

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)

PID

10.029.24.31.0076

Lease Details

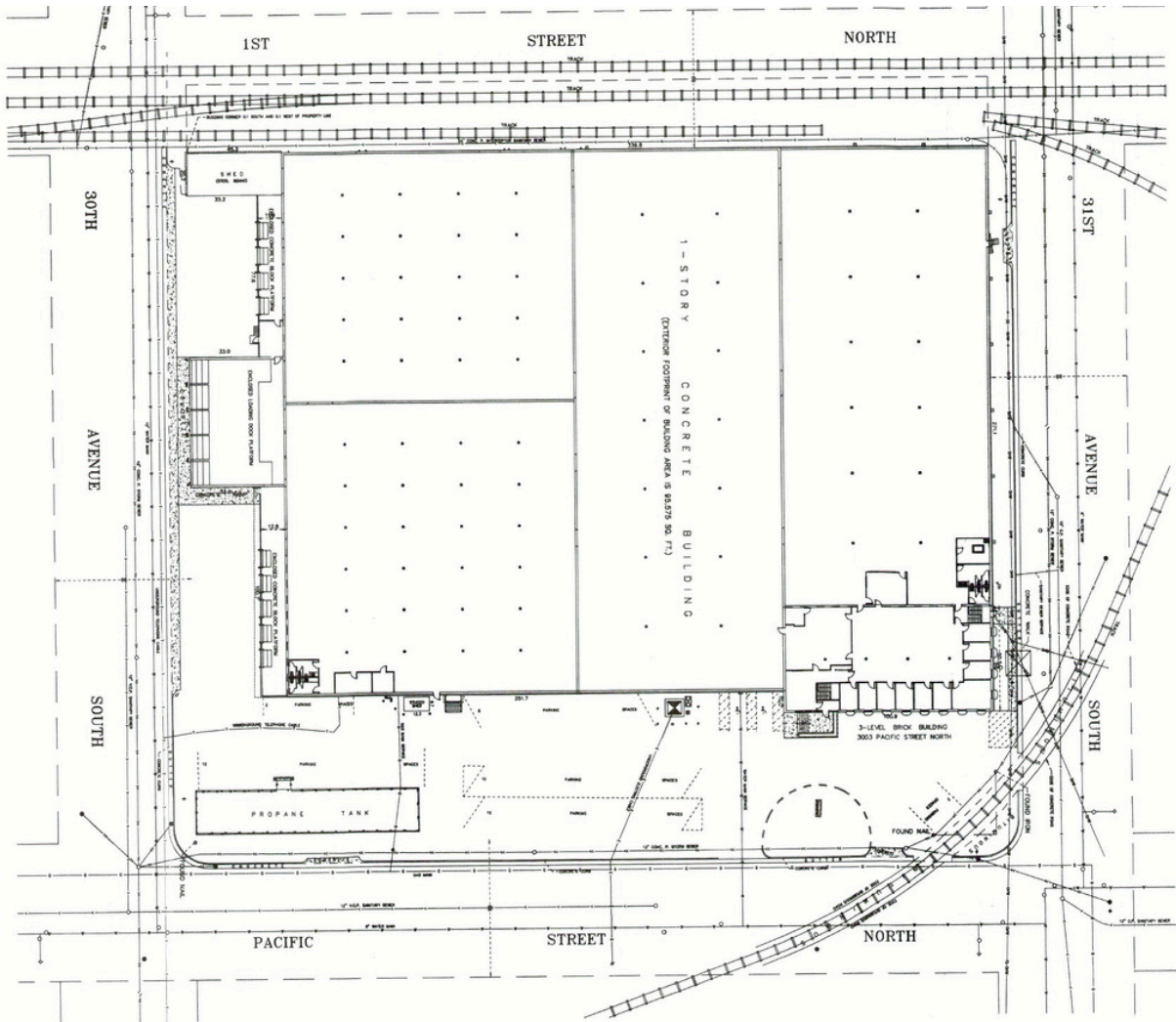
Lease Rate

\$5.25 PSF

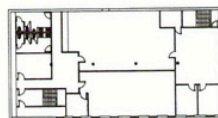
Property Taxes (2026)

\$1.96 PSF

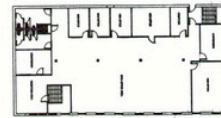
SITE PLAN



Lower Level Office



Upper Level Office



105,128 SF
Total

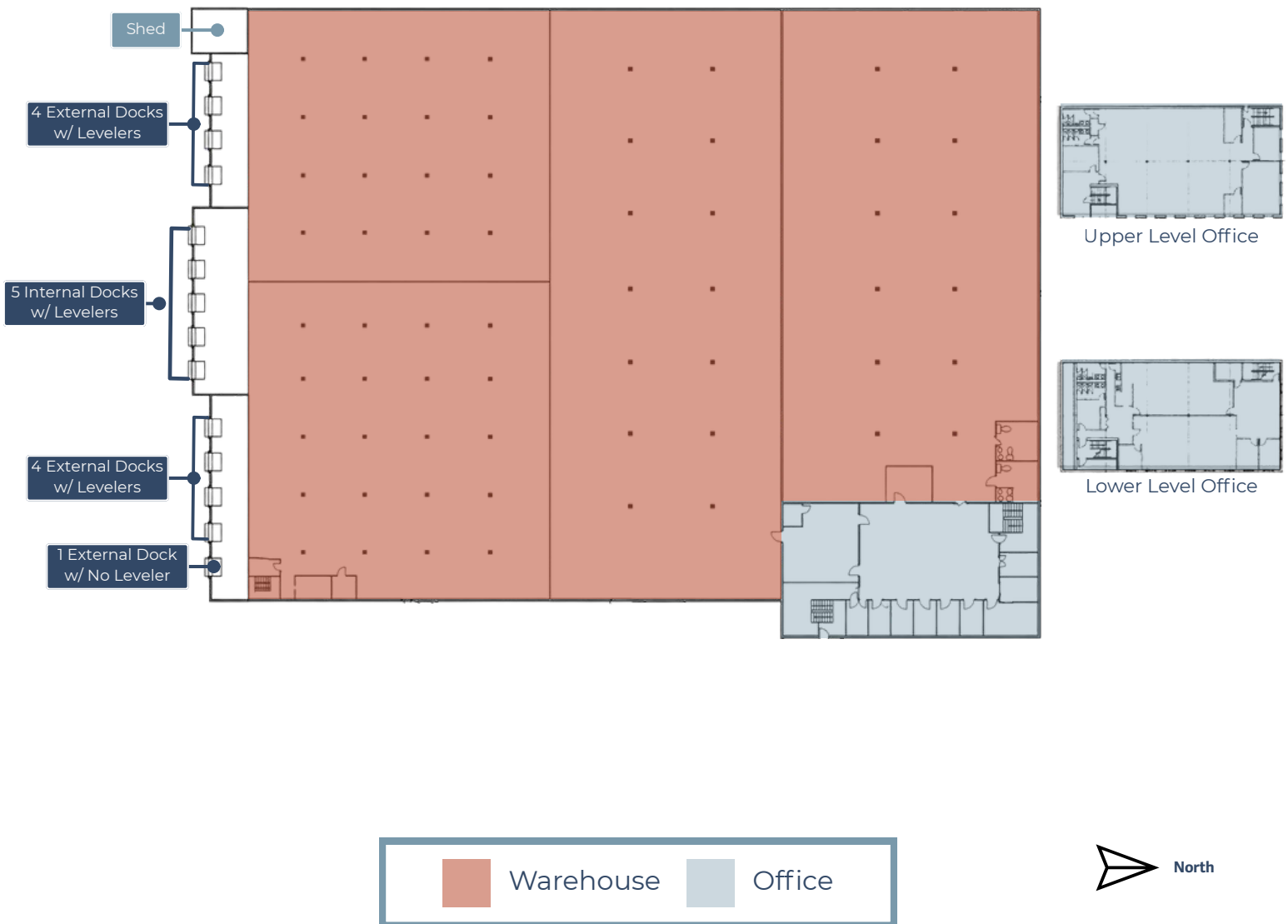


15,000 SF
Office



90,128 SF
Warehouse

AVAILABLE SPACE




105,128 SF
Total


15,000 SF
Office


90,128 SF
Warehouse

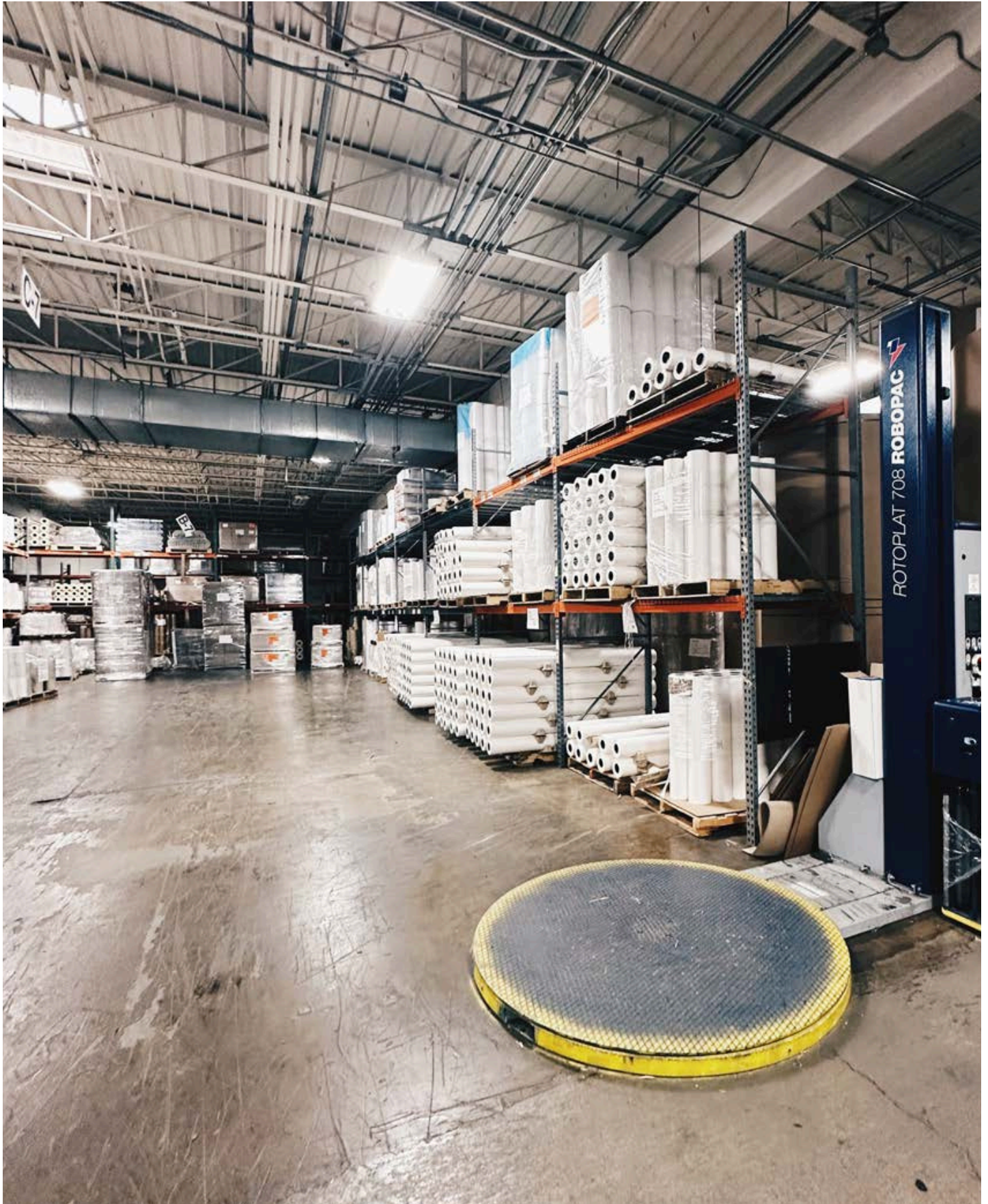
PROPERTY IMAGES



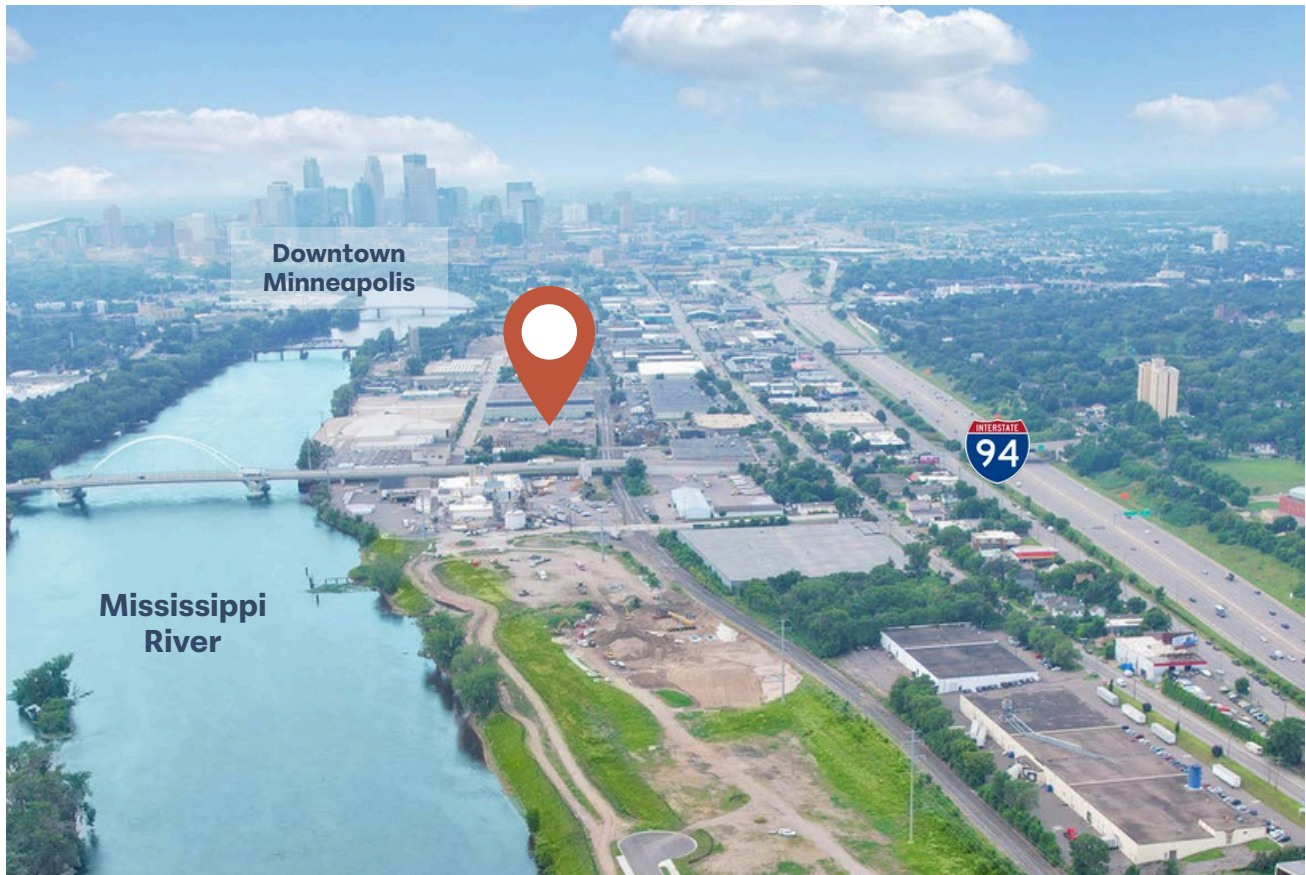
PROPERTY AERIAL



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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