

345 Industrial Blvd NE

Minneapolis, MN 55413

±103,251 SF of last mile
distribution space for lease



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Location



Central Location

10 MIN
to Downtown
Minneapolis

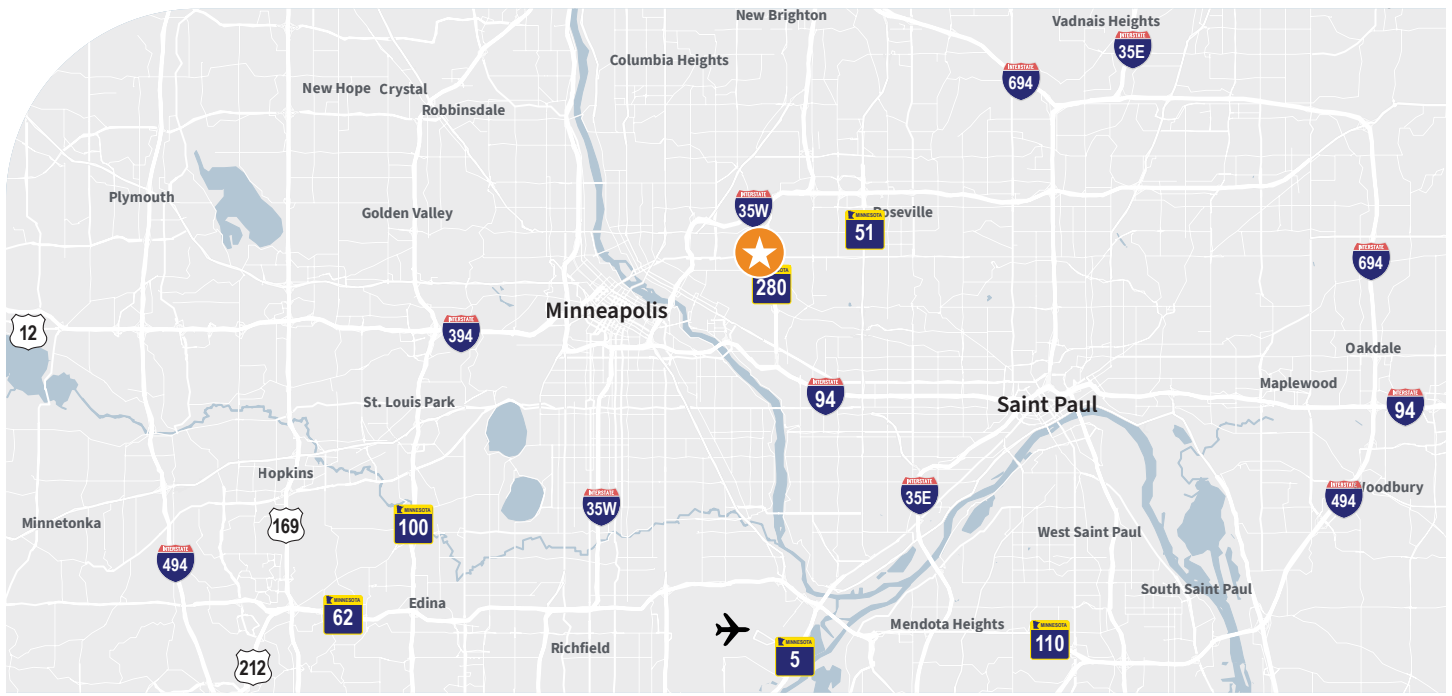
13 MIN
to Downtown
Saint Paul

18 MIN
to Minneapolis-Saint Paul
International Airport

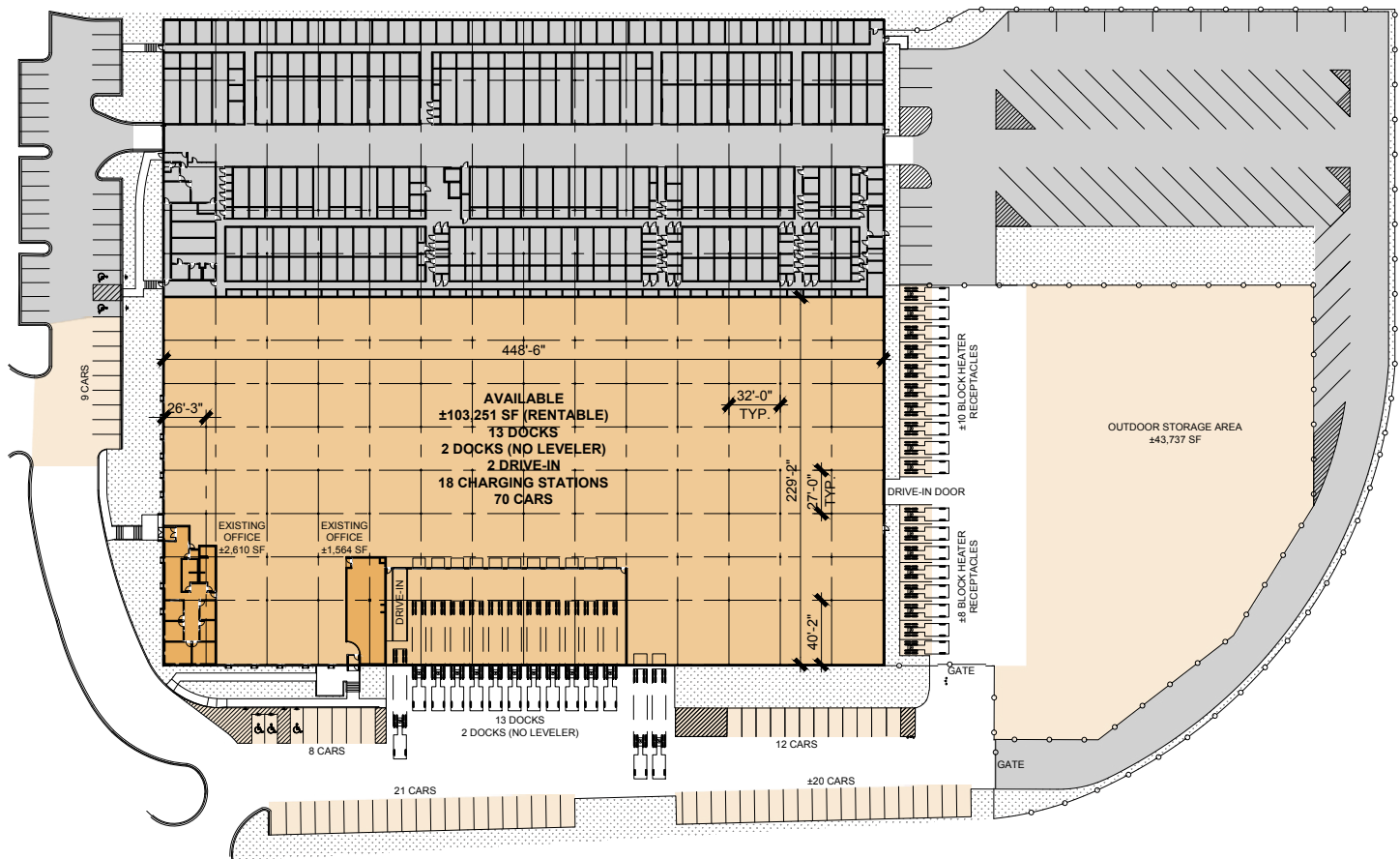
Highly Experienced Landlord and Developer:

Established in 2012, NorthPoint Development has grown to a family of ten companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. "Beyond the Contract" embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Their approach in all business relationships is to be fair and to operate by the "Golden Rule."

The Property



Site Plan & Specs



Featured Amenities



±103,251 SF
Available 9/1/2024



Direct access to I-35W
and Highway 280



Fenced outdoor
storage



Located in Mid-City
Industrial Park

Existing Office	±4,174 SF
Building Clear Height	20' clear
Drive-In Doors	2 doors
Docks	13 docks, 2 w/o levelers
Sprinklers	Wet System
Block Heater Receptacles	18 spaces
Car Parking	70 spaces

Electrical Service	800 Amps, 480V
Dimensions	± 229' 2" D x 448' 6" W
Typical Bays	27' D x 32' W
Outdoor Storage	±43,737 SF
Additional Features	Fenced and secured outdoor storage
Net Rental Rate	Negotiable
2023 Est. Tax/Cam	\$3.52 PSF

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