

FOR SALE



8555 W 123rd St

Savage, MN 55378



**NORTH STAR
COMMERCIAL**

Scott Naasz

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Senior Advisor

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Property Details & Highlights

8555 W 123rd St, Savage, MN 55378

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Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	260570070
Building Size	19,035 SF
Lot Size	2.21 acres
Year Built	2004
Number of Floors	2
Parking Spaces	20
Construction Status	Existing
Sale Price	\$2,795,000

Introducing 8555 W 123rd Street in Savage, Minnesota, a premier industrial property offering 19,035 square feet of versatile warehouse and operational space. Built in 2004, the property combines modern construction with a functional layout suited for manufacturing, warehousing, distribution, and owner-user operations. Its strategic location provides convenient access to major highways and the broader Twin Cities market.

Zoned I-1 (Light Industrial), the property supports a variety of industrial uses in one of the south metro's strongest industrial markets. As of December 1, 2026, approximately 14,806 square feet will be available for occupancy, while 4,229 square feet of office space is leased to an established tenant with eight years remaining and 4% annual rent increases. This creates a unique opportunity for both owner-users and investors seeking immediate functionality with stable in-place income. and stable in-place income in a highly sought-after location.



- 19,035 SF modern industrial building
- Excellent access to Highway 13, Highway 169, and Interstate 35W
- I-1 zoning for versatile use
- 15,000 SF of fenced outdoor storage provides space for equipment, vehicles, or materials
- Ideal for warehouse, distribution, manufacturing, or contractor operations
- Eight years remaining on a 10 year lease for tenant with 4,229 SF of office. Market Rate rents and 4% annual increases

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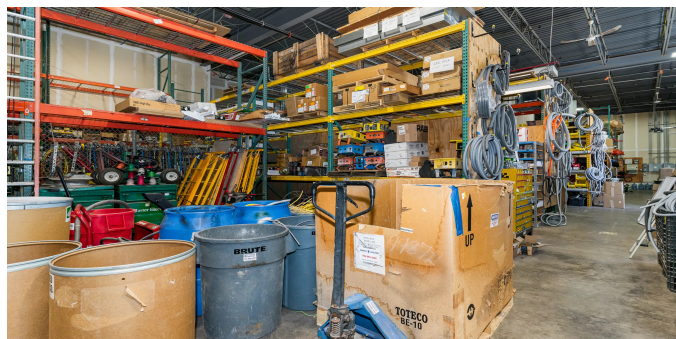
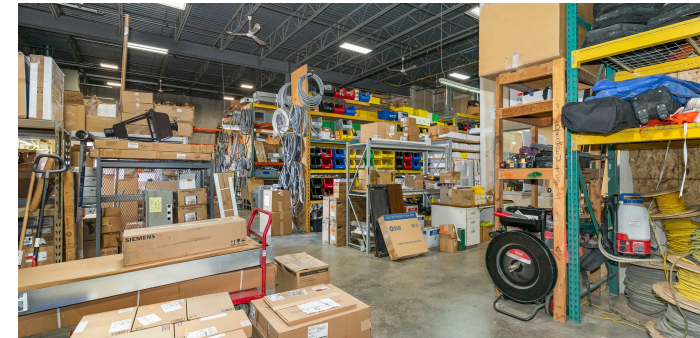
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Additional Photos

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Floor Plans

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Location Map

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