



Industrial Space For Lease

Kasota Industrial Center II
500-530 Kasota Ave SE
Minneapolis, MN 55414

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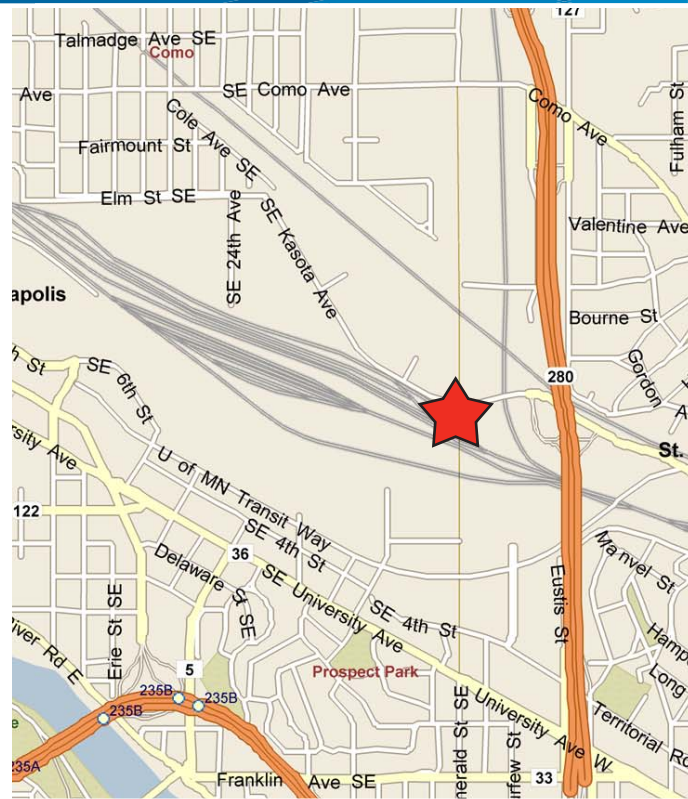
COLLIERS INTERNATIONAL
900 2nd Avenue S, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp

AMENITIES

- › 85,950 SF multi-tenant building
- › **Current Availabilites:**
 - **Suite 520:** 13,232 SF, space has many food production upgrades including freezer and cooler space
 - **Suite 530:** 11,455 SF, clean warehouse/production space
- › Part of 2 building complex known as Kasota Industrial Center
- › Located at the 50-yard line of the Twin Cities metro area at SE Minneapolis Industrial Park
- › Adjacent to U of M close to Minneapolis CBD
- › Ample parking & excellent loading with security fence
- › Fully sprinklered and monitored
- › Ceiling Height: 20' clear
- › New T-8 lights and walls painted white - move-in ready
- › Easy access to Hwy 280, I-94, I-35W and Hwy 36
- › New exterior paint

FOR LEASE > Office/Warehouse Space

Address:	500-530 Kasota Ave SE Minneapolis, MN 55414
Building Square Feet	85,950 square feet total
Currently Available:	> Suite 520: 13,232 total SF* * includes 1,380 SF mezzanine space > Suite 530: 11,455 total SF* *plus mezzanine space (1) Dock
Clear Height:	20'
Column Spacing:	40' x 30'
Sprinkler System:	100% Sprinklered
Zoning:	I2 - Medium Industrial
Lighting:	New Energy Efficient T-8 Fluorescent lighting
Electrical Service:	3 phase, 240/480 volt
Net Rental Rates:	\$4.75 per square foot Warehouse space
2018 CAM & RET:	\$2.95 PSF



CONTACT US

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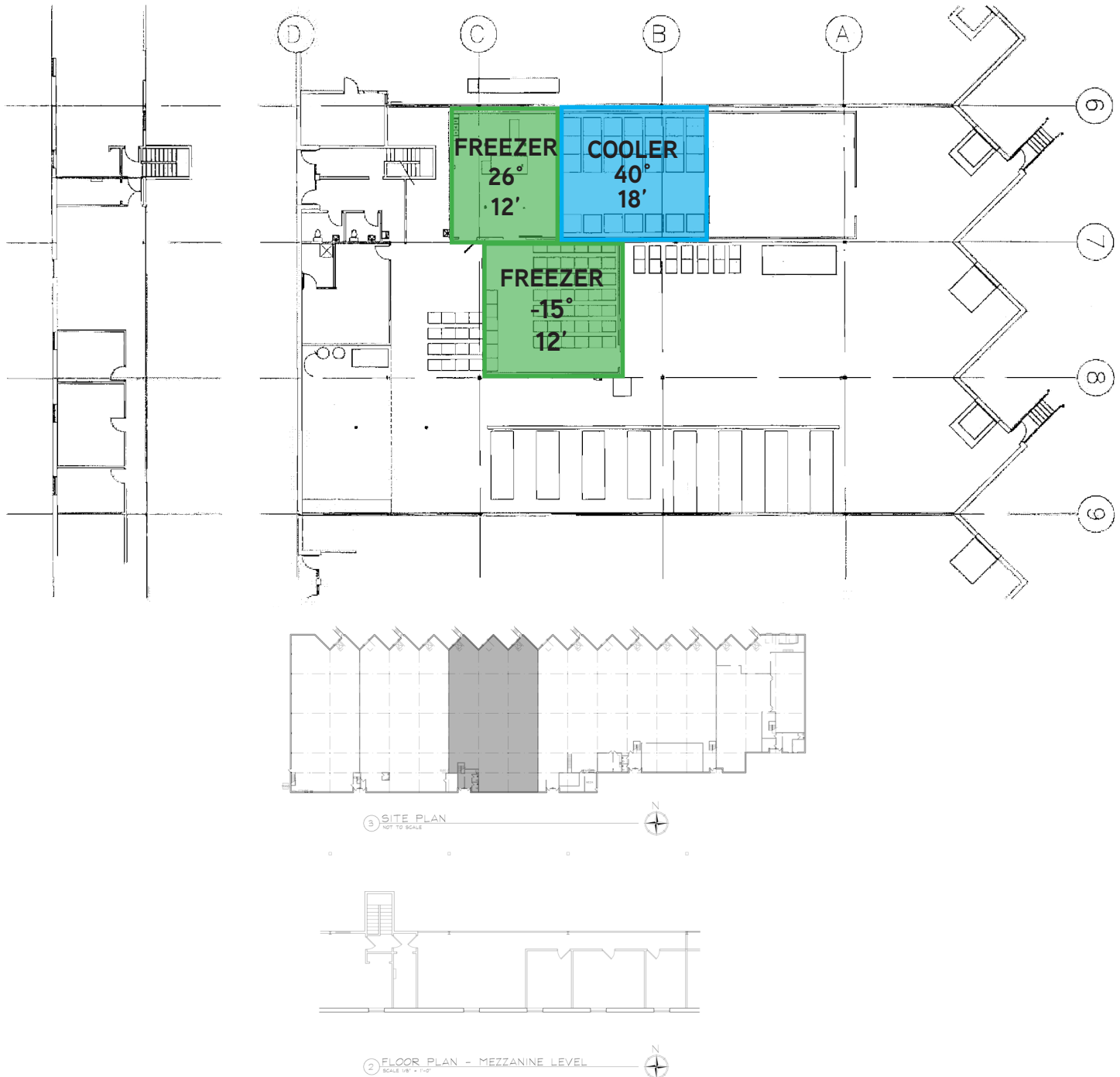
FLOOR PLAN

Kasota Industrial Center II



Suite 520 - 13,232 SF

* includes 1,380 SF mezzanine space



For Leasing Information, Contact:

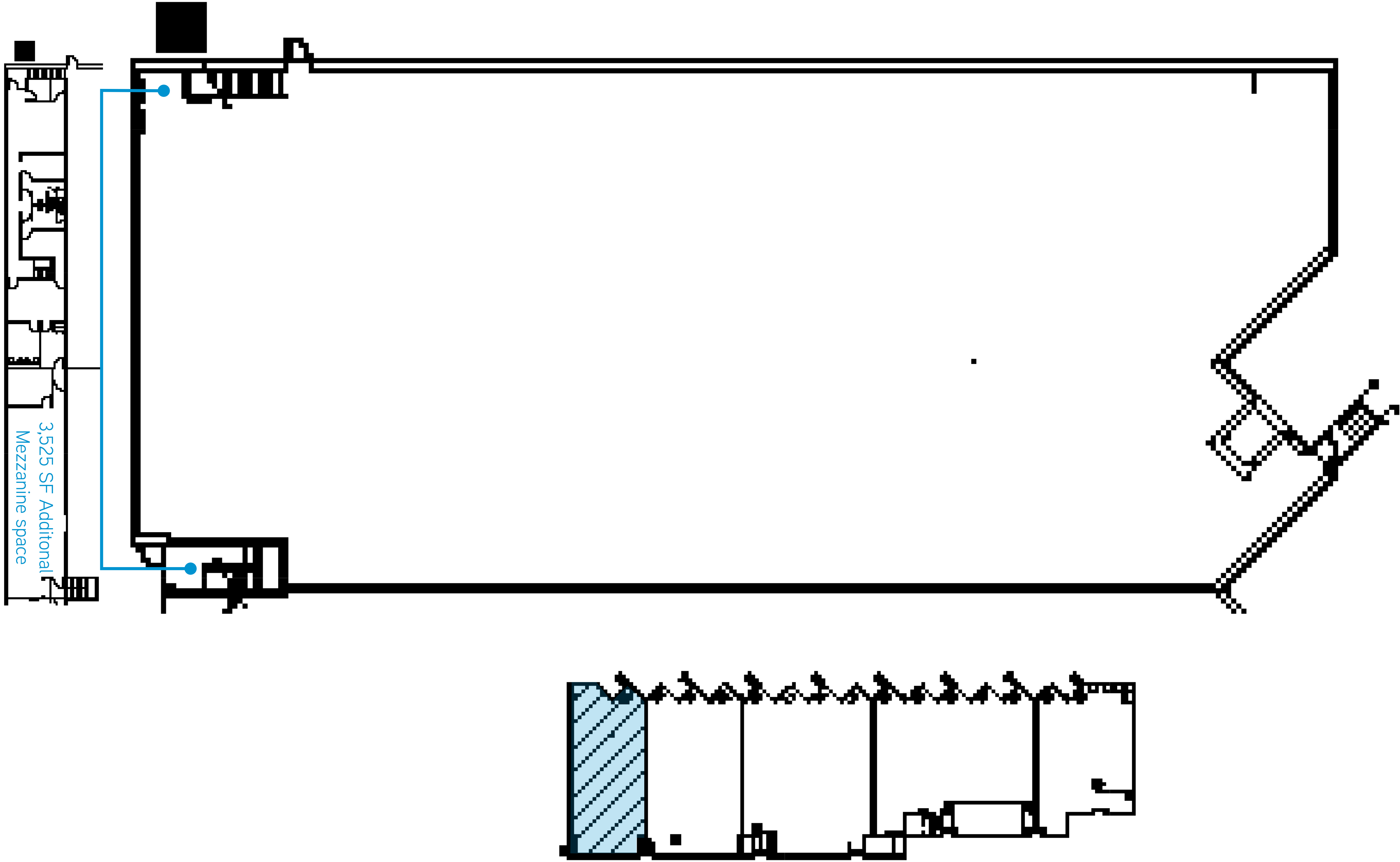
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KASOTA INDUSTRIAL CENTER II > Office/Warehouse 11,455 SF available



500-530 KASOTA AVE SE

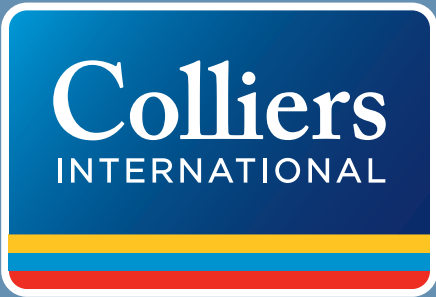
- > **SUITE 530**
 - 11,455 SF warehouse
 - BTS office
 - 11,455* SF total (1st Floor)
 - *Mezzanine office space if needed (3,525 SF)
- > **Loading:**
 - One (1) dock
- > **Net Rental Rates:**
 - \$4.75 PSF warehouse
- > **2018 CAM & RE Tax:**
 - \$2.95 PSF total
- > 20' clear height
- > Fully sprinklered & monitored
- > Monument signage available

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