

FOR LEASE

**STACK**  
INDUSTRIAL PARTNERS

# 3003 PACIFIC STREET N

MINNEAPOLIS, MN 55411  
AVAILABLE W/ 90 DAY NOTICE



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# PROPERTY OVERVIEW

## 3003 Pacific St N, Minneapolis, MN

3003 Pacific St in Minneapolis offers 105,128 square feet of versatile industrial space with ample loading docks, new air conditioning in the north end of building, and a strong 3,000 amp power supply. The building provides efficient workflow for manufacturing, warehousing, or distribution. Its convenient Minneapolis location ensures excellent access to major highways, labor, and transportation routes, making it a reliable and well-equipped option for growing industrial operations.

### General Building Information

**Year Built**  
1953

**Construction Type**  
Masonry

**Zoning**  
PR-1 (Production Mixed-Use)

**Building Ownership**  
Litin Family Partnership

### Building Specifications

**Total Square Footage**  
105,128 SF

**Parcel Size**  
2.92 acres

**Office Size**  
Approx. 15,000 SF (3 stories)

**Warehouse Size**  
Approx. 90,128 SF

**Loading**  
5 Internal docks w/ levelers (36' x 38')  
8 External docks w/ levelers  
1 External docks w/ no levelers

**Clear Height**  
16'

**Climate Control**  
North end new A/C - 16-fan unit

**Parking**  
55 Stalls

**Roof Age**  
Varies

**Electric Capacity**  
3,000 amps, 250v

**Rail**  
Adjacent to CPKC Rail

**Columns**  
28' x 20'

**Sprinklers**  
100% Sprinkled (wet & dry)

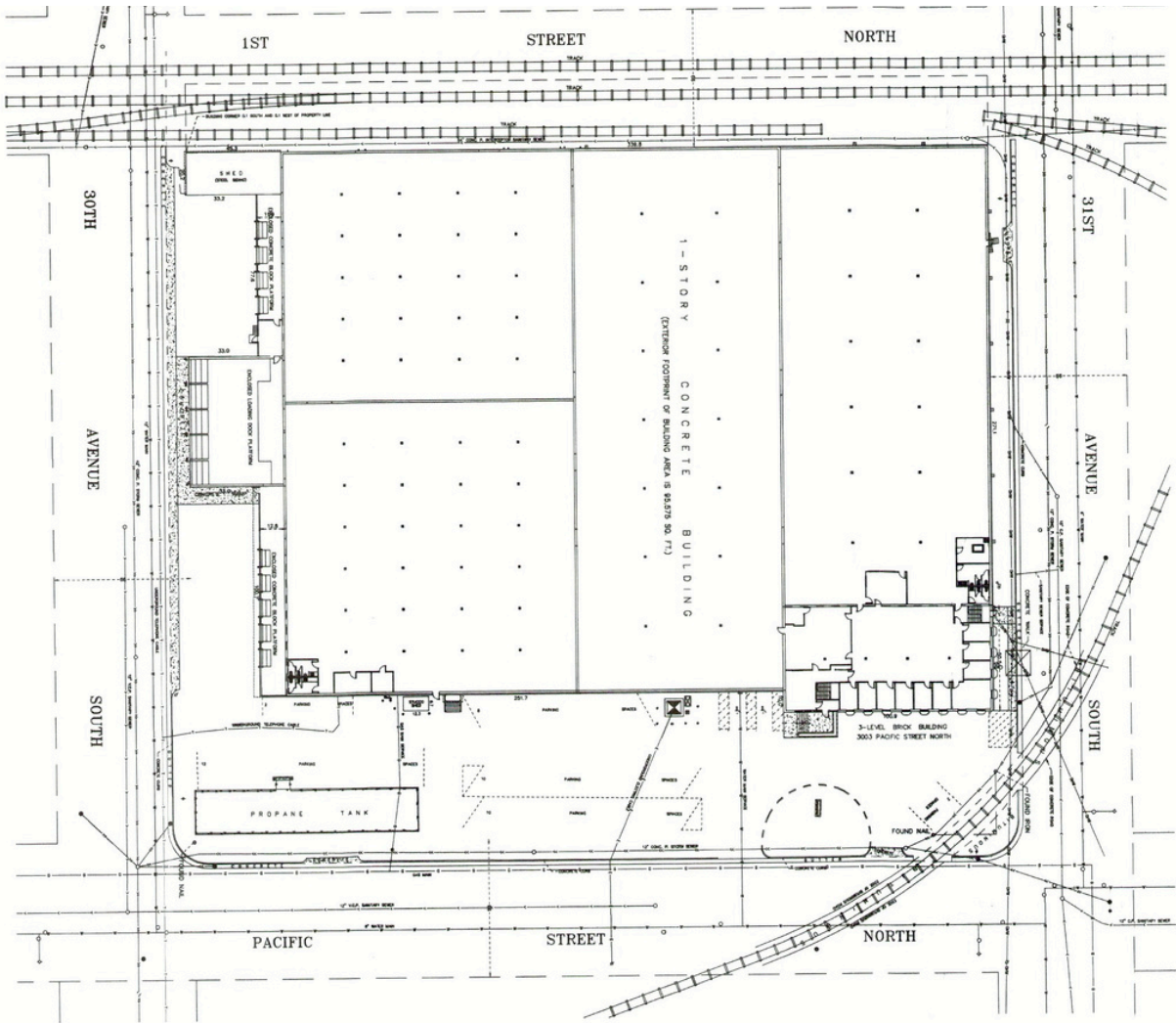
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### Lease Details

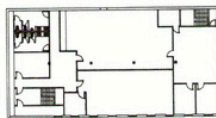
**Lease Rate**  
\$5.25 PSF

**Property Taxes (2026)**  
\$1.96 PSF

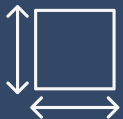
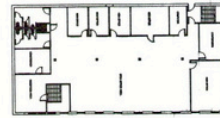
# SITE PLAN



Lower Level Office



Upper Level Office



105,128 SF  
Total

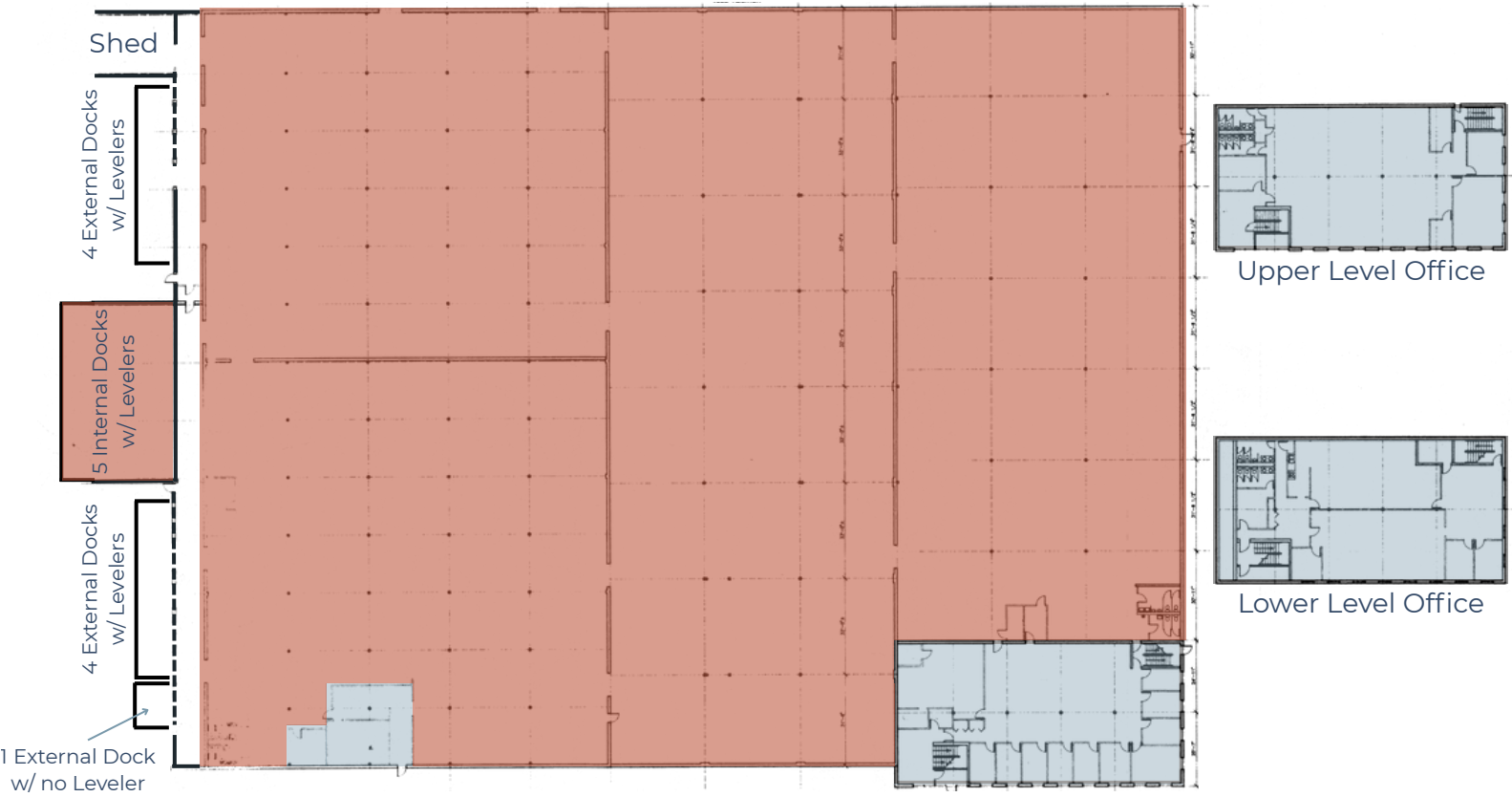


15,000 SF  
Office



90,128 SF  
Warehouse

# AVAILABLE SPACE



  
105,128 SF  
Total

  
15,000 SF  
Office

  
90,128 SF  
Warehouse

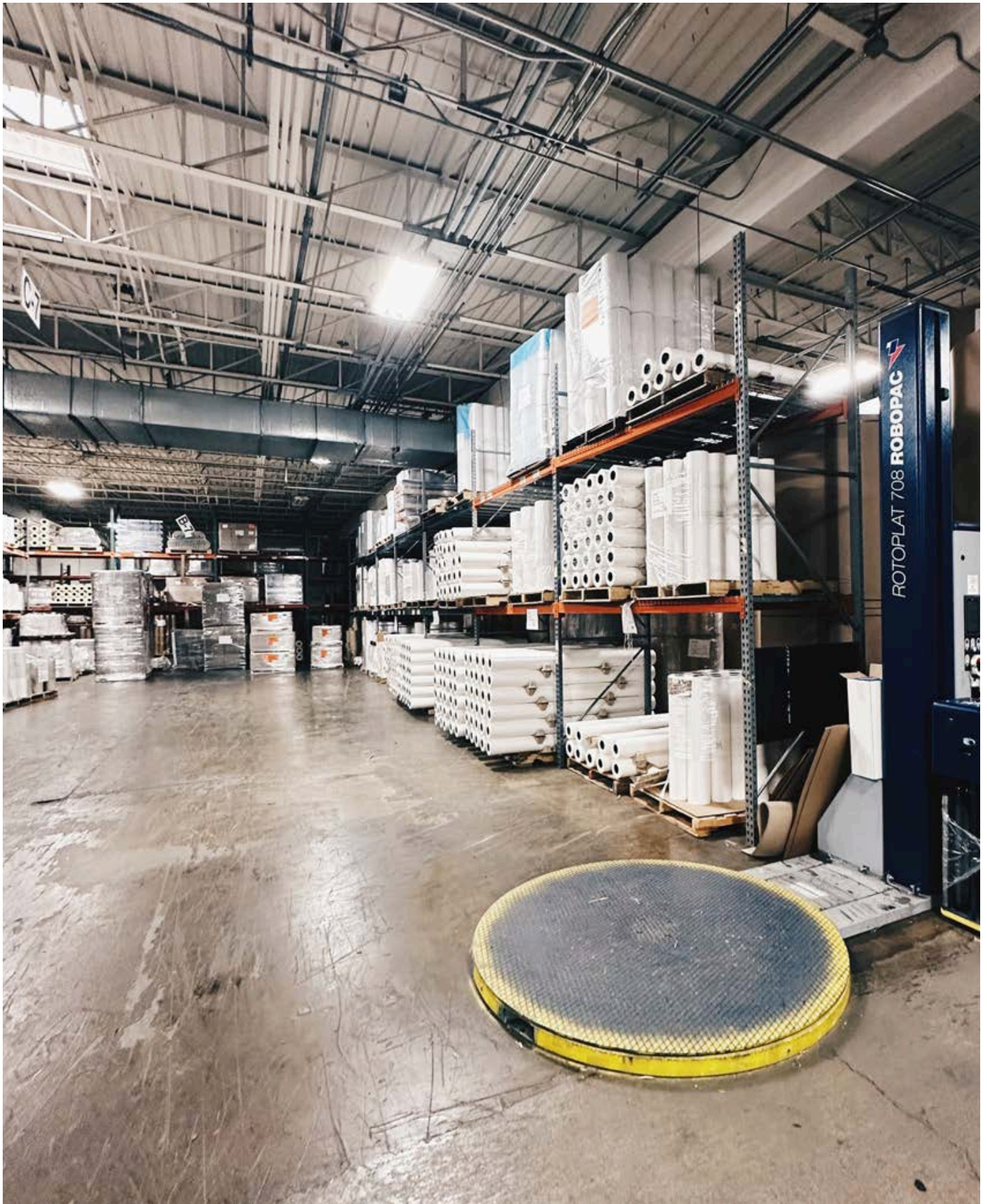
# PROPERTY IMAGES



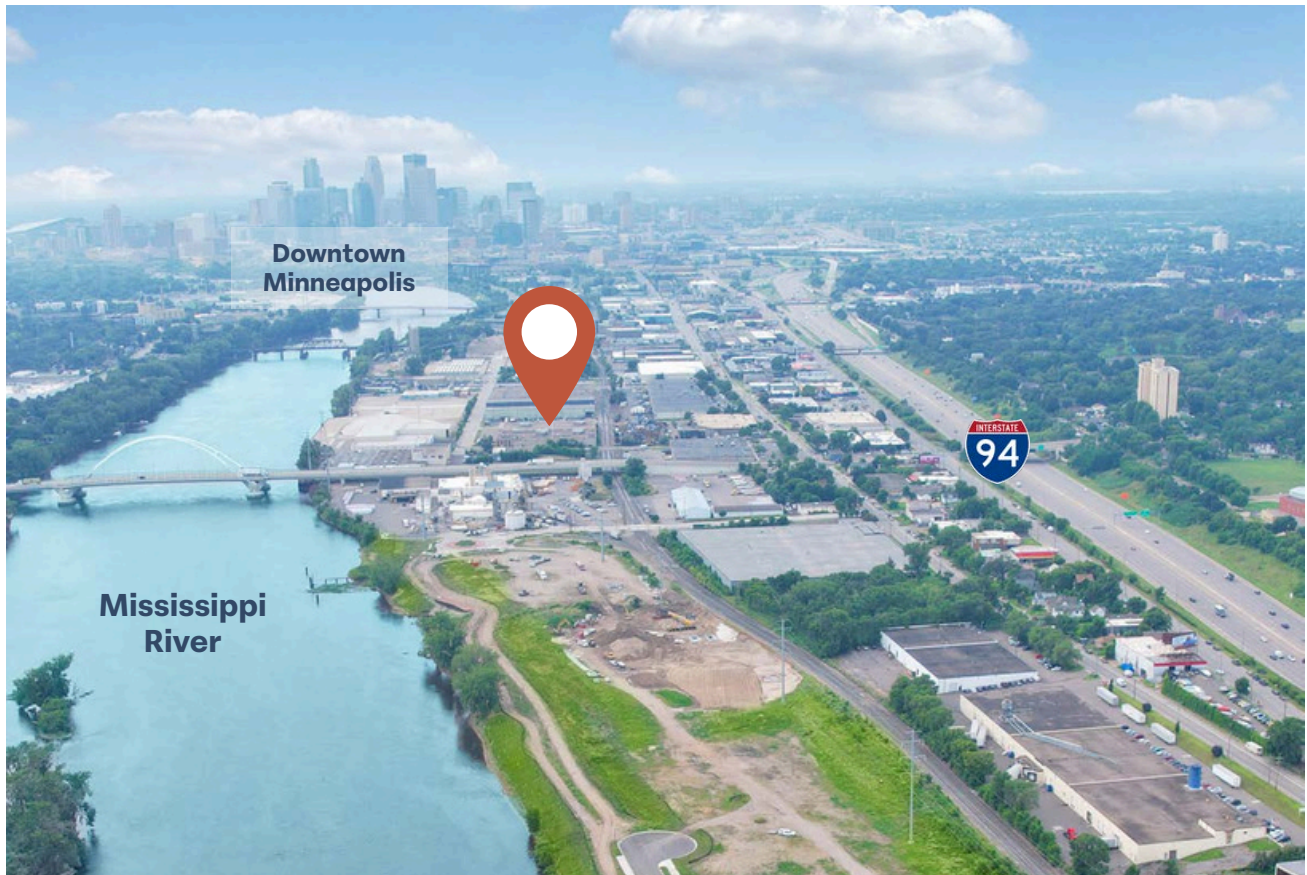
# PROPERTY AERIAL



# WAREHOUSE PHOTO



# LOCATION & AMENITIES



**704**

**Restaurants within 5 miles**

The Sample Room  
Broken Clock Brewing  
Diane's place  
Bar La Grassa  
Spyhouse Coffee  
Pryes Brewing Company  
The Freehouse  
NOLO's Kitchen & Bar  
Grace Provisions + Liberations  
The 1029 Bar



**788**

**Retail Shops within 5 miles**

NAPA Auto Parts  
Cub Foods  
AutoZone Auto Parts  
The Foundry Home Goods  
Whole Foods Market  
Target  
Parc Shop  
The Golden Pearl Vintage  
Walgreens  
Holiday

# HIGHWAY ACCESS



## Strategic Central Location with Seamless Highway Access

**2 Minutes**

Interstate 94

**5 Minutes**

Downtown Minneapolis  
Interstate 394  
Interstate 694

**20 Minutes**

Mall Of America  
MSP International Airport  
Downtown St. Paul

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