



Office/Warehouse Space For Lease

732 30th Avenue SE
Minneapolis, MN 55414

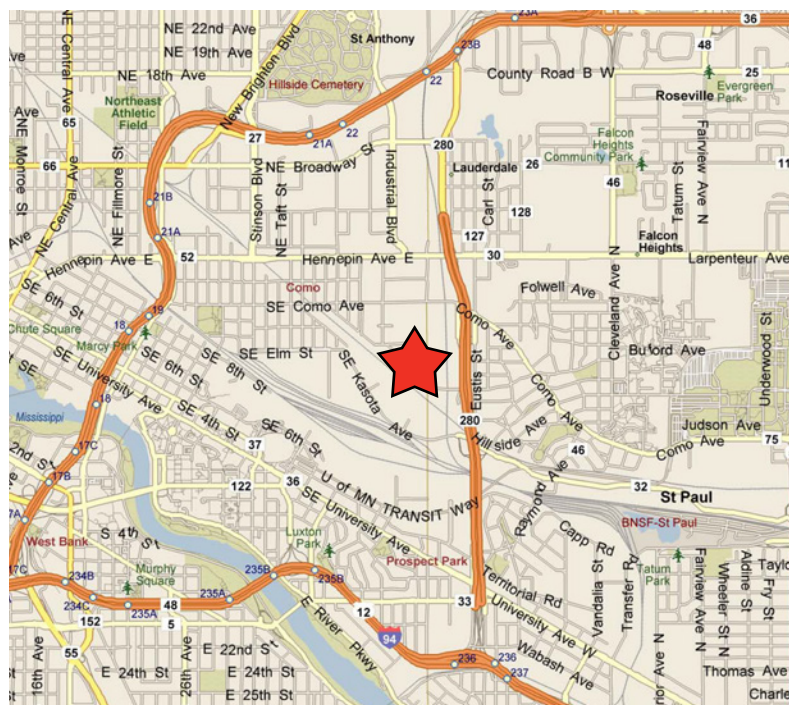
ERIC BATIZA
952 837 3007
eric.batiza@colliers.com

BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com

SAM SVENDAHL
952 837 3025
sam.svendahl@colliers.com



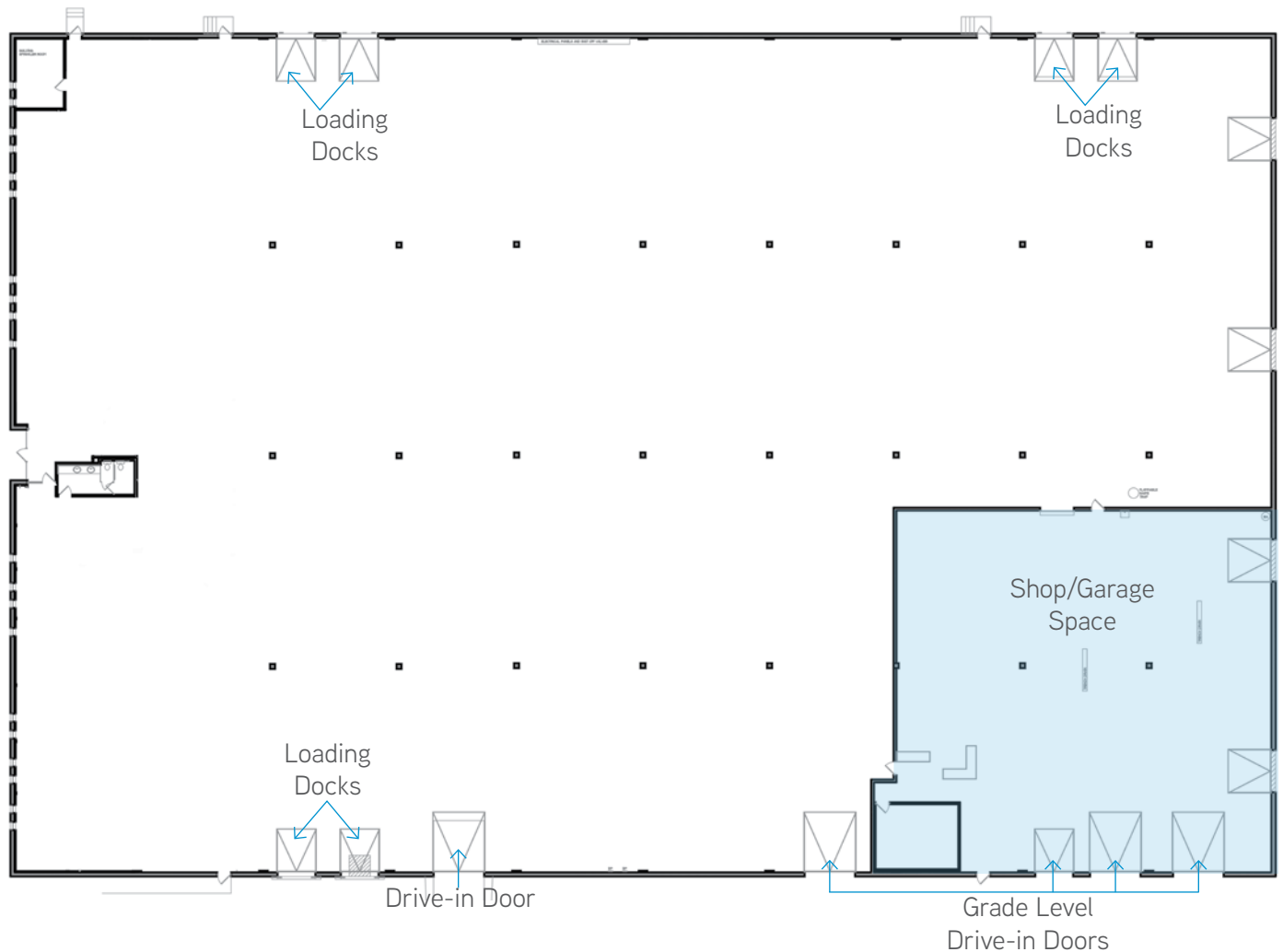
COLLIERS INTERNATIONAL
900 2nd Avenue S, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp



AMENITIES > 732 30th Avenue SE

- > 60,000 SF office/warehouse building with outside storage area
 - Build-to-suit office
- > Six (6) dock doors
- > Five (5) grade-level drive-in doors
- > 16' clear height
- > Direct access to Highway 280, I-35W, & I-94
- > I-2 Zoning. Permits outside storage
- > T-8 Fluorescent lighting in warehouse
- > Forty (40) + exterior electrical plug-ins for buses/trucks
- > +/- One (1) acre outside storage area
- > Trench drains, flammable waste traps, air make-up in shop/garage area
- > Locally owned and managed by Capp Industries
- > Net Rates:
 - \$9.50 PSF office
 - \$4.25 PSF warehouse
- > 2018 Estimated CAM/RE Tax: \$1.85 PSF

> FLOOR PLAN



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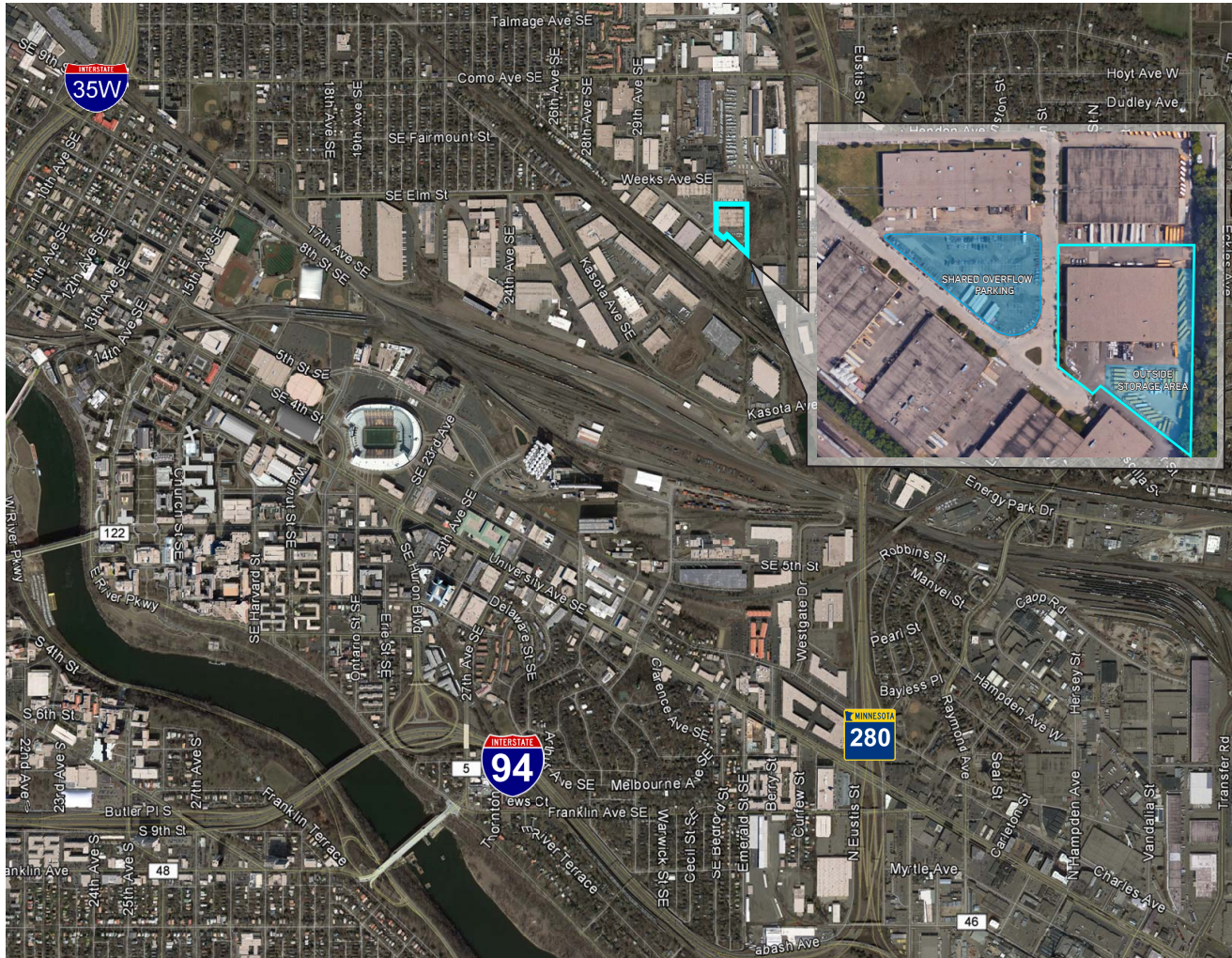
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EXTERIOR PHOTOS



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MINNEAPOLIS, MN



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