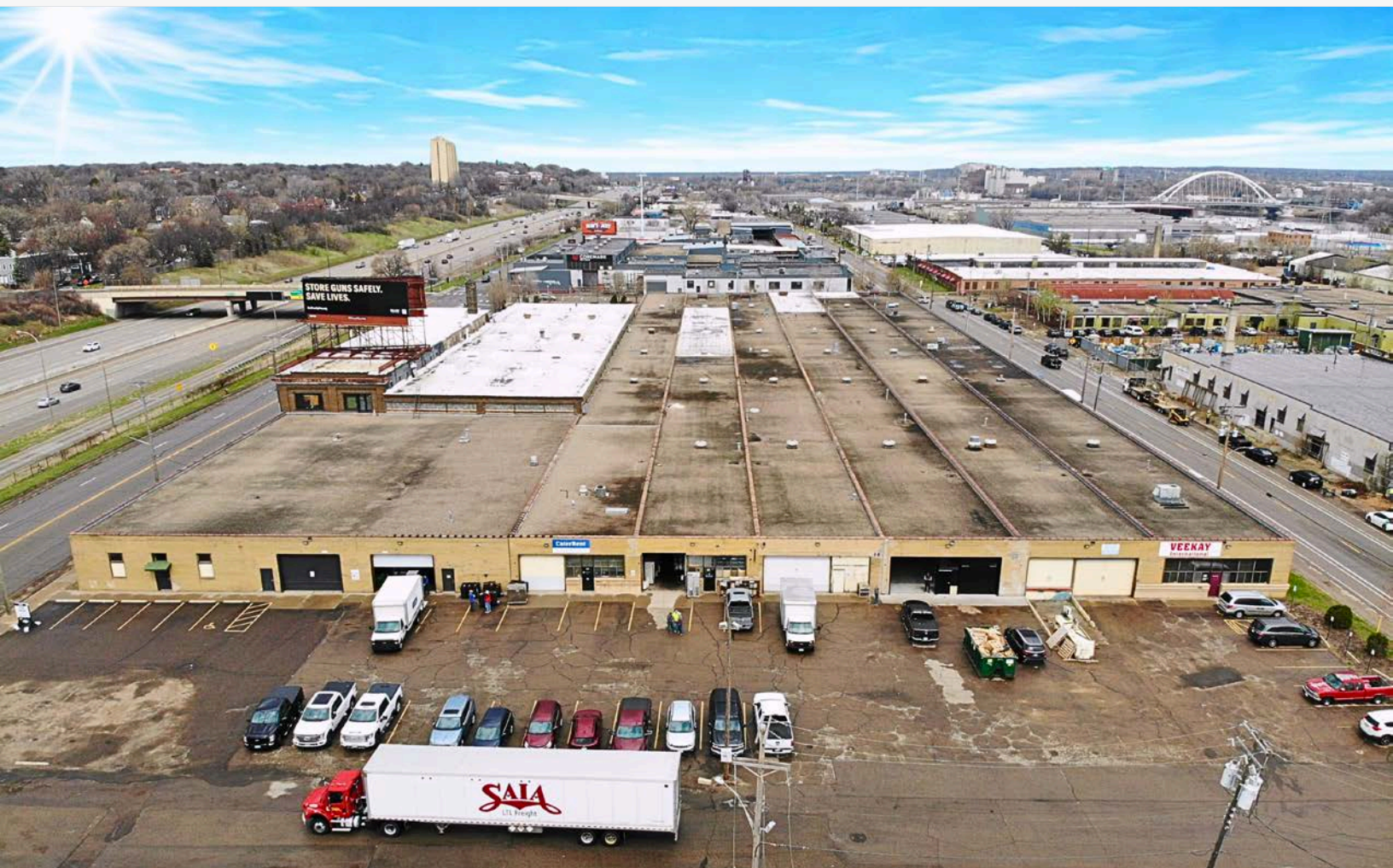


FOR LEASE

STACK
INDUSTRIAL PARTNERS

NORTHSIDE STATION

2450-2560 Washington Ave N
Minneapolis, MN 55411



CHRIS WEIRENS

chris.weirens@stackindustrial.com
651-373-9641

ALEX BARON, SIOR

alex.baron@stackindustrial.com
763-226-3476

JON RAUSCH

jon.rausch@cushwake.com
612-685-8288

PROPERTY HIGHLIGHTS



Ideal for auto uses, warehouse, and fleet service/last mile distribution



Easy access to downtown Minneapolis and I-94



Excellent visibility from I-94



Potential for 10,000 SF of yard space



PROPERTY OVERVIEW

General Building Information

Total Square Footage

182,014 SF

Year Built

1953

Parcel Size

5.72 Acres

Zoning

PR2 Production & Processing

Sprinklers

Entire building to be equipped with a new sprinkler system

IOS/Yard

Potential for up to 10,000 SF of yard space

Vacancy Specifications

Vacancy Size

Multiple size options available, ranging from 10,000 - 80,000 SF

Available Date

Now

North Side Loading

3 Drive-Ins (drive-thru loading)
*Ability to add more loading

South Side Loading

1 Dock Door | 5 Drive-Ins (drive-thru loading)
*Ability to add more loading

Clear Height

13'

Power

Building has up to 1,800 amps available

Lease Details

Lease Rate

Negotiable

CAM/Tax (2026)

\$3.11 PSF

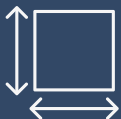
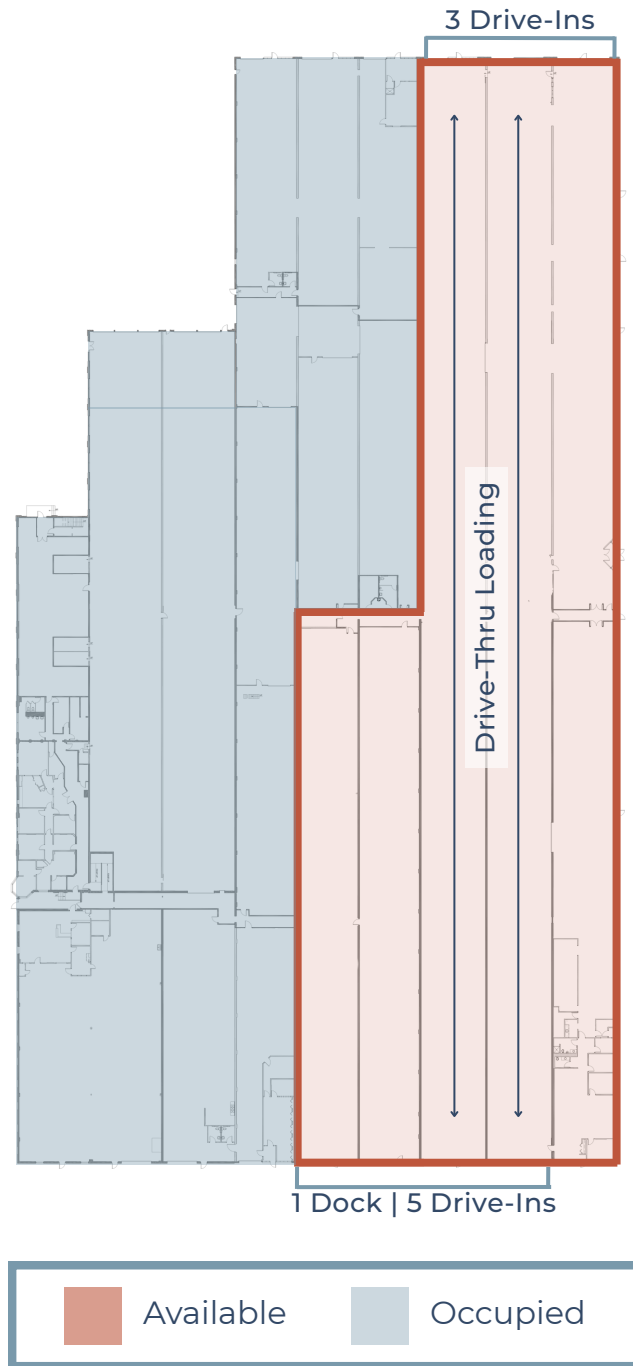
AERIAL OVERVIEW



Mississippi River



AVAILABLE SPACE



10,000-80,000 SF
Total SF Available

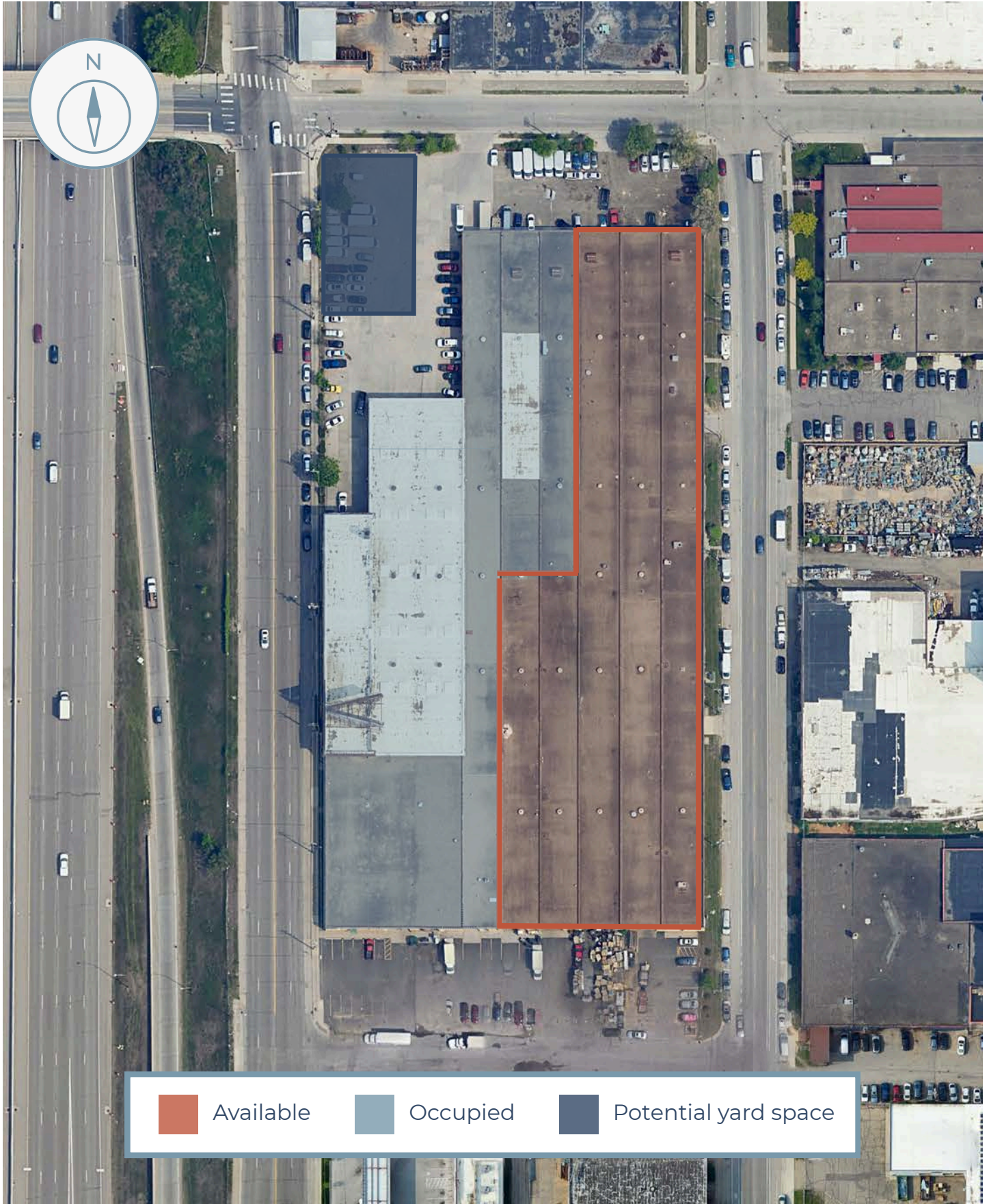


3 Drive-Ins
North Side Loading



1 Dock | 5 Drive-Ins
South Side Loading

PROPERTY AERIAL



Available

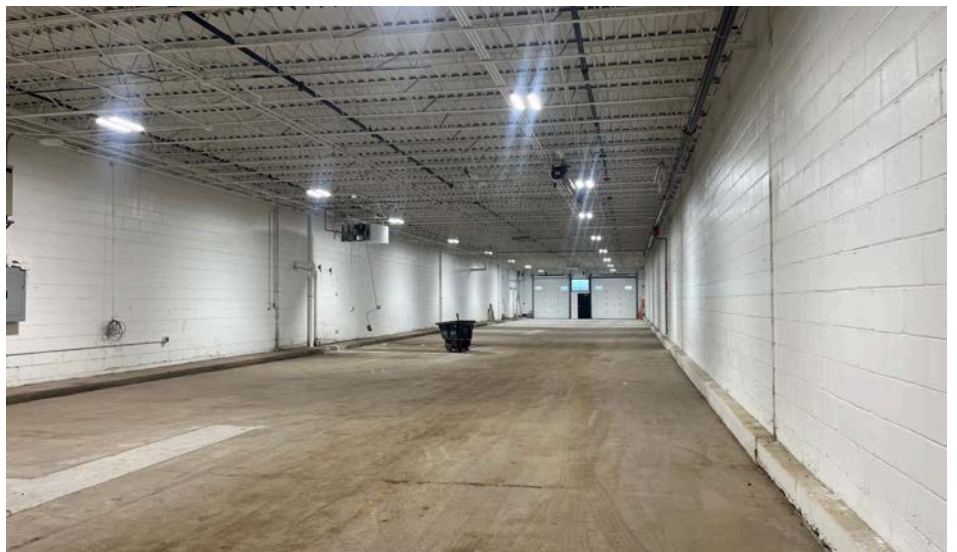
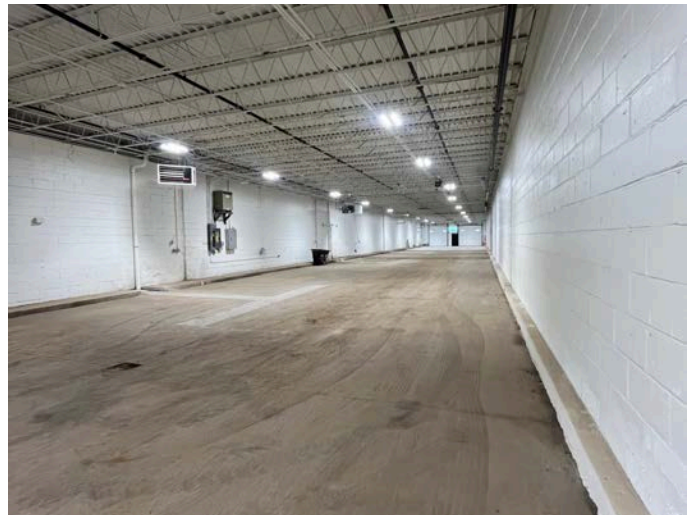
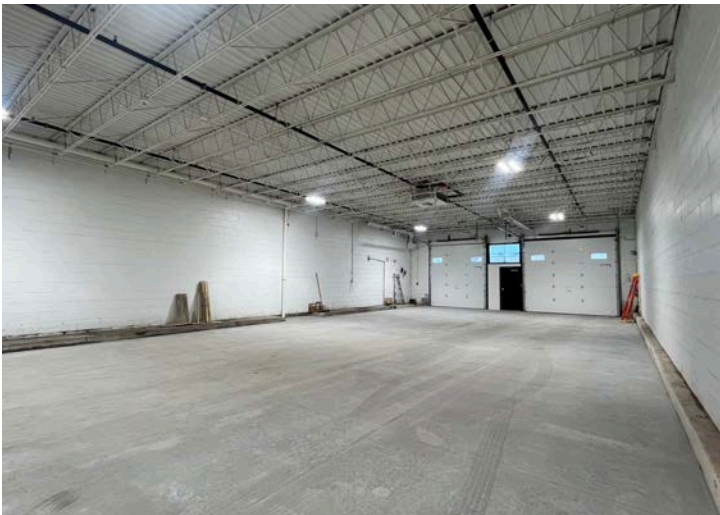


Occupied



Potential yard space

PROPERTY IMAGES



LOCATION & ACCESS



2.3 miles

distance to
downtown
Minneapolis

7 mins

drive time to
the North Loop

200+

restaurants in
2-mile radius

25+

entertainment
venues in
2-mile radius

Chris Weirens

chris.weirens@stackindustrial.com

651-373-9641

Alex Baron, SIOR

alex.baron@stackindustrial.com

763-226-3476

stackindustrial.com 

STACK
INDUSTRIAL PARTNERS