

2809 WINTER ST NE
MINNEAPOLIS, MN



MONARCH
COMMERCIAL REAL ESTATE



FOR SALE:
INDUSTRIAL

\$2,279,000 • 15,688 SF

BRIAN FULFORD

DIRECTOR

BFULFORD@MONARCHCRE.COM

612 296 5384

MONARCHCRE.COM

PROPERTY HIGHLIGHTS:

Rare NE Minneapolis Owner/User Opportunity

- Positioned in the heart of Northeast Minneapolis, this versatile industrial facility offers a hard-to-find combination of clear-span warehouse space, heavy power, crane capacity, and expansion potential.
- The 1.52-acre site provides excellent functionality for manufacturing, fabrication, distribution, or contractor use, with room for outdoor storage or future building expansion.
- The property features a free-span open warehouse of approximately 70' x 180', efficient drive-in and dock-high loading, and a 5-ton bridge crane—a major advantage for users requiring material handling capabilities.
- Ample parking, updated roofing, and flexible PR2 zoning further enhance the long-term value of this asset.



Address 2809 Winter Street NE,
Minneapolis 55413

Building Size 15,688 SF
Office - 1,400 SF
Mezzanine - 1,400 SF

Lot Area 1.52 Acres

Original Built 1967 (8,268 SF)

Addition Built 1981 (6,020 SF)

PID 1802923430028

Clear Height 25' (6,020 SF) & 20'
(6,868 SF)

Dock 1 (12' x 14' DI) w/
leveler

Drive-In 1 (12' x 14')

Bridge Crane 5-Ton

Power 400A, 120/208v,
3 phase

Zoning PR2 District

Property Tax \$55,754.28 (2026)

Sale Price \$2,279,000

BRIAN FULFORD

DIRECTOR

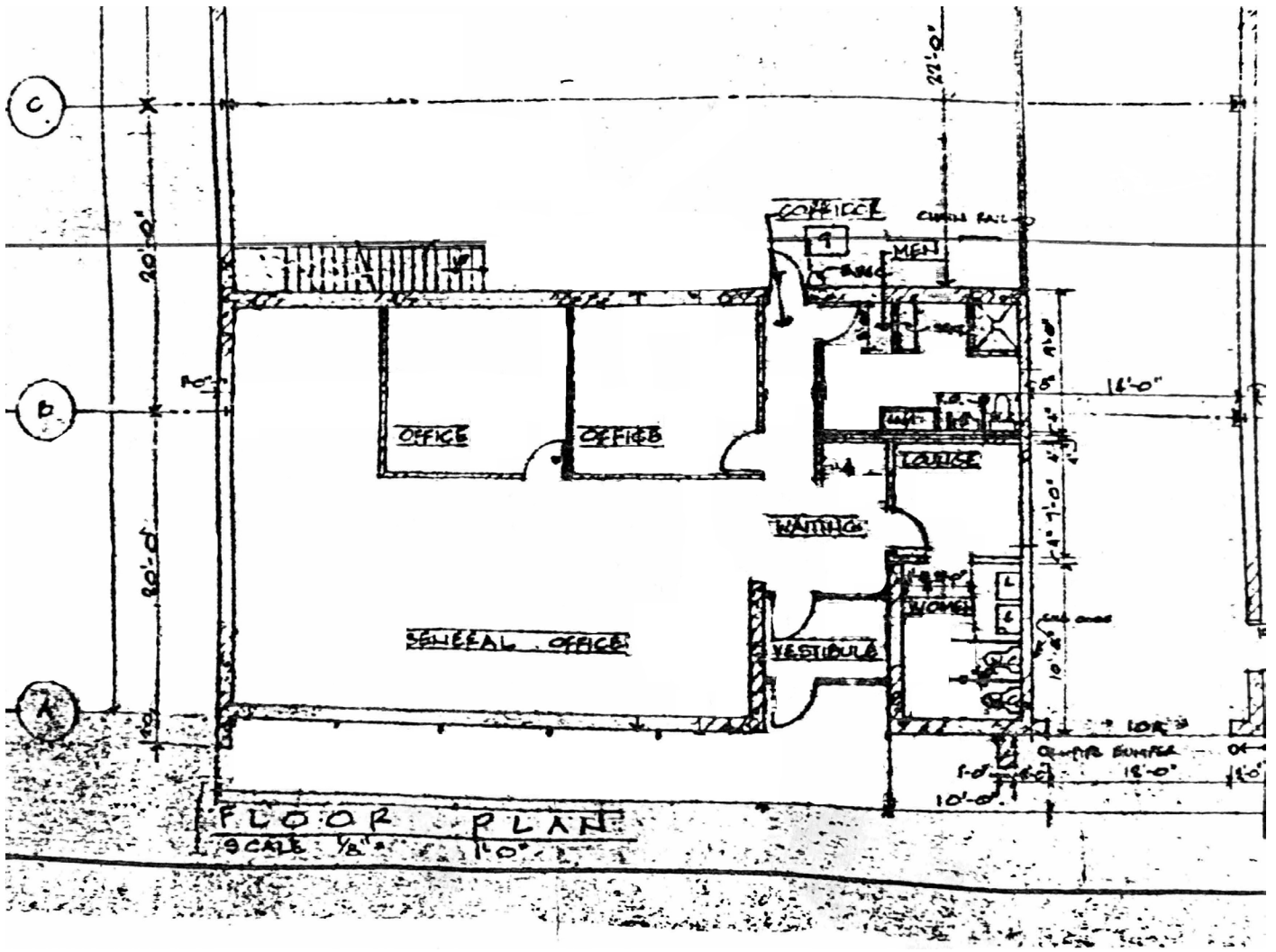
BFULFORD@MONARCHCRE.COM

612 296 5384

MONARCHCRE.COM



FLOOR PLAN



BRIAN FULFORD

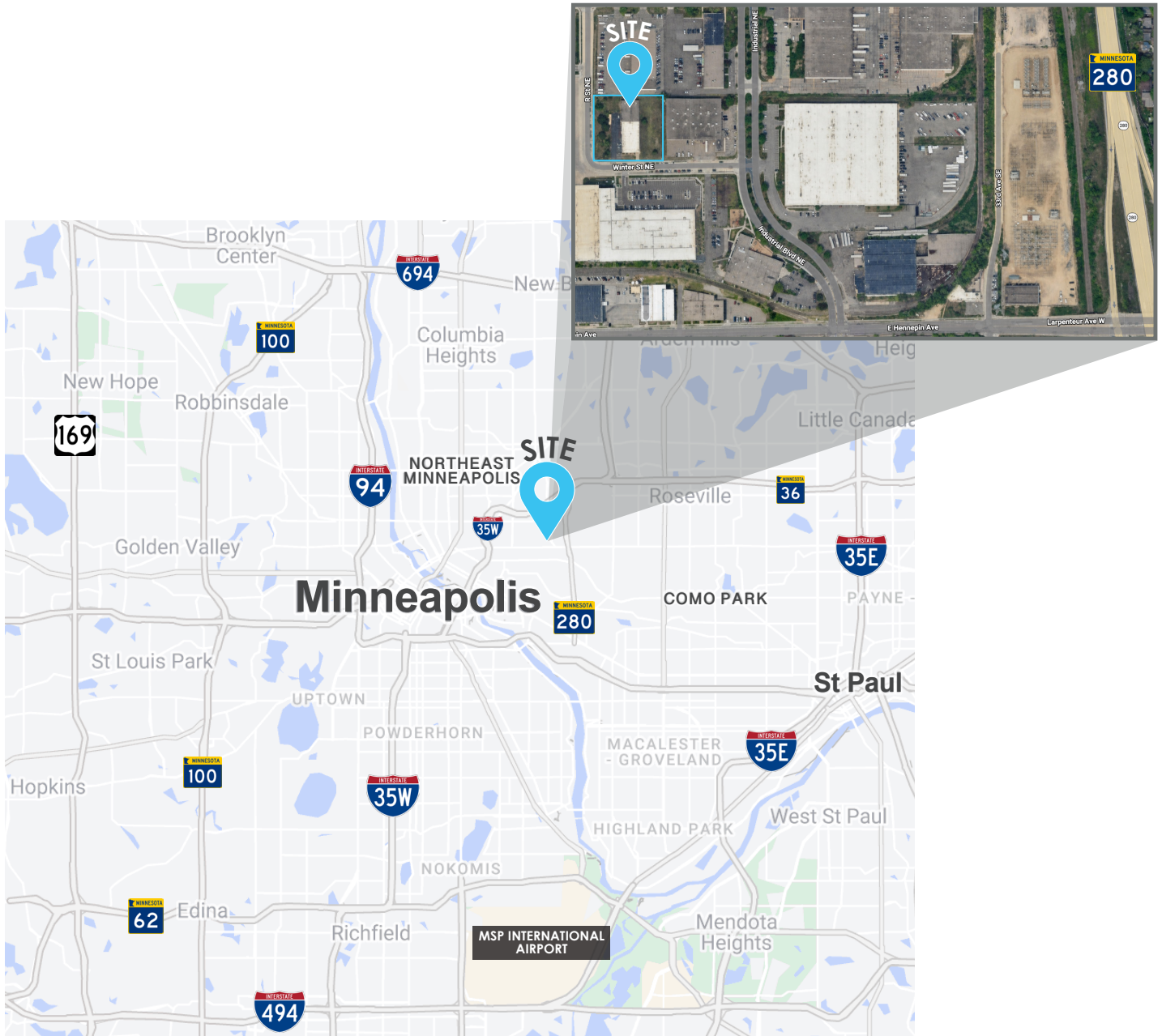
DIRECTOR

BFULFORD@MONARCHCRE.COM

612 296 5384

MONARCHCRE.COM

Easy access to MN-280



BRIAN FULFORD
DIRECTOR
BFULFORD@MONARCHCRE.COM
612 296 5384