



WELLINGTON
MANAGEMENT

155 Irving

29,477 SF industrial/mixed-use space available for lease!

155 Irving Ave N
Minneapolis, MN 55405

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Property Details

Build-to-suit leasing opportunity in Minneapolis' developing Bassett Creek Valley!

Conveniently nestled between I-94 and I-394 in the developing Bassett Creek Valley within the Harrison Neighborhood of Minneapolis, 155 Irving is situated perfectly for industrial or retail use. The existing building offers 32 dock doors, and the lot offers ample space for trucks to maneuver and park. Just a 5-minute drive from downtown Minneapolis and adjacent to both residential and office users, this is also a great opportunity to build-to-suit a new retail center or industrial site.

HIGHLIGHTS

- Large lot for parking and maneuvering vehicles
- 5-minutes from downtown Minneapolis
- Situated between I-94 and I-394
- 32 dock doors; 3 drive-ins
- 12' - 32' clear height
- 4.22 acre lot

Space Available

Building size: ~4,000 SF (office)
~25,477 SF (warehouse)
~29,477 SF (total)

Originally built in 1956

12' - 32' clear height

32 dock doors; 3 drive-ins

Dry sprinkler system

21 parking stalls

Zone: PR 1 (Production Mixed Use)

Harrison Neighborhood

Owner, Developer, Leasing

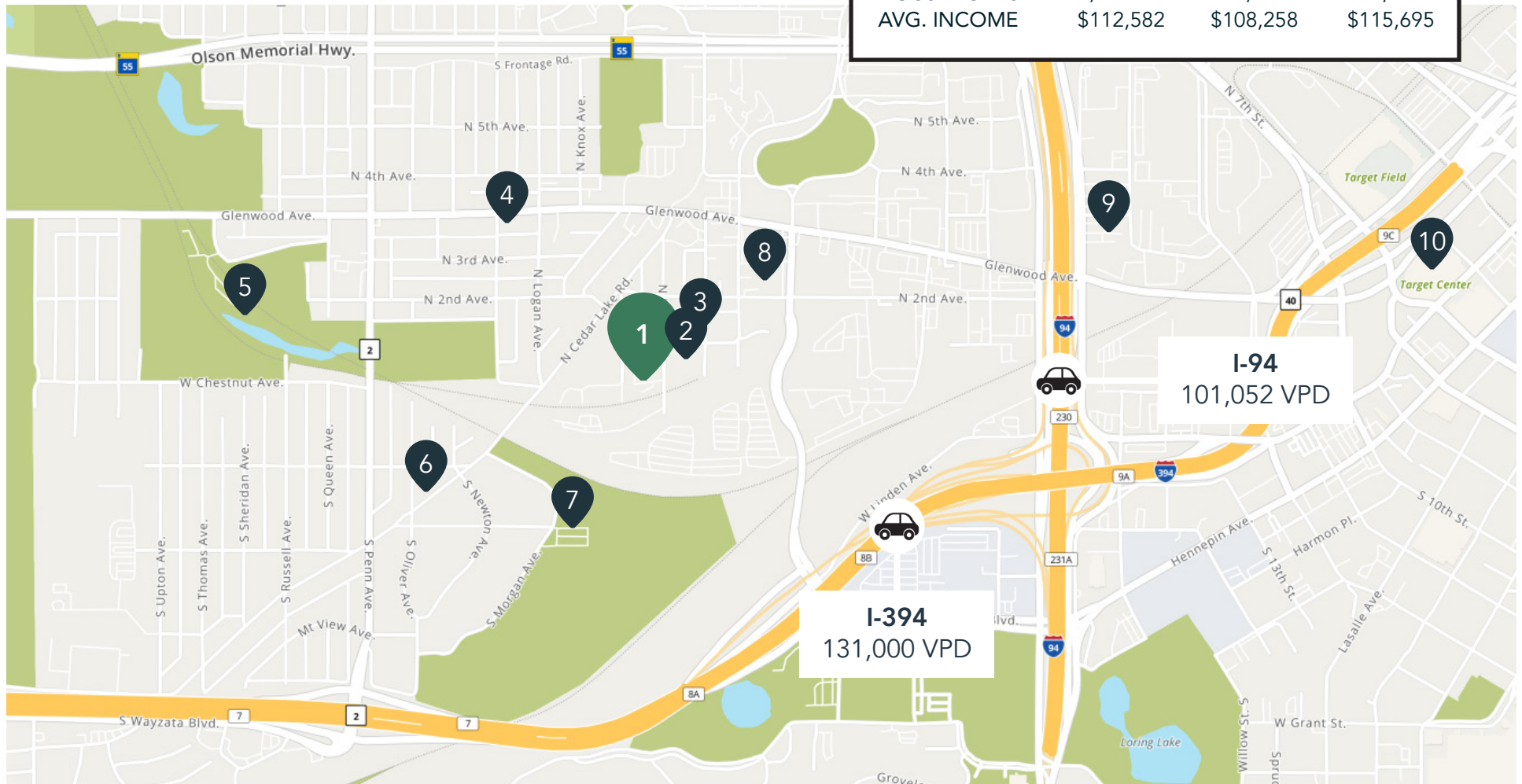


Additional Media



The Neighborhood

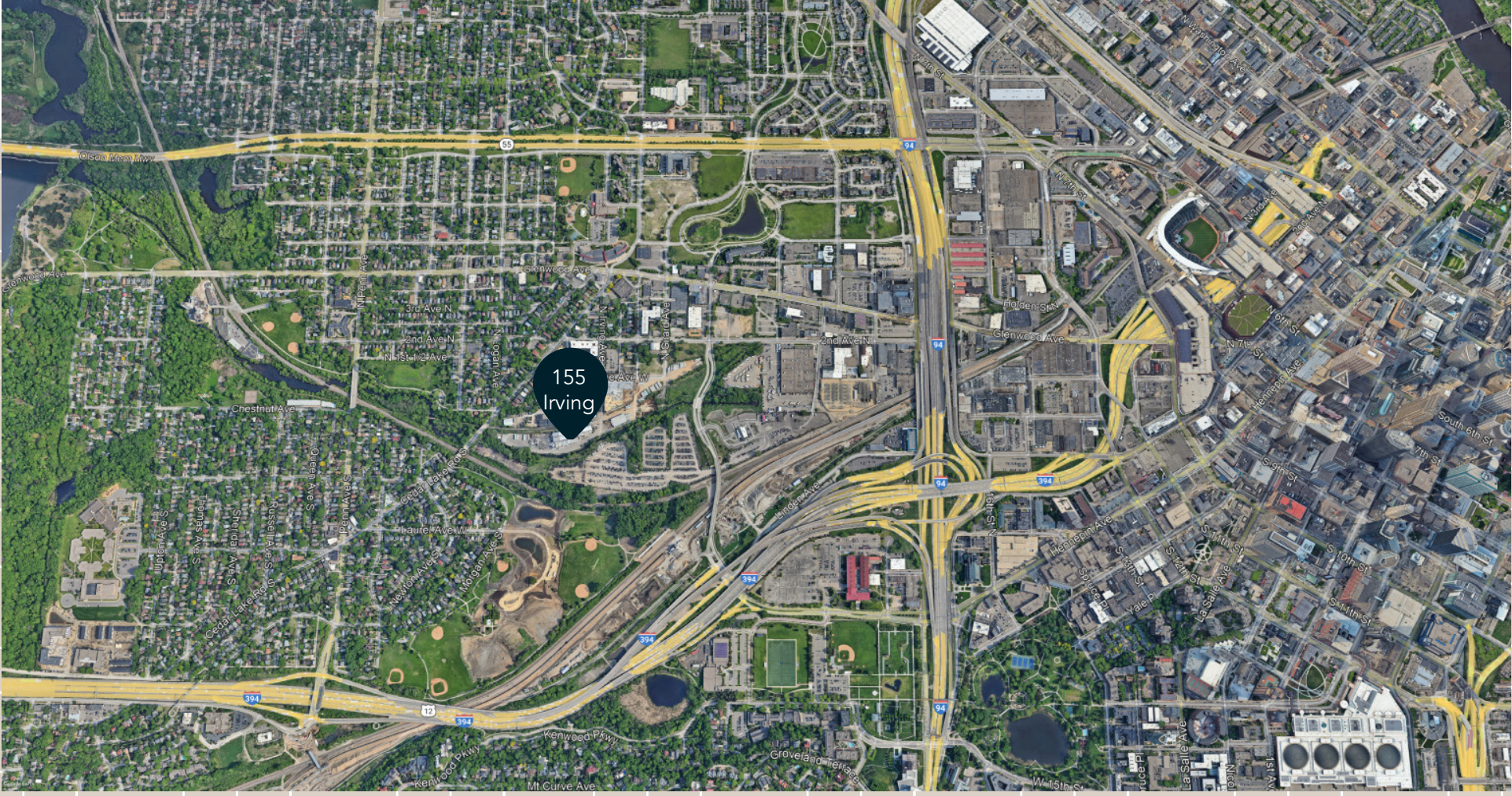
Demographics	1 MILE	3 MILES	5 MILES
POPULATION	16,763	226,895	490,142
HOUSEHOLDS	7,321	109,502	219,390
AVG. INCOME	\$112,582	\$108,258	\$115,695



Hot Spots

- | | |
|-------------------------|-------------------------------|
| 1. 155 Irving | 6. La Mesa |
| 2. Ernestine Apartments | 7. Bryn Mawr Meadows Park |
| 3. Misfit Coffee | 8. La Dona Cervceria Brewery |
| 4. Minne's by Veli'D | 9. Minneapolis Farmers Market |
| 5. Utepils Brewing | 10. Target Center |

Nearby Roadways



155 Irving

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PROPERTY MANAGER
LEASING AGENT

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WELLINGTON
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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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