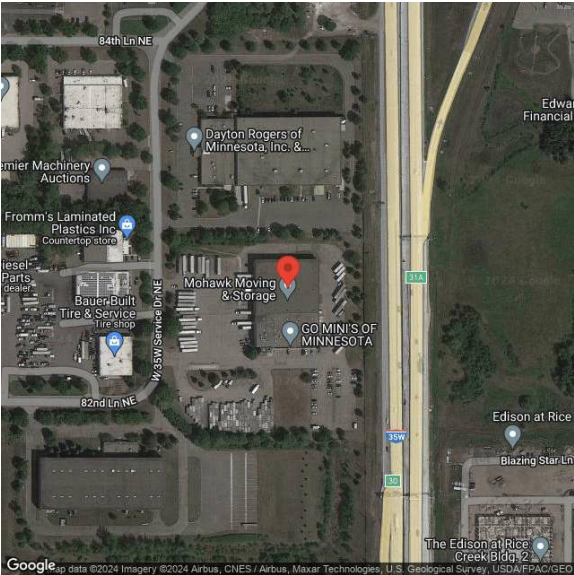


8271 West 35W Service Drive
8271 W 35W Service Dr NE | Minneapolis, MN | US | Ramsey County
Available SF: 54,000



Building Type:	Industrial
Available SF:	54,000
Total SF:	54,000
Last Updated:	Jan 20, 2025

Realtor/Owner Contact

Matt Oelschlager
| matt.oelschlager@cbre.com

Property and Area Description

PREMIER INDUSTRIAL BUILDING AND SITE PURCHASE OPPORTUNITY
8271 West 35W Service Drive presents a rare opportunity to acquire a highly functional industrial facility. The property includes a 54,000 SF facility on 3 parcels totaling 8.2 acres. The site offers direct I-35W visibility to over 72,000 vpd. The site is zoned I-2, heavy industrial, allowing for trailer parking and outdoor storage (CUP required for outdoor storage >1 acre). The property also offers near-immediate freeway access to I-35W at 85th Ave (aka County Rd J West). With the excess acreage the building is also expandable in various capacities and configurations.

Population

	734,195 10 Mile Radius	2,289,769 20 Mile Radius	3,243,367 30 Mile Radius
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Source: ESRI®, 2024

Households

	281,279 10 Mile Radius	922,117 20 Mile Radius	1,278,004 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Xcel

Property Images

