

2809 WINTER ST NE
MINNEAPOLIS, MN



**FULFORD
COMMERCIAL**
Brokerage, Development & Management



FOR SALE:
INDUSTRIAL

\$2,279,000 ■ 15,688 SF

BRIAN FULFORD

BROKER

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PROPERTY HIGHLIGHTS:

Rare NE Minneapolis Owner/User Opportunity

- Positioned in the heart of Northeast Minneapolis, this versatile industrial facility offers a hard-to-find combination of clear-span warehouse space, heavy power, crane capacity, and expansion potential.
- The 1.52-acre site provides excellent functionality for manufacturing, fabrication, distribution, or contractor use, with room for outdoor storage or future building expansion.
- The property features a free-span open warehouse of approximately 70' x 180', efficient drive-in and dock-high loading, and a 5-ton bridge crane—a major advantage for users requiring material handling capabilities.
- Ample parking, updated roofing in 2010 & 2014, and flexible PR2 zoning further enhance the long-term value of this asset.



Address 2809 Winter Street NE,
Minneapolis 55413

Building Size 15,688 SF
Office - 1,400 SF
Mezzanine - 1,400 SF

Lot Area 1.52 Acres

Original Built 1967 (8,268 SF)

Addition Built 1981 (6,020 SF)

PID 1802923430028

Clear Height 25' (6,020 SF) & 20'
(6,868 SF)

Dock 1 (12' x 14' DI) w/
leveler

Drive-In 1 (12' x 14')

Bridge Crane 5-Ton

Power 400A, 120/208v,
3 phase

Roofing Installed 2010/2014

Zoning PR2 District

Property Tax \$55,754.28 (2026)

Sale Price \$2,279,000 (\$145/SF)

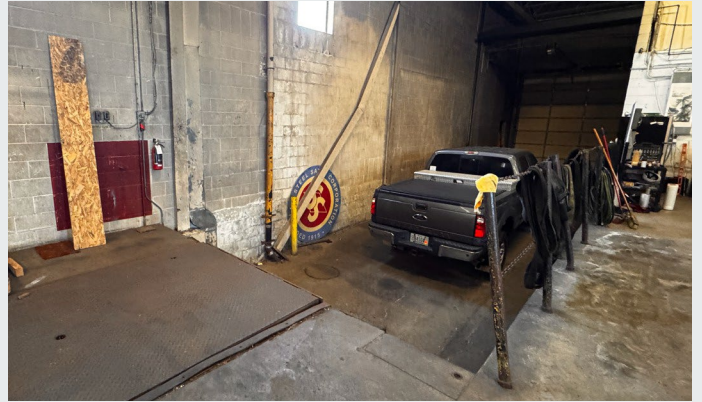
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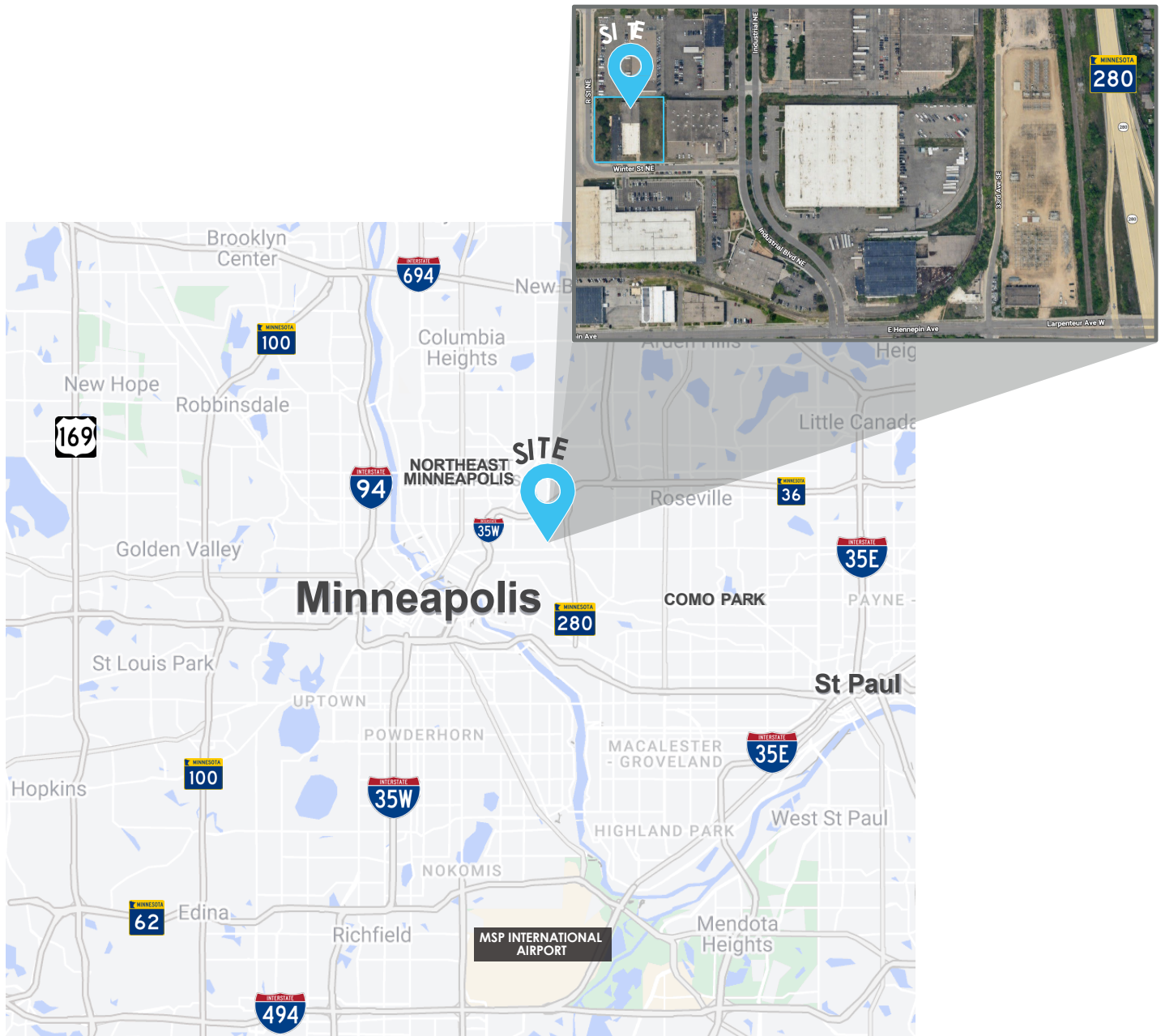


A hand-drawn architectural floor plan of a building. The plan is oriented with a vertical grid line on the left labeled 'C', 'B', and 'A' from top to bottom. Horizontal dimensions on the left are 20'-0" (between C and B) and 20'-0" (between B and A). The building footprint is roughly rectangular, with a large 'GENERAL OFFICE' occupying the lower-left portion. To its right are two smaller 'OFFICE' spaces. Further right is a 'WAITING' area and a 'VESTIBULE'. The upper-right section contains a 'LOUNGE', restrooms labeled 'MEN' and 'WOMEN', and a 'CLOSET'. A 'CORRIDOR' runs along the top right. Dimensions on the right side include 21'-0" (total height), 16'-0" (width of the upper section), 14'-7-0" (width of the lower section), and 10'-0" (width of the vestibule area). At the bottom, the text 'FLOOR PLAN' is written, followed by 'SCALE 1/8" = 1'-0"'. The drawing is a technical sketch with some hatching for walls and doors indicated by arcs.

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AERIAL MAP

Easy access to MN-280



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