

Seward Commercial/Industrial Lease

2323 SNELLING AVENUE, MINNEAPOLIS, MN 55404



Building Highlights

- Seward commercial/industrial building
- Two overhead doors
- Three phase electric
- Approximately 7100 sq ft of secure yard
- Street and alley access
- Two blocks to Franklin LRT station
- Strong neighborhood and business association, financial assistance from neighborhood CDC potentially available for business aiming to create jobs



Leasing Information

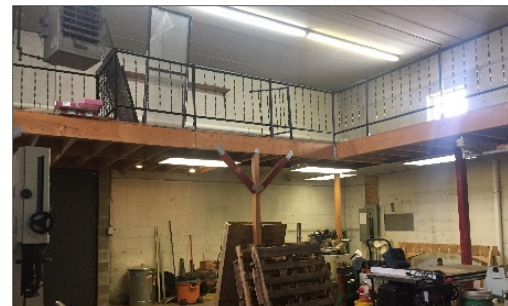
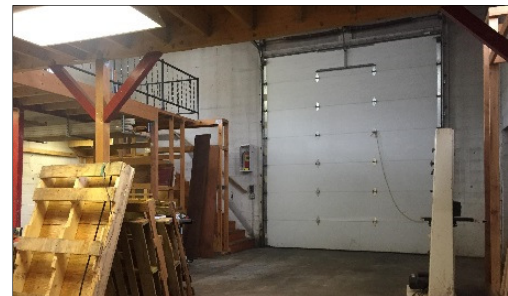
1000 square feet of office, 1000 lower level office with kitchen and 4900 square feet of warehouse with 16ft ceiling height.

Terms

Triple Net
2018 Taxes: \$17,441.71
Net Rent: \$4975 per mo
\$8.58 psf

Location

Two blocks from Franklin Ave LRT, ½ block from Minnehaha, easy access to HWY 55 and I-94



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