



Industrial Warehouse 2932 Clinton Ave S. Minneapolis, MN



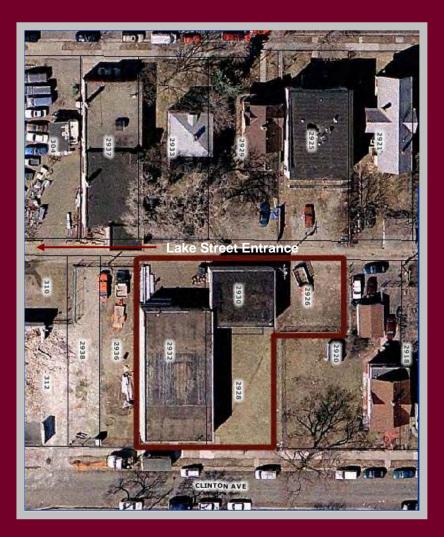


HIGHLIGHTS

- 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

For more information, contact: Greg McDonald, CCIM – 612-338-0444 Josh Floring – 612-338-0449 www.magnum-realestate.com

MORE POWER ON YOUR SIDE.





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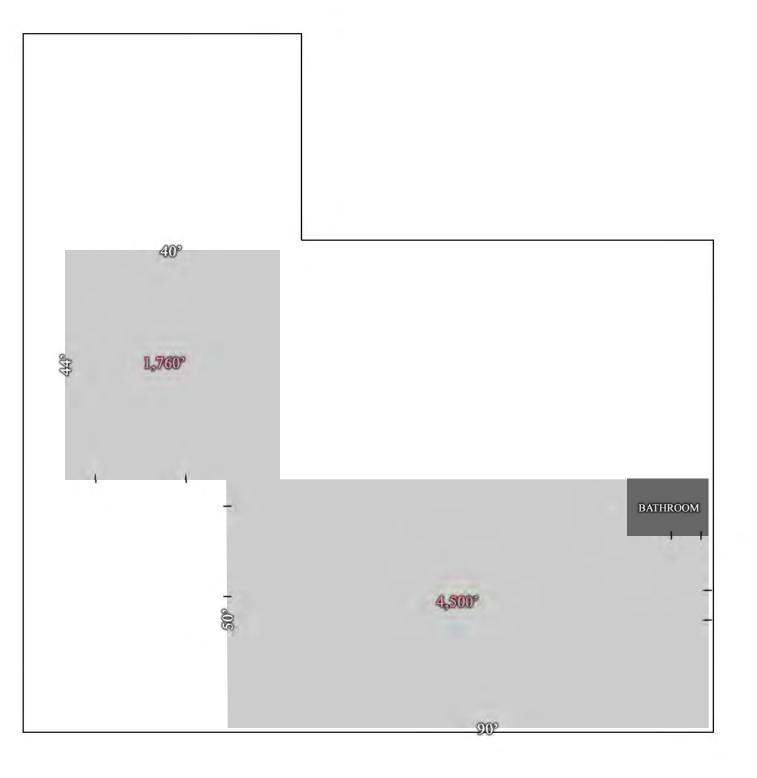


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2932 Clinton Ave S Minneapolis, MN 55408











Main warehouse (4,500 sf)



Surface parking



Smaller warehouse (1,760 sf)

South Alley Access from Lake St.



North Alley 12 Access from E. 29th St.



12' and 14' doors



Neighbor to South Autozone









Neighbor to East Upgraded Strip Center

Neighbor to East New School