

# Kasota

770 & 800 Kasota Avenue  
Minneapolis, MN 55414

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## Exceptionally located and consistently leased industrial property.

Kasota consists of two single-story industrial buildings located on Kasota Avenue in Minneapolis just west of Highway 280. Kasota provides easy access for employees, vendors and customers traveling to and from Downtown Minneapolis or St. Paul via 35W, I-94 and Highway 36. Developed in 1977, the property continues to be well-occupied and maintained. Tenants benefit from 18-22' clear heights and seven dock doors. Extensive surface parking and mature landscaping surround the building.

### HIGHLIGHTS

- Two single-story industrial buildings
- Tenants include Whole Sale Produce and Ritrama, Inc.
- Easy access to Downtown Minneapolis (7 minutes) and Downtown St. Paul (10 minutes)
- 18-22' clear heights, seven dock doors

### Fully Occupied

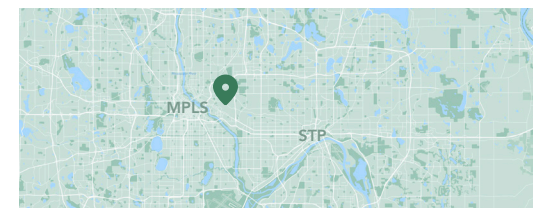
Owner, Manager, Leasing

161,475 SF total; 0 SF available

149 surface stalls

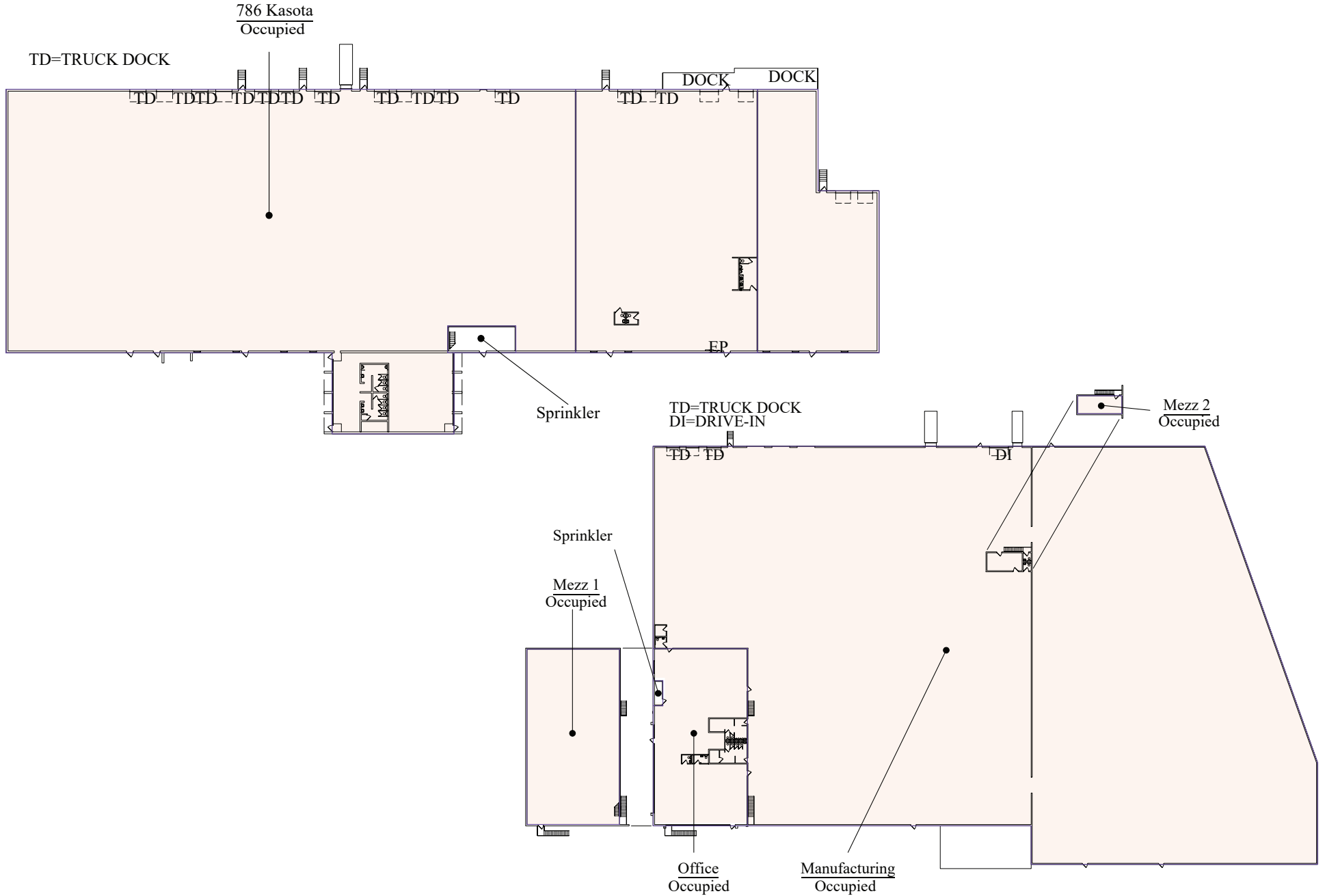
Single-story industrial/flex building

Como Neighborhood (Minneapolis)

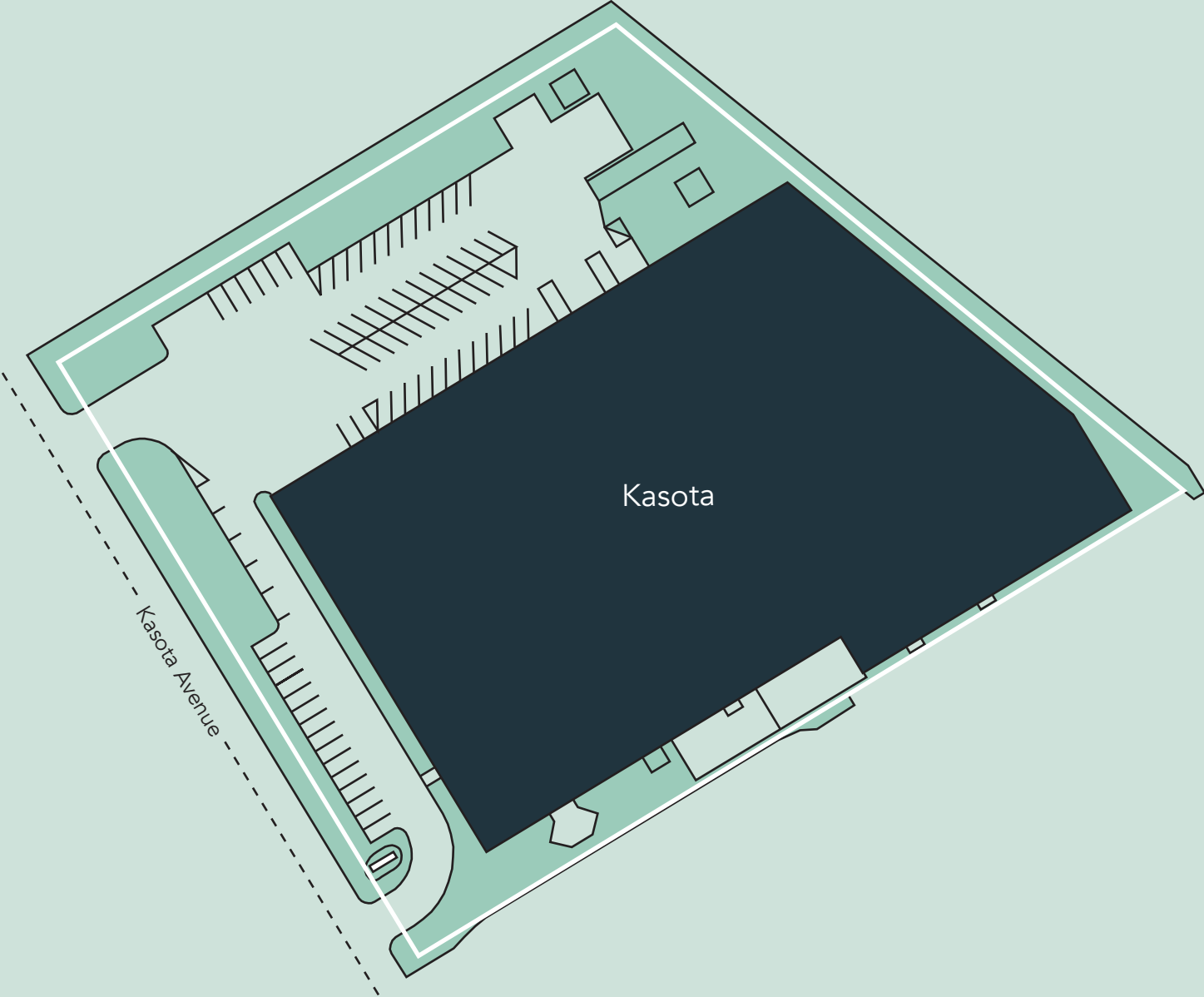


# Floor Plan

- Building Common Areas
- Available Space
- Occupied Space

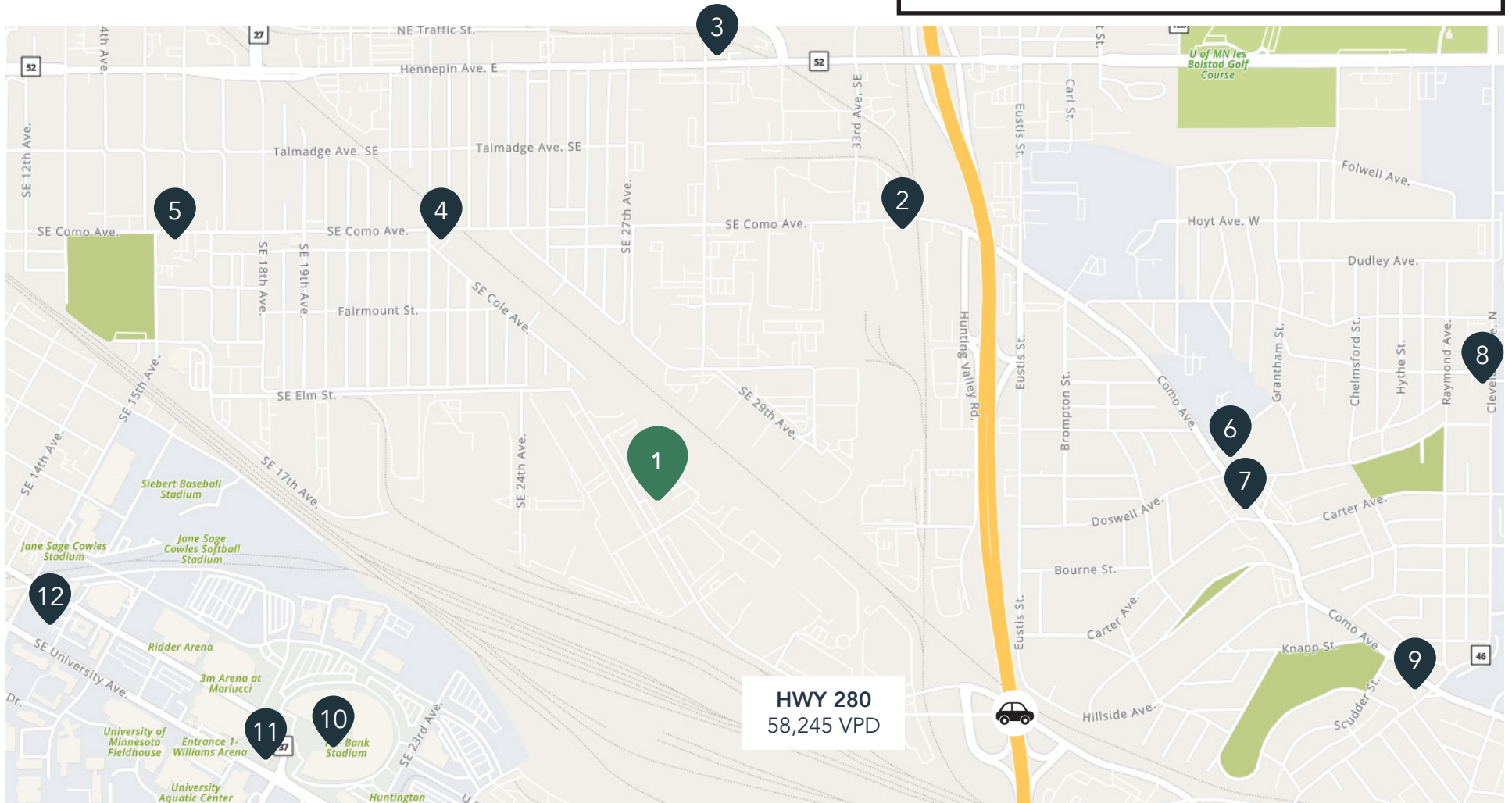


# Site Plan



# The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	21,707	186,786	518,480
HOUSEHOLDS	8,545	82,010	227,154
AVG. INCOME	\$74,569	\$115,518	\$121,228



## Hot Spots

- |                               |                                 |                                 |
|-------------------------------|---------------------------------|---------------------------------|
| 1. Kasota                     | 5. Blue Door Pub University     | 9. Holiday Stationstores        |
| 2. Station 280                | 6. Colossal Cafe                | 10. Huntington Bank Stadium     |
| 3. Insight Brewing & Taproom  | 7. Finnish Bistro Coffee & Cafe | 11. Buffalo Wild Wings          |
| 4. Manning's Restaurant & Bar | 8. Mim's Cafe                   | 12. Raising Cane's, Tacos Locos |



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PROPERTY MANAGER  
LEASING AGENT

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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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