



FOR SALE / LEASE



**NORTH STAR
COMMERCIAL**

8555 W 123rd St

Savage, MN 55378

Scott Naasz

612.819.8285

Senior Advisor

scott.naasz@expcommercial.com

www.expcommercial.com

Property Details & Highlights

8555 W 123rd St, Savage, MN 55378

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Property Type	Industrial
Property Subtype	Warehouse/Distribution
Sale Price	\$2,795,000
Lease Rate	Negotiable
APN	260570070
Building Size	19,035 SF
Lot Size	2.21 acres
Year Built	2004
Number of Floors	2
Parking Spaces	30
Construction Status	Existing

8555 W 123rd Street in Savage, Minnesota, is a 19,035-square-foot premier light industrial property (I-1) built in 2004 with convenient access to major Twin Cities corridors. Ideal for both investors and owner-users, the building offers 14,806 square feet of warehouse and operational space available for occupancy on December 1, 2026, alongside 4,229 square feet of office space leased for eight more years with 4% annual rent increases to provide stable in-place income.

For Lease: Multiple office and warehouse configurations available, with suite sizes ranging from 1,437 SF up to 14,806 SF. Approximately 14,806 SF available for occupancy December 31, 2026. An additional 4,229 SF of office space is leased to an established tenant — 8 years remaining, 4% annual increases — offering investors immediate functionality alongside stable in-place income in a highly sought-after location.



- I-1 zoning for versatile use
- 20' clear height in warehouse
- Three oversized drive-in doors
- Floor drains
- 3-phase power
- 15,000 SF of fenced outdoor storage for equipment, vehicles, or materials
- Excellent access to Highway 13, Highway 169, and Interstate 35W

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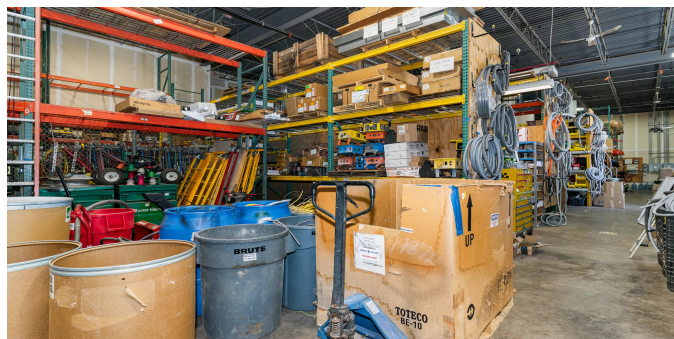
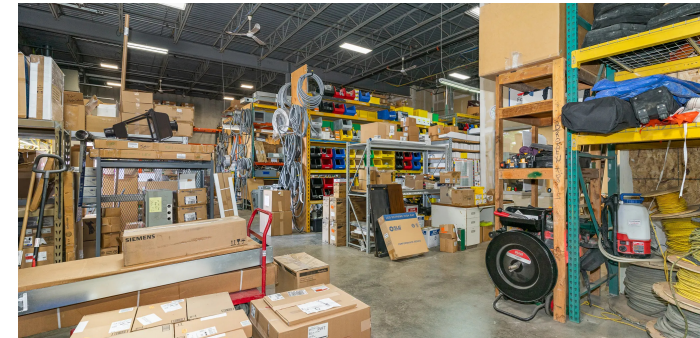


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Additional Photos

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Floor Plans

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Location Map

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