



2633

Minnehaha Ave

Minneapolis, MN

78,500 SF Available for Sublease

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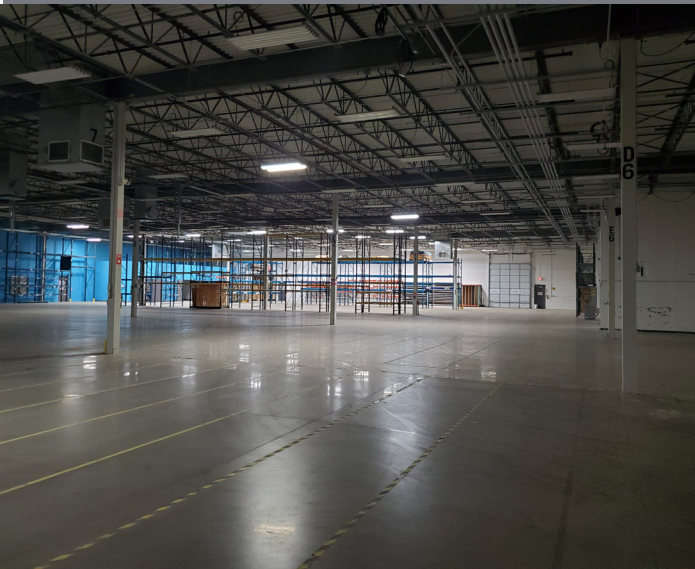
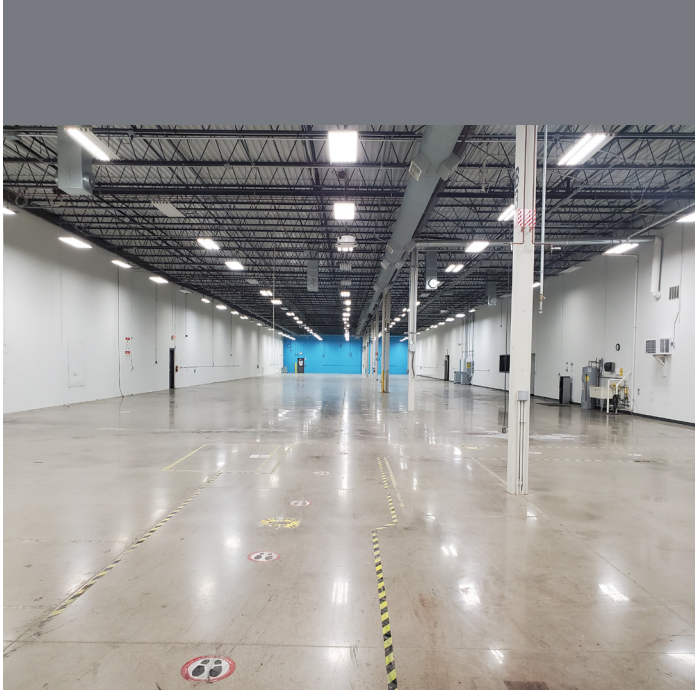
Property highlights

78,500 SF sublease offering, featuring a fully air-conditioned warehouse space, ample power, and easy access to Hwy 55 and I-94

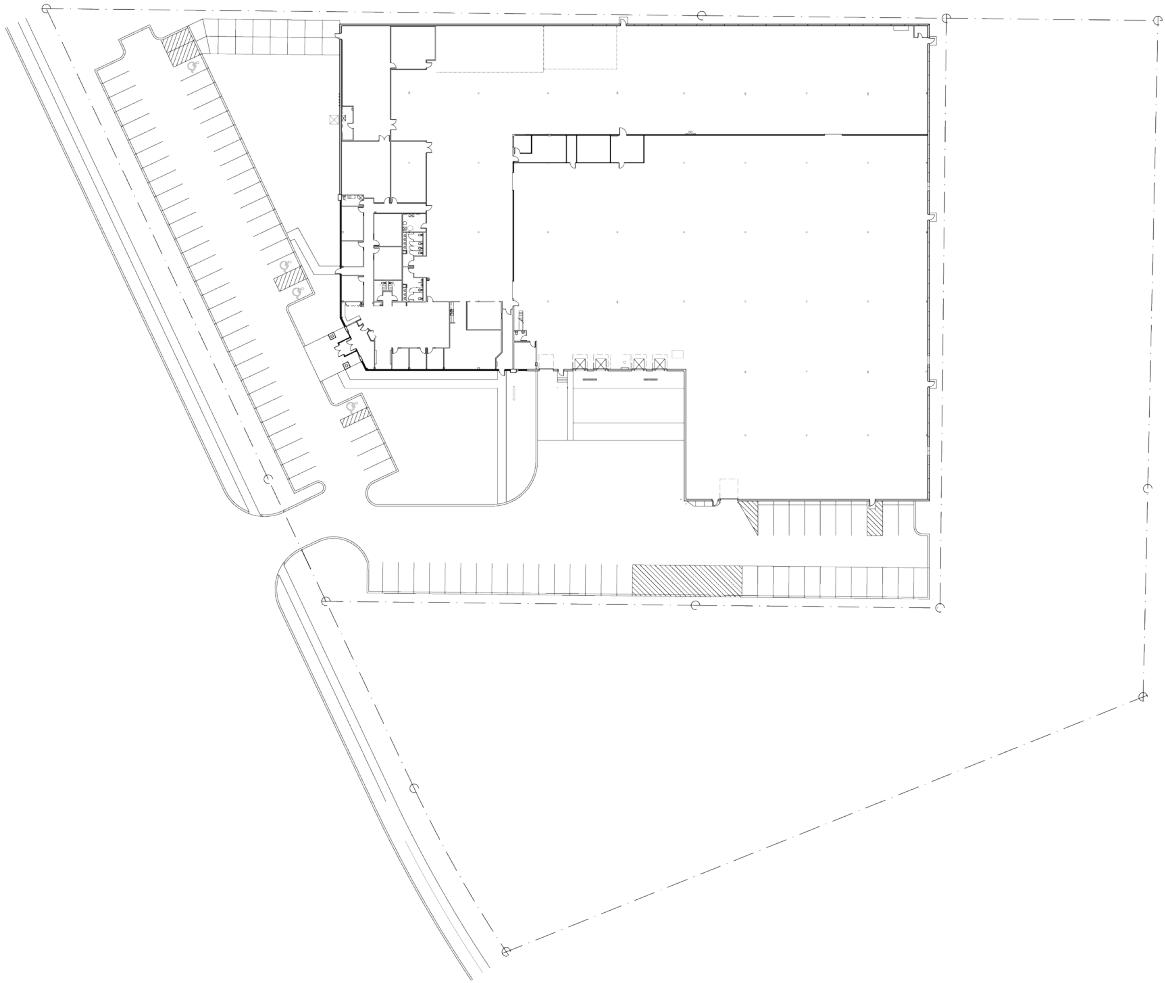
- Sublease term through July 30, 2024
- Flexible terms available
- Developed by Opus

Property specifications

Building size	78,500 SF
Office SF	9,475 SF
Warehouse SF	69,025 SF fully air-conditioned
Loading	Five (5) dock doors One (1) drive-in door
Clear height	18'
Column spacing	40' x 40'
Power	Ample 480V, 3-Phase
Year built	1994, addition in 1998
Parking	90 surface stalls
Sublease through	July 30, 2024
Rates	Flexible



Site plan



1 SITE PLAN
SCALE 1" = 30'-0"



Floor plan

