

FOR SALE

1335 INDUSTRIAL BLVD NE
MINNEAPOLIS, MN 55413



12,858 SF Office Building For Sale

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PROPERTY OVERVIEW



ADDRESS

1335 Industrial Blvd NE
Minneapolis, MN 55413



APN / Parcel ID

18-029-23-11-0014



Year built

2006



Parking spaces

43



Square footage

12,858



2025 Taxes

\$77,783



Land

1.00 acre



Zoning

PR2



Property Type

Office | Flex Opportunity



Local traffic

Approximately 12,500 vehicles
per day on Industrial Blvd NE
with immediate access to I-35W
carrying over 150,000 vehicles
per day

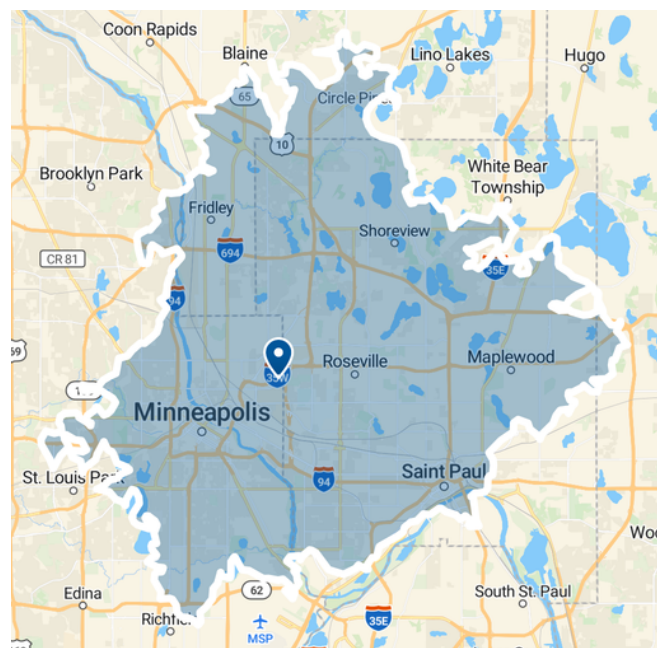


Highlights:

- Excellent access to I-35W, Hwy 280, and I-94
- Adjacent to the University of Minnesota and Northeast Minneapolis business corridor
- Rare owner-user opportunity
- Situated on a full 1-acre site.
- Ample off street parking



15-MINUTE DRIVE TIME



1335

Industrial Blvd NE
Minneapolis, MN 55413



US BANK STADIUM
8 MINUTES



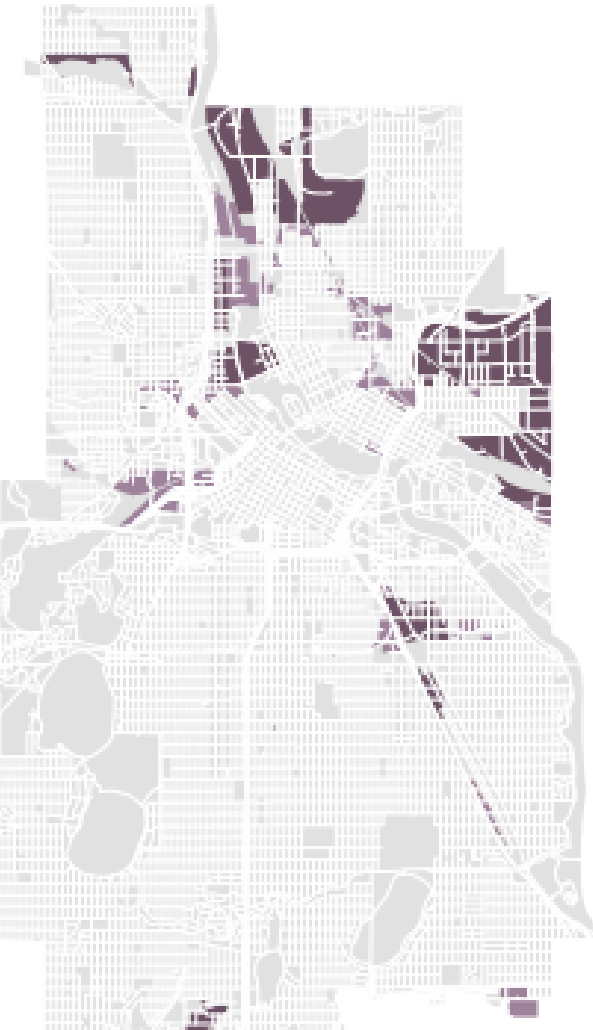
DOWNTOWN MINNEAPOLIS
8 MINUTES



UNIVERSITY OF MINNESOTA
9 MINUTES

ZONING INFORMATION

PRIMARY ZONING DISTRICT MAP



DESCRIPTION

The production districts are established to provide locations for production and non-production uses with the primary purpose of creating opportunities for employment-focused development. In addition to production uses, commercial uses, institutional and civic uses, and public services and utilities are allowed. The production districts are distinguished primarily on the basis of allowed uses, which accommodate more uses of an industrial nature than other zoning districts.

LEGEND

PR1 Production Mixed-Use District

The PR1 Production Mixed-Use includes production, commercial, and warehousing and storage uses. Residential uses are allowed as part of mixed-use buildings that provide production space.

PR2 Production and Processing District

The PR2 Production and Processing District includes production uses and are designated with the intent of protecting them from encroaching non-production uses. Residential uses are not allowed.

District allows for a wide variety of uses, including:

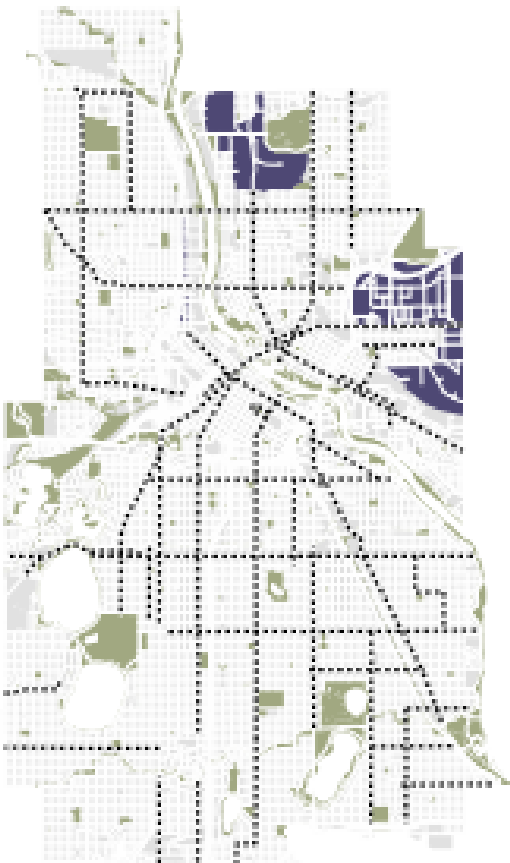
- Office
- Development
- Restaurant and Brewery uses
- Community facilities
- Specialty service uses
- Creative office, studio, and innovation uses
- Commercial Agriculture
- School, vocational or business
- Auto Repair, Car Wash

DESCRIPTION

The production district is typically applied in areas of the city that are intended for the long term preservation of production, transportation, and job generating uses.

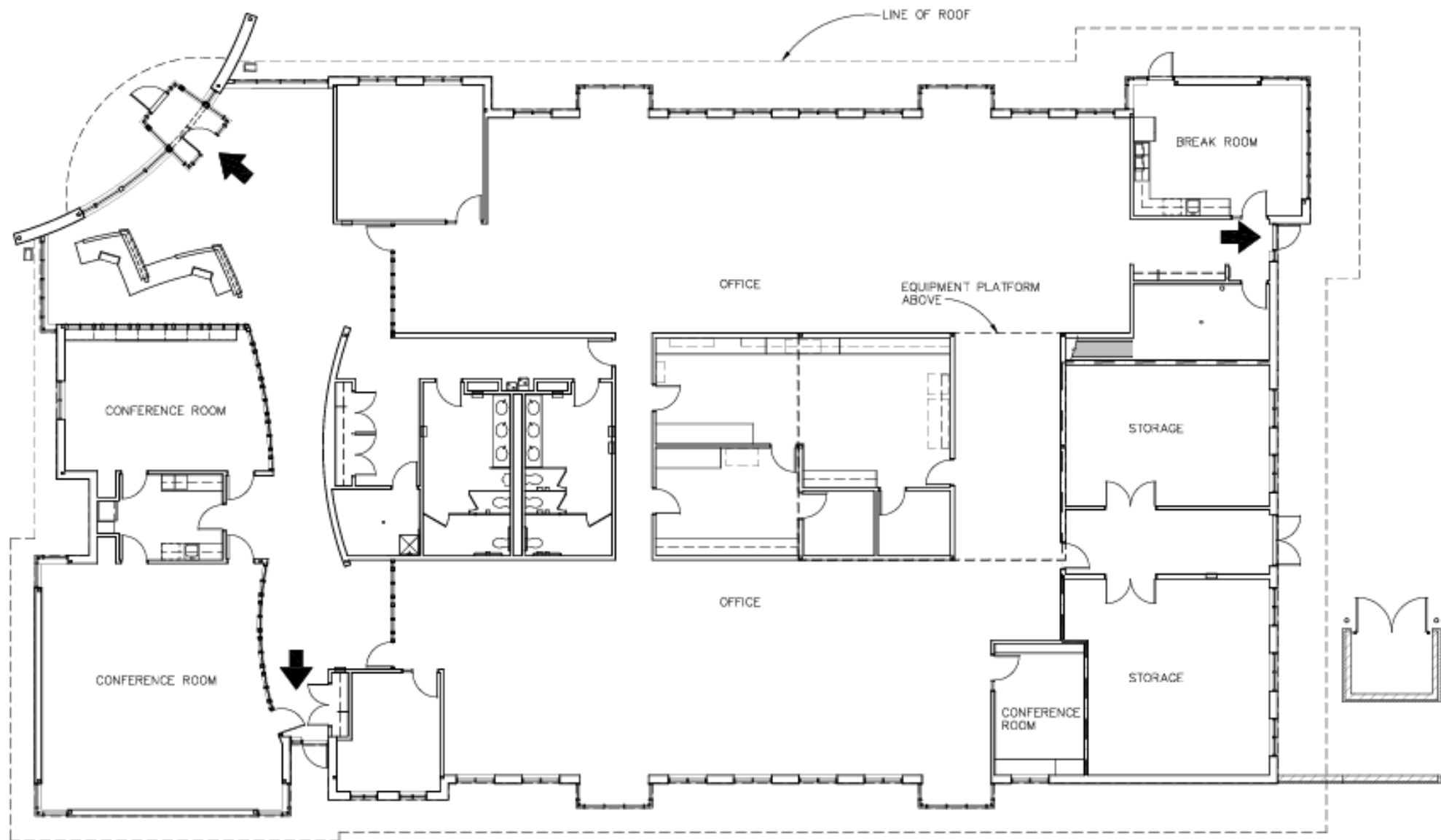
Built Form Guidance: New and remodeled buildings in the Production built form district should reflect a variety of building types, usually on large sized lots. Building heights should be 1 to 10 stories. Requests to exceed 10 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan Goals

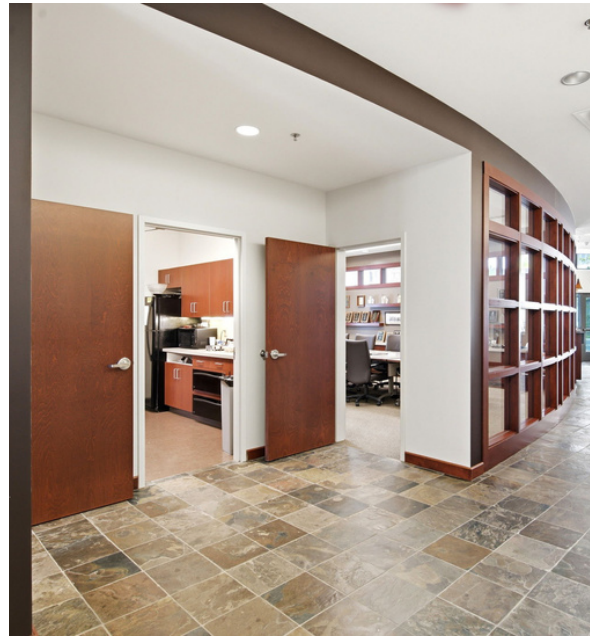
BUILT FORM MAP



- Production
- Parks
- Goods & Services Corridor

FLOOR PLAN





DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 1335 Industrial Blvd NE, Minneapolis, MN 55413

CITY, STATE

Minneapolis, MN

POPULATION

323,648

AVG. HH SIZE

2.31

MEDIAN HH INCOME

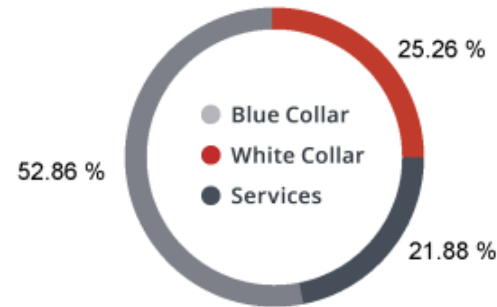
\$50,280

HOME OWNERSHIP

Renters: **72,051**

Owners: **64,218**

EMPLOYMENT



51.79 %
Employed

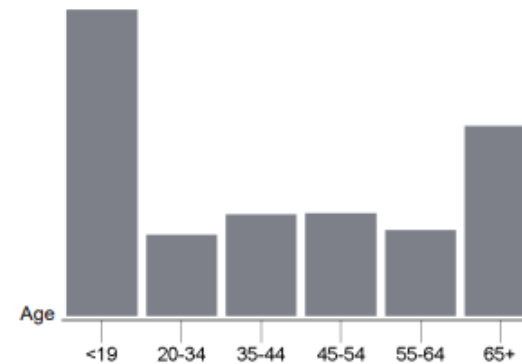
1.97 %
Unemployed

EDUCATION

High School Grad:	21.05 %
Some College:	21.83 %
Associates:	5.71 %
Bachelors:	42.15 %

GENDER & AGE

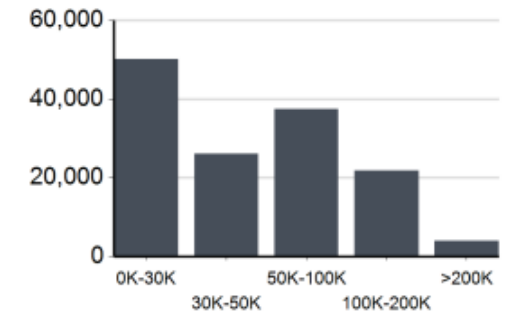
49.52 %   **50.48 %**



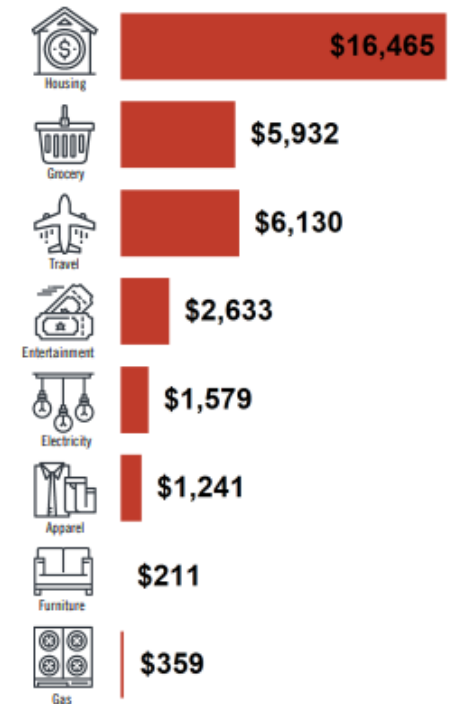
RACE & ETHNICITY

White:	78.04 %
Asian:	7.96 %
Native American:	0.43 %
Pacific Islanders:	0.00 %
African-American:	5.26 %
Hispanic:	4.26 %
Two or More Races:	4.06 %

INCOME BY HOUSEHOLD



HH SPENDING



Exclusively listed by:



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