

Available

For Sale or Lease

33,400 Square Foot

Industrial Building

2301 Traffic Street NE

Minneapolis, MN



Highlights:

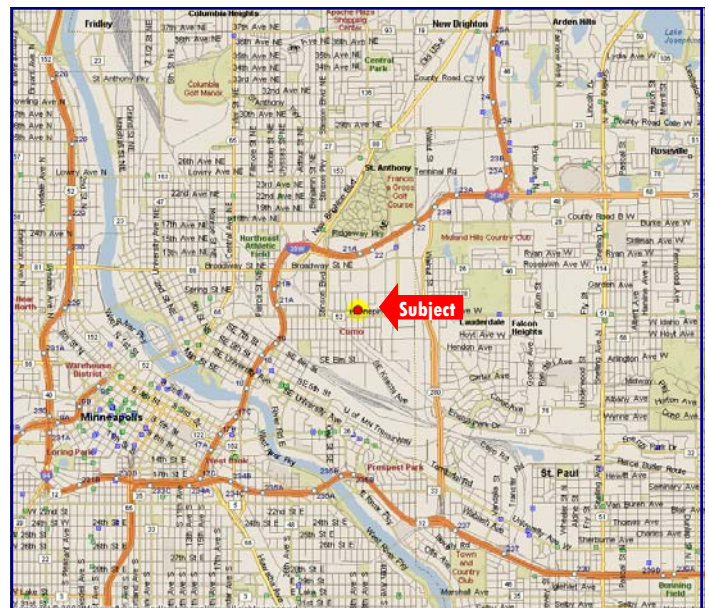
- Superior Mid-City location
- Exceptionally well maintained
- 28 foot ceiling height
- Fabcon construction
- 4 loading docks
- Planned 20,000 SF expansion capability
- Available now

Exclusively Marketed by:
David J. Bruce

Phone: 952-525-9644

Email: dbruce@cchaseco.com

The C. Chase Company
5353 Gamble Drive, Suite 310
Minneapolis, MN 55416-1509



The C. Chase Company
CORFAC INTERNATIONAL

FOR SALE OR LEASE
Minneapolis Mid-City Industrial Building

Address:	2301 Traffic Street N.E. Minneapolis, MN 55413
PID Number:	18-029-23-34-0058
Lot Size:	2.45 acres or 106,722 SF
Building Size:	
Office – First Floor	3,450 SF
Office – Mezzanine	3,450 SF
Warehouse	<u>26,570 SF</u>
Total	<u>33,470 SF</u>
Planned Expansion Capability:	20,000 SF
HVAC:	Ceiling hung gas forced air; 2 infrared units; air conditioning in office area
Fire Protection:	Full wet system
Electrical:	400 amp/240 volt; 3 phase
Construction:	Fabcon panels
Age & Construction Company:	Built in 1974 by Rauenhurst (Opus)
Ceiling Height:	28 foot clear
Roof:	Built up; re-roofed in 1991
Loading:	4 docks; 2 abandoned rail docks
Parking:	Bituminous; est. 20 – 25 cars
Outside Storage:	Small fenced truck parking area
Taxes (2010):	\$62,004.00
For Lease:	\$4.50/\$8.50 PSF NNN
For Sale:	\$1,750,000.00 (\$52.28 PSF)
Remarks:	<ul style="list-style-type: none">• Exceptionally well maintained building• Expansion capability of 20,000 SF planned for the original construction• Rail originally to the building has been abandoned• Available for occupancy now

For further information, contact:

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2301 Traffic Street NE
Photos



West Elevation Docks



Warehouse Area



Loading Area - Inside



Executive Office



Main Floor Cubicles

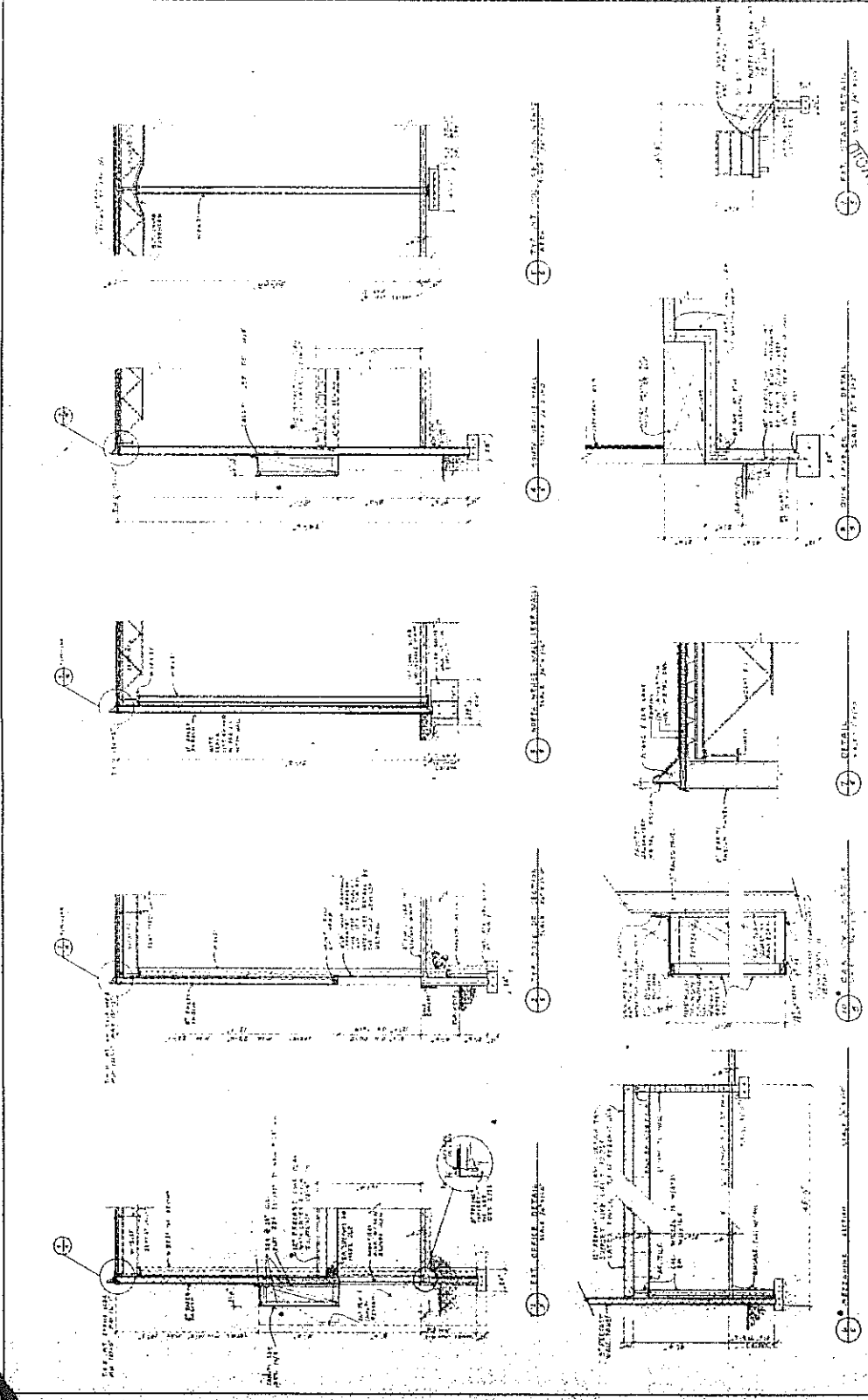


Training Room

2301 Traffic Street NE
Aerial



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DATE	BY	REVISION	DATE	BY	REVISION

RAUENHORST
 ENGINEERS CONTRACTORS DEVELOPERS
 4434 WEST NORTH AVENUE, SUITE 100, DENVER, COLORADO 80212
 303.733.8888

PROJECT	VILCOFF FAFEP
SCALE	AS SHOWN
DATE	
TITLE	SECTION & DETAILS

SHEET **5**
 OF **6**
 FEB 2013