

# 2821-2825 E Hennepin Ave



## For Sale

An interesting building constructed in 1928. Large open sections of warehouse space with various bridge cranes. Plenty of natural light in the warehouse. Rail door and spur. Office area of approximately 2,500 SF. Building sits on approximately 23,800 SF of land (tight). Interior loading dock off of E Hennepin. Various possibilities abound.

### Location

**2821-2825 E Hennepin Ave**

Minneapolis, MN 55413

Park/Complex Name:

Market: Minneapolis

Cross Streets:

Submarket: non-CBD

### Listing Summary

|           |                    |          |
|-----------|--------------------|----------|
| Price     | \$1,150,000        | Income   |
| Price/SF  | \$59.54 /SF        | Cap Rate |
| Sale Type | Inv. or Owner/User |          |

### Property Description

|               |           |                |                  |                |           |       |     |
|---------------|-----------|----------------|------------------|----------------|-----------|-------|-----|
| Building Size | 19,313 SF | Owner Occupied | Lot Size         | 0.59 Ac.       | Sprinkler |       |     |
| Office SF     | 2,885 SF  | Tenancy        | Single-Tenant    | Yard           | Yes       | HVAC  | Yes |
| Status        | Existing  | Clear Height   | 12.00 - 20.00 ft | Rail           | Yes       | Amps  | 800 |
| Year Built    | 1928      | Dock Doors     | 1                | Column Spacing |           | Volts |     |
| Parking Ratio |           | Drive-In Doors | 1                | Crane          | Yes       | Phase | 3   |

### Available Suites

| Unit | SF Avail | Min Div | Max Contig | Rate | Available | Office SF | Docks | Drive-Ins | Clr Ht |
|------|----------|---------|------------|------|-----------|-----------|-------|-----------|--------|
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### Judd Commercial Properties LLC

Brian Fulford

(651) 646-6845



JUDD COMMERCIAL PROPERTIES, LLC.



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|------|----------|---------|------------|---------------------|-----------|-----------|-------|-----------|--------|
|      | 19,313   | 19,313  | 19,313     | \$4.00 - \$8.00 NNN | Now       | 2,885     | 1     | 1         | 12.00  |

Comments: Great E Hennepin Avenue location. On bus line. 3 ton and 2 ton cranes. On rail. Nice open warehouse layout. Interior dock area with floor drain and dock leveler. Call Brian Fulford for more information - 651.646.6845 tel.

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