space



Training Room



Loading



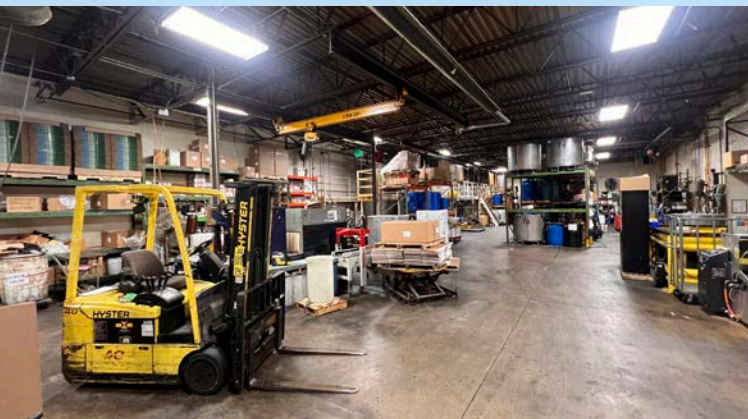
Outside Storage



Kitchenette



Warehouse



Lobby



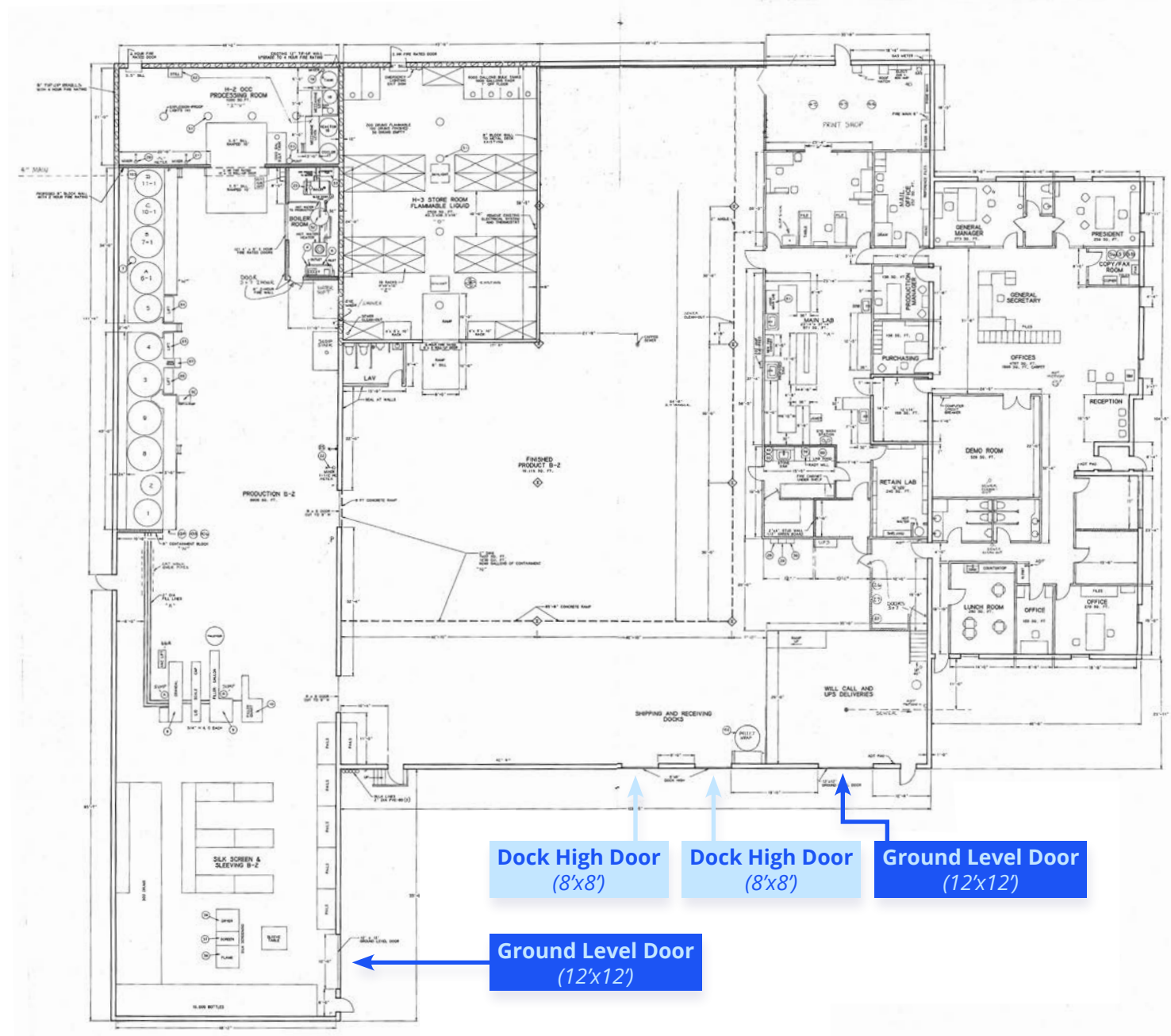
Office



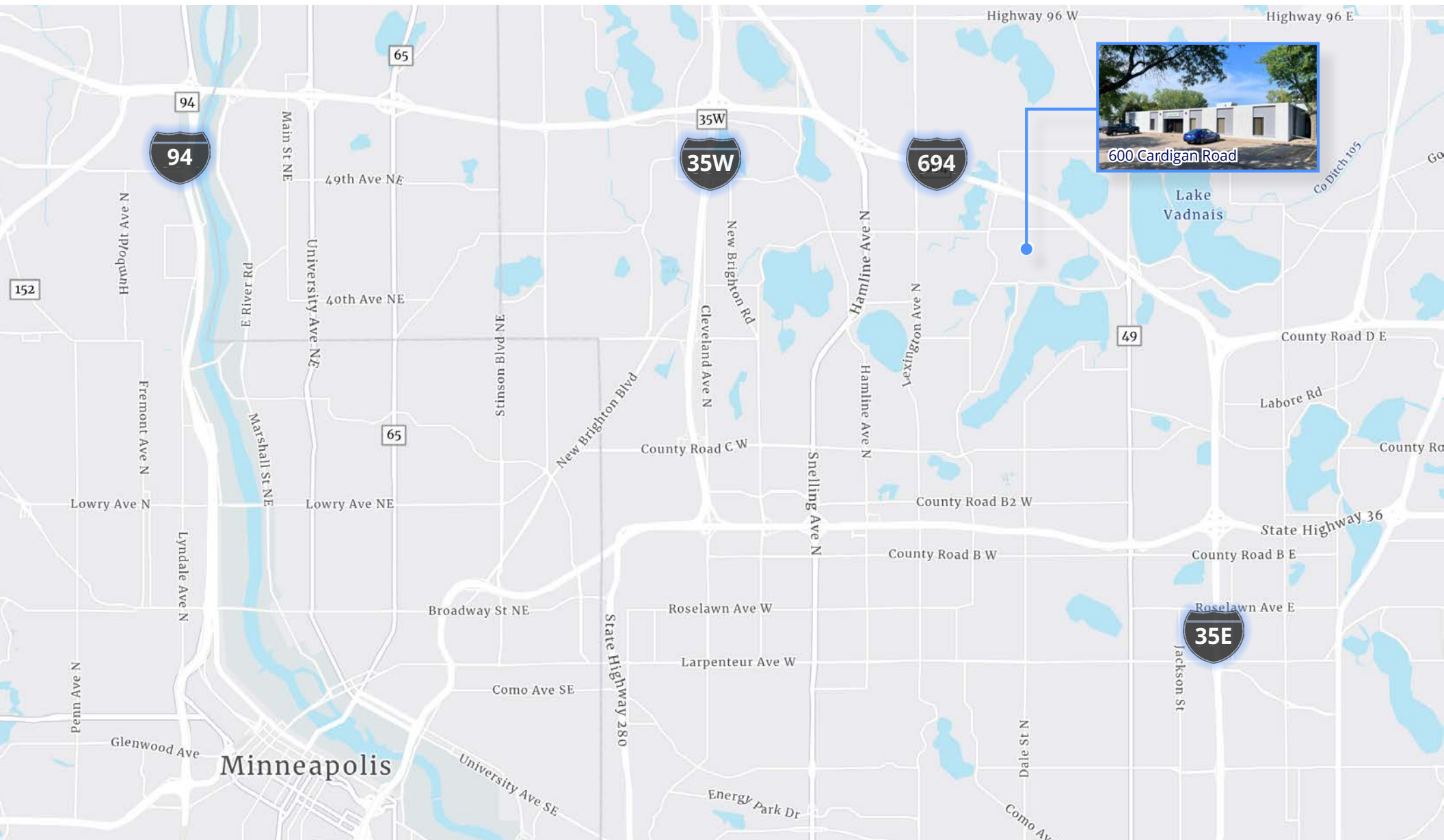
Site Aerial



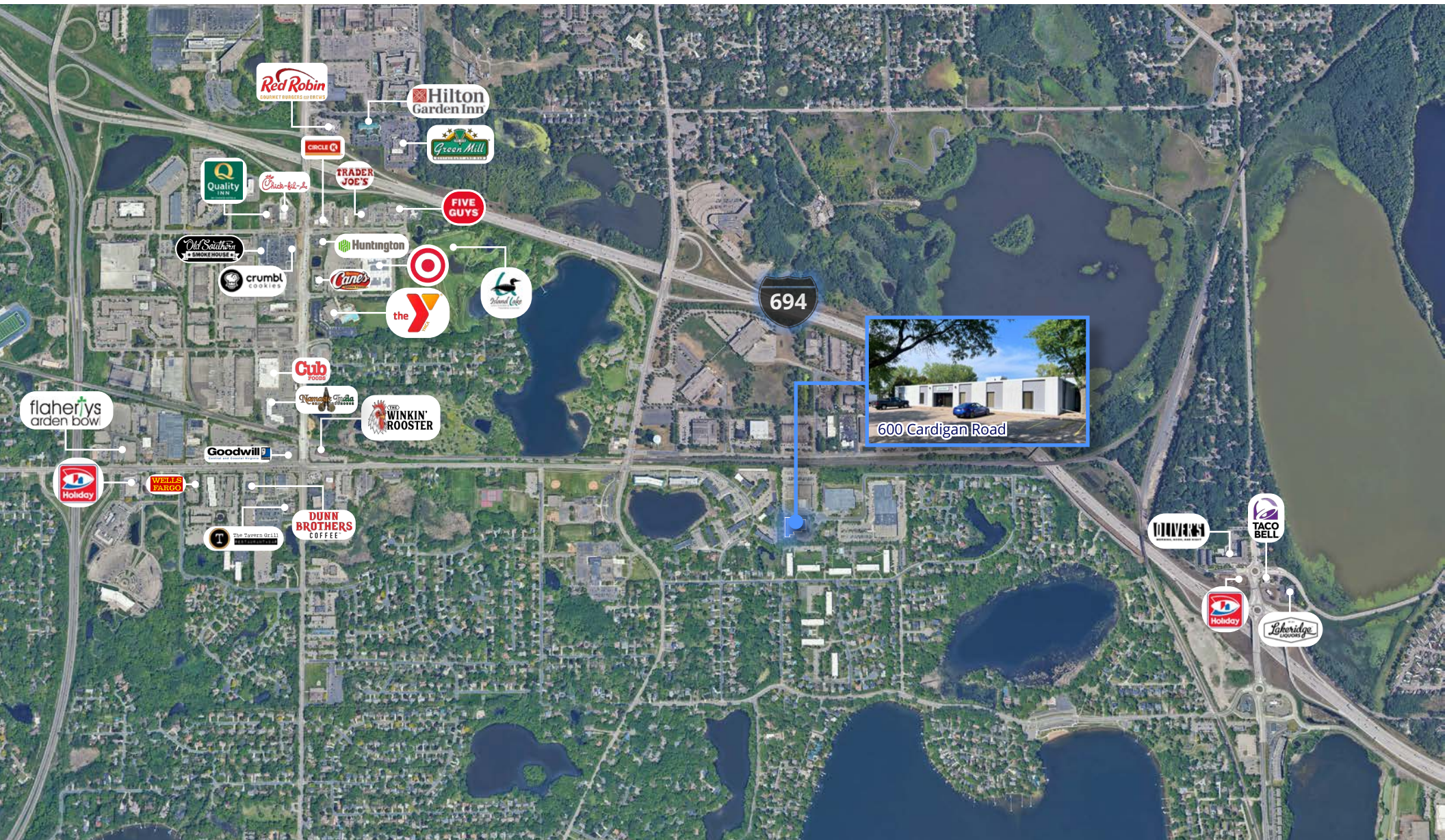
Floor Plan



Area Map



Nearby Amenities





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