

For Sale or Lease

630 Arthur St. NE, Mpls, MN 55413



Building Size	48,600 SF Total 2,000 SF Office with 2,000 SF of Heavy-Duty Spancrete mezzanine above.
Zoned:	Centrally located within the Mpls Mid-City Industrial District. Also, within Federal Foreign Trade Zone and Mpls Empowerment Zone
Clear Height	20' Warehouse/Production
Construction	1988 Concrete Block and Steel Frame with Fenced Storage Lot
Dock Doors / Drive-ins	6- Docks Doors, One Drive-In. Covered loading platform (which could be enclosed to gain additional S.F.)
Sprinkled	Yes (upgraded)
Parking:	+/- 30 also could be used for additional trucks or trailers.
Sale Price:	\$2,395,000.00 (Owner Financing Available) PRICE REDUCED \$1,850,000.00
Comments:	This is a very well constructed building with great access to Minneapolis and St. Paul Downtown Districts. Excellent freeway access! Additional

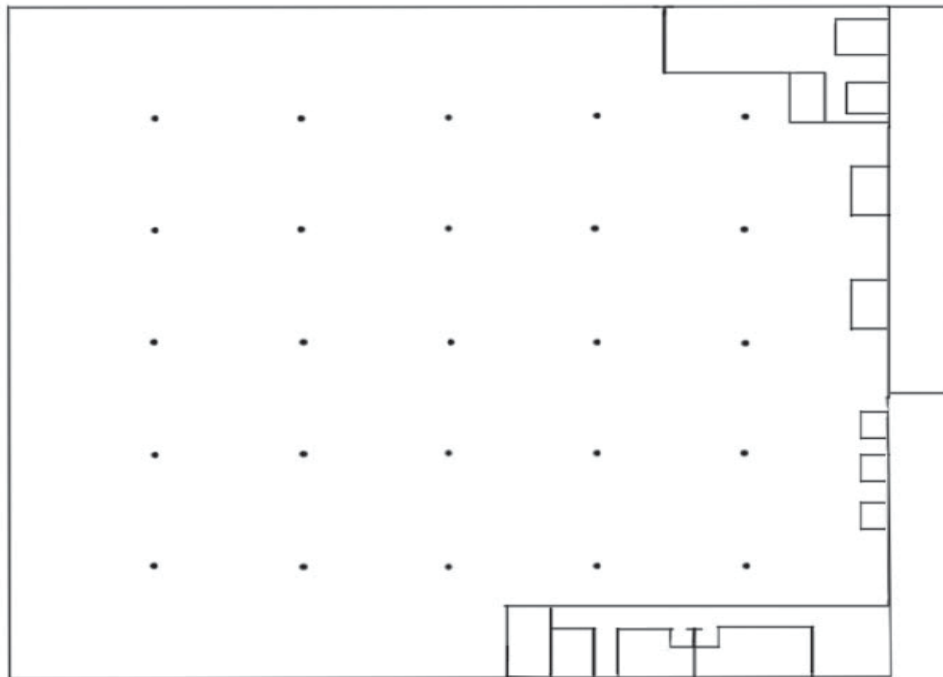
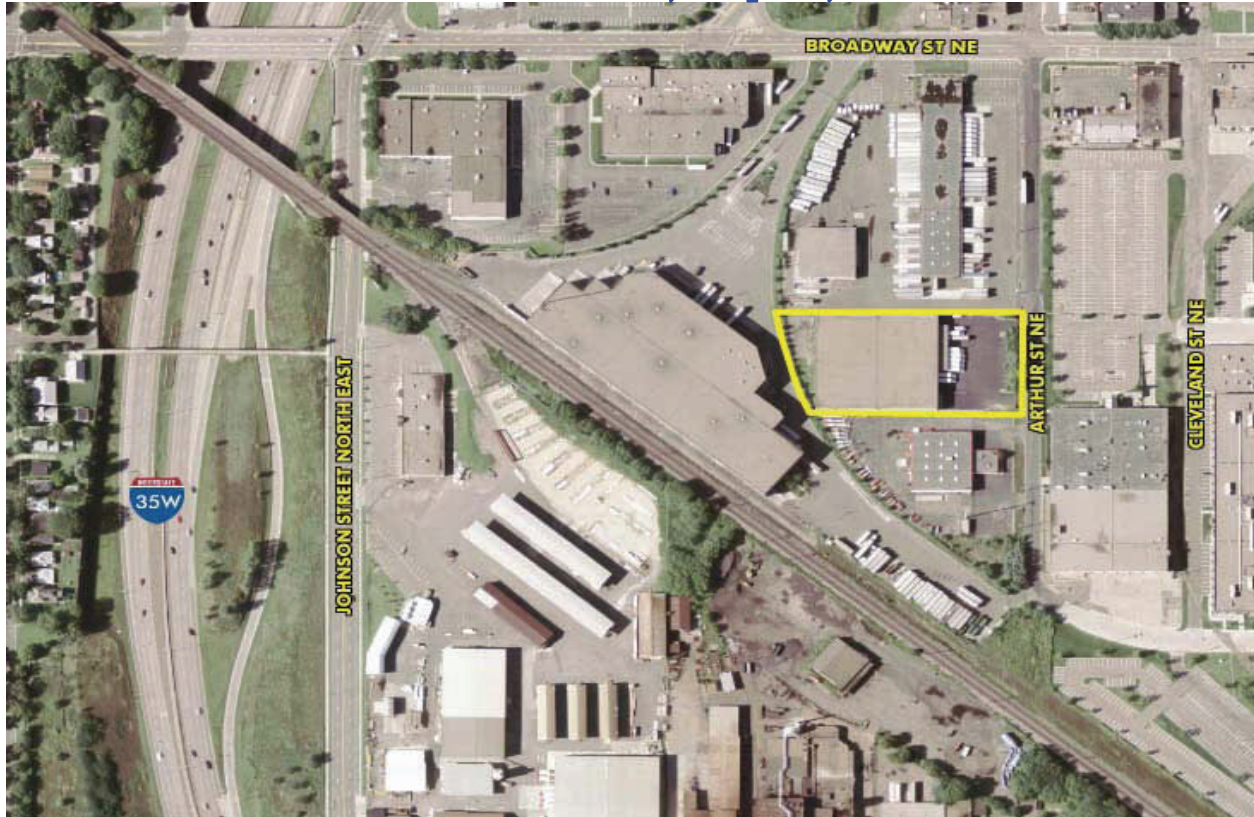
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