



FOR LEASE

Industrial Warehouse  
2932 Clinton Ave S.  
Minneapolis, MN



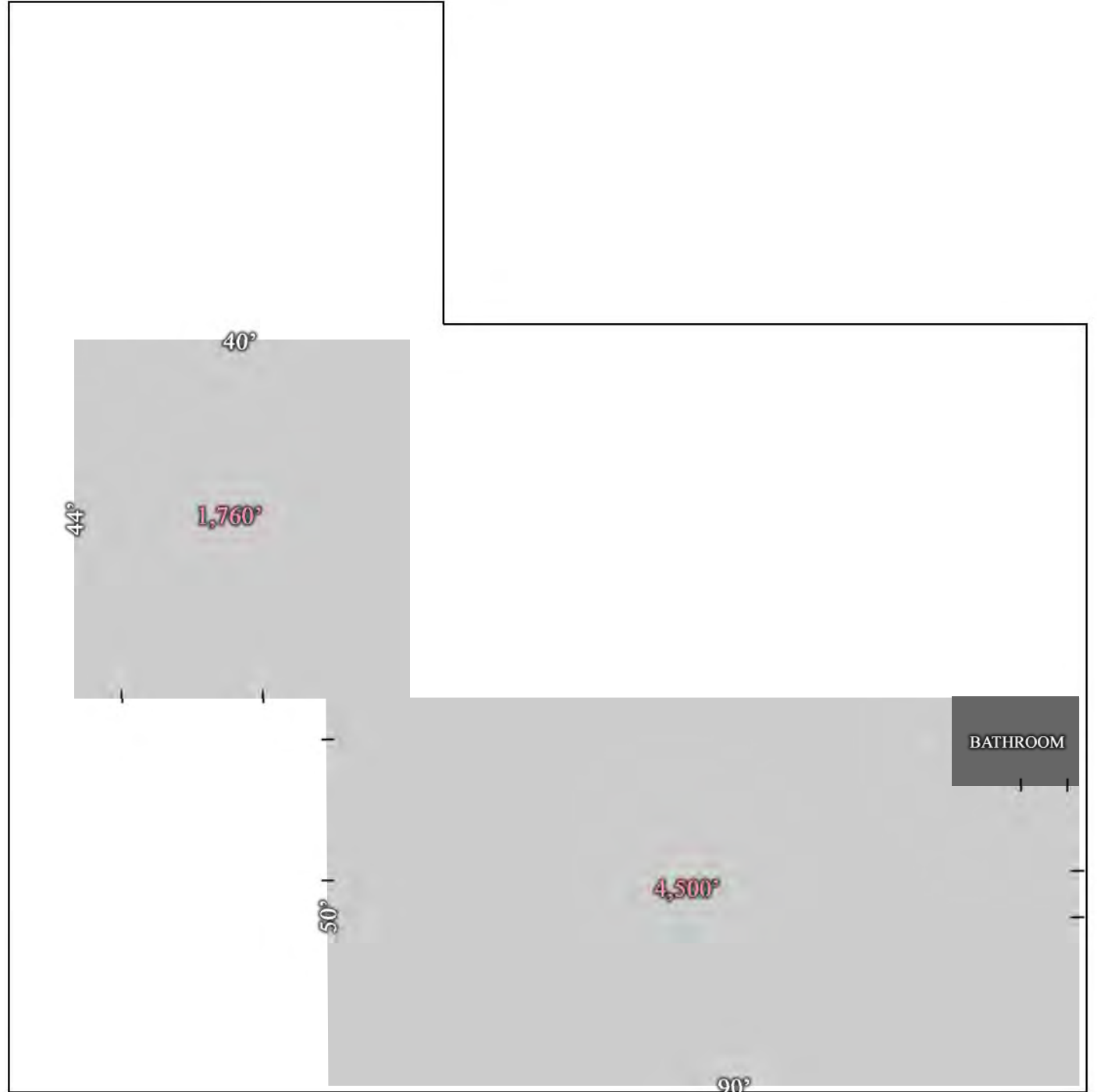
## HIGHLIGHTS

- Main warehouse 4,500 SF 15' clear (3 ton working crane)
- Smaller warehouse 1,760 SF 13' clear
- 2 electric Drive-in doors 12' and 14' respectively
- Great access to I-35W and Lake Street
- Terrific small user building
- I-2 Zoning
- \$6.00 PSF Net

MORE POWER ON YOUR SIDE.

For more information, contact:  
Greg McDonald, CCIM – 612-338-0444  
Josh Floring – 612-338-0449  
[www.magnum-realestate.com](http://www.magnum-realestate.com)





**MAGNUM**  
REAL ESTATE SERVICES

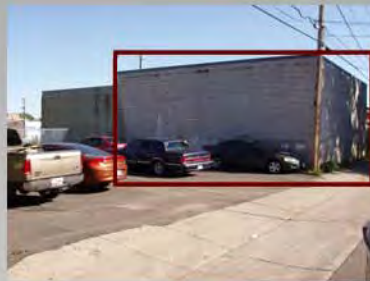
2932 Clinton Ave S  
Minneapolis, MN 55408



Main warehouse  
(4,500 sf)



Surface parking



Smaller warehouse  
(1,760 sf)



South Alley  
Access from Lake St.



North Alley  
Access from E. 29th St.



12' and 14' doors



Neighbor to South  
Autozone



Neighbor to East  
New School



Neighbor to East  
Upgraded Strip Center