

3401 NE Spring Street

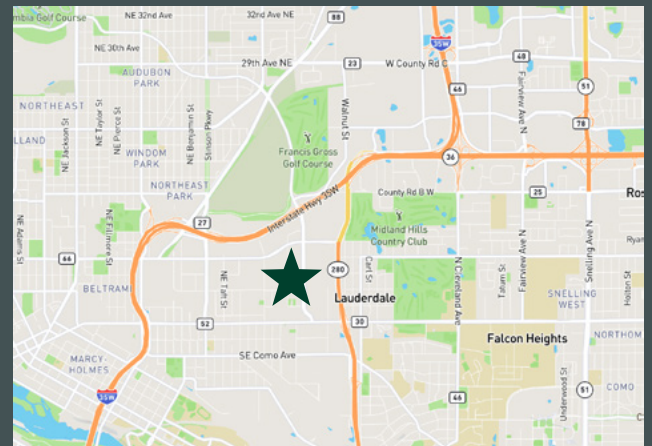
Minneapolis, MN 55413

34,848 SF Available



Property Features

- + Stand-alone opportunity in the heart of the Mid-City Industrial Park
- + Central metro location offering outstanding freeway access to I-35W, Hwy. 280, Hwy. 36 and I-94
- + Lease Rates: \$6.50 PSF Warehouse
\$12.00 PSF Office
- + Sale Price: \$4,356,000 or \$125 PSF
- + 2026 Real Estate Tax: \$105,839.52
- + Immediate Availability



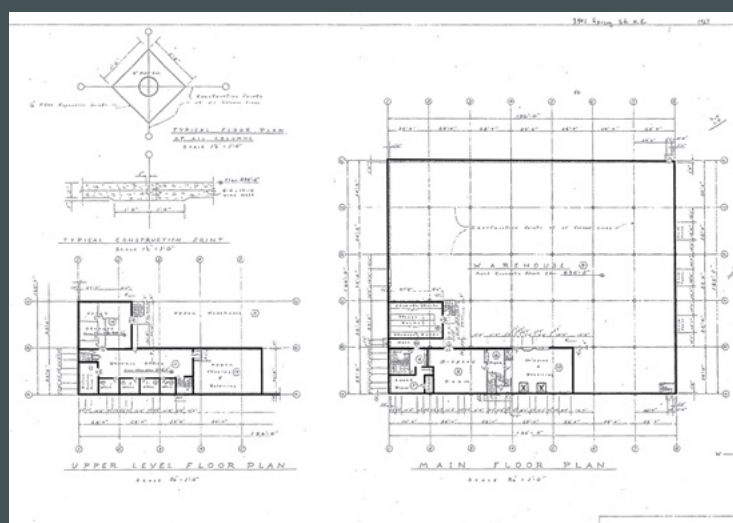
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For Sale or Lease

Building Attributes

- + Building Size: 34,848 SF Total
28,675 SF Warehouse
2,688 SF Main Level Office
3,488 SF Mezz. Office
- + Year Built: 1968
- + 2 Story office - mix of open bullpen with perimeter private offices
- + Breakroom
- + 4 Restrooms (main floor and mezz.)
- + Warehouse Mezzanine: 1,800 SF (not included in Total SF)
- Metal pan, wood floor construction (removable)
- + Loading: 3 dock high doors
(8' x 12', 2 levelers, bumpers, awning)

1 drive-in door (12' x 14')
- + Power: 400 Amp / 480 Volt / 3 Phase
- + Column Spacing: 31.75' x 27.5'
- + Clear Height: 18'
- + Fully Sprinkled
- + Skylights throughout
- + Industrial scale
- + Comcast Fiber
- + Excess green space available for building expansion, parking lot expansion or outdoor storage
- + Zoning: I-2, medium industrial district



Contact Us

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