

460 Hoover Street NE

FOR SALE

Minneapolis, MN

\$6,500,000

68,280 SF

3.21-Acre Site





ADDRESS	460 HOOVER ST NE MINNEAPOLIS, MN 555413
SALE PRICE	\$6,500,000
BUILDING SF	68,280 SF TOTAL 8,280 SF OFFICE (2-STORY) 60,000 SF WAREHOUSE
YEAR BUILT	1928/1999
PARCEL SIZE	3.21 ACRES
OUTSIDE STORAGE	1.00 ACRES DEDICATED
DOCKS	1 (ADDTL. DOCKS CAN BE ADDED)
DRIVE-INS	5
CLEAR HEIGHT	13'-21'
FEATURES	OVERHEAD CRANES, FLOOR DRAINS, PORTION OF THE WAREHOUSE CAN BE FULLY CLIMATE CONTROLLED

Sale Offering

Transwestern is pleased to present 460 Hoover Street NE for sale. This well-located industrial property totals approximately 68,280 square feet and is situated on a 3.21-acre site, including roughly one acre of dedicated outdoor storage. Originally constructed in 1928 with subsequent additions through 1999, the building offers a combination of scale and functionality that is well suited for a variety of industrial and adaptive uses.

The property benefits from a highly strategic location just north of East Hennepin Avenue, providing excellent access to I-35W, Highway 280, and Highway 36, allowing for efficient connectivity throughout the Twin Cities metro area. Situated within the Mid-City Industrial district, one of Minneapolis’ most established industrial areas, the surrounding environment features a dynamic mix of light and heavy industrial users alongside thoughtfully redeveloped properties now home to taprooms, coffee roasters, creative office, and other commercial concepts.

This offering presents a compelling opportunity to acquire a sizable, centrally located industrial asset with flexibility for continued industrial use or repositioning in a highly sought-after Northeast Minneapolis location.

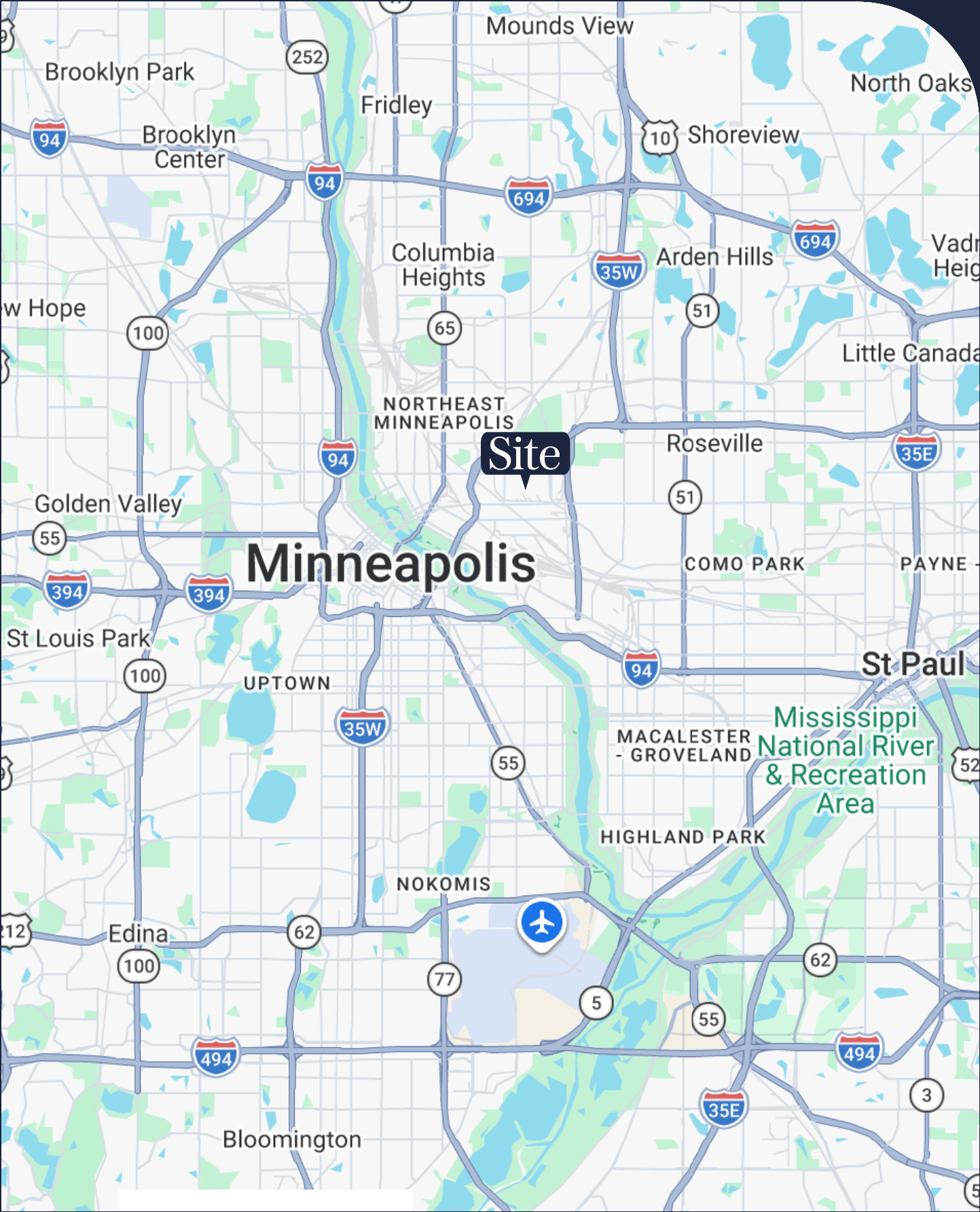
PROPERTY HIGHLIGHTS

- Located in the heart of Northeast Minneapolis’ sought-after Mid-City Industrial corridor
- 68,280 SF industrial building situated on a 3.21-acre site
- Approximately 1.00 acre of dedicated outdoor storage which is paved, fenced, and secured
- Flexible building configuration with multiple contiguous suites
- Clear heights up to ±21 feet and oversized drive-in access
- Versatile layout suitable for manufacturing, distribution, service, or adaptive uses
- Immediate access to I-35W, I-94, Highway 280, and Highway 36
- Surrounded by a diverse mix of industrial and creative commercial users

Property Aerial



Twin Cities Location



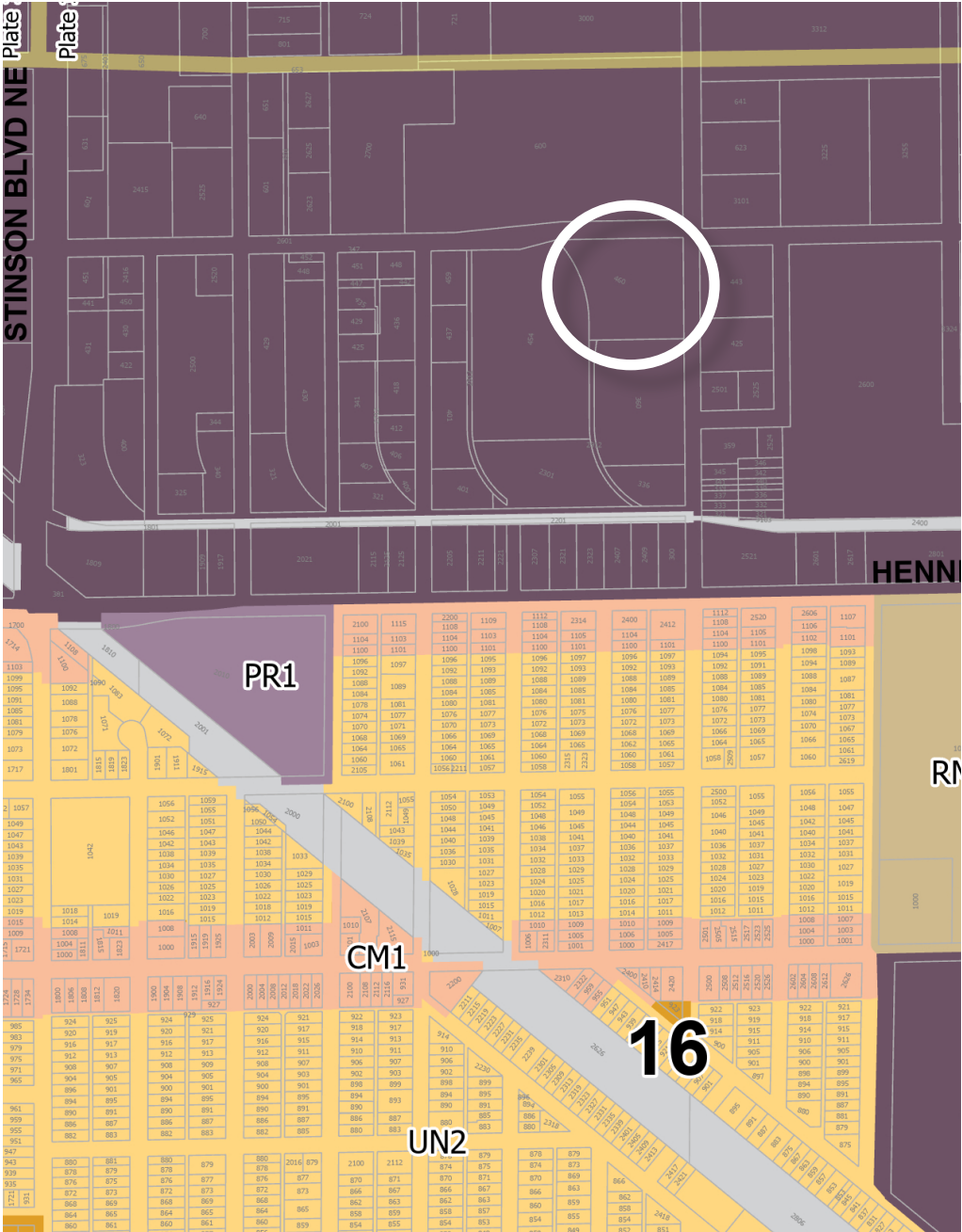
Location & Proximity

The area surrounding 460 Hoover Street offers a strong foundation for industrial operations, supported by a well-educated and economically active population. The community features a high concentration of residents with advanced degrees and professional qualifications. The elevated daytime population reflects an active environment with employment hubs nearby. With above-average household incomes and a diverse educational profile, the location is well-positioned to attract tenants and businesses.

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,262	167,610	492,217
TOTAL DAYTIME POPULATION	20,718	299,689	615,943
AVERAGE HOUSEHOLD INCOME	\$87,500	\$107,175	\$104,160
GRADUATE / PROFESSIONAL DEGREE	32.4%	26.7%	21.7%
ASSOCIATE'S / BACHELOR'S DEGREE	44.6%	41.4%	40.3%
SOME COLLEGE / NO DEGREE	8.3%	11.6%	13.9%
HIGH SCHOOL DEGREE / GED	8.2%	13.5%	16.6%



Zoning Map

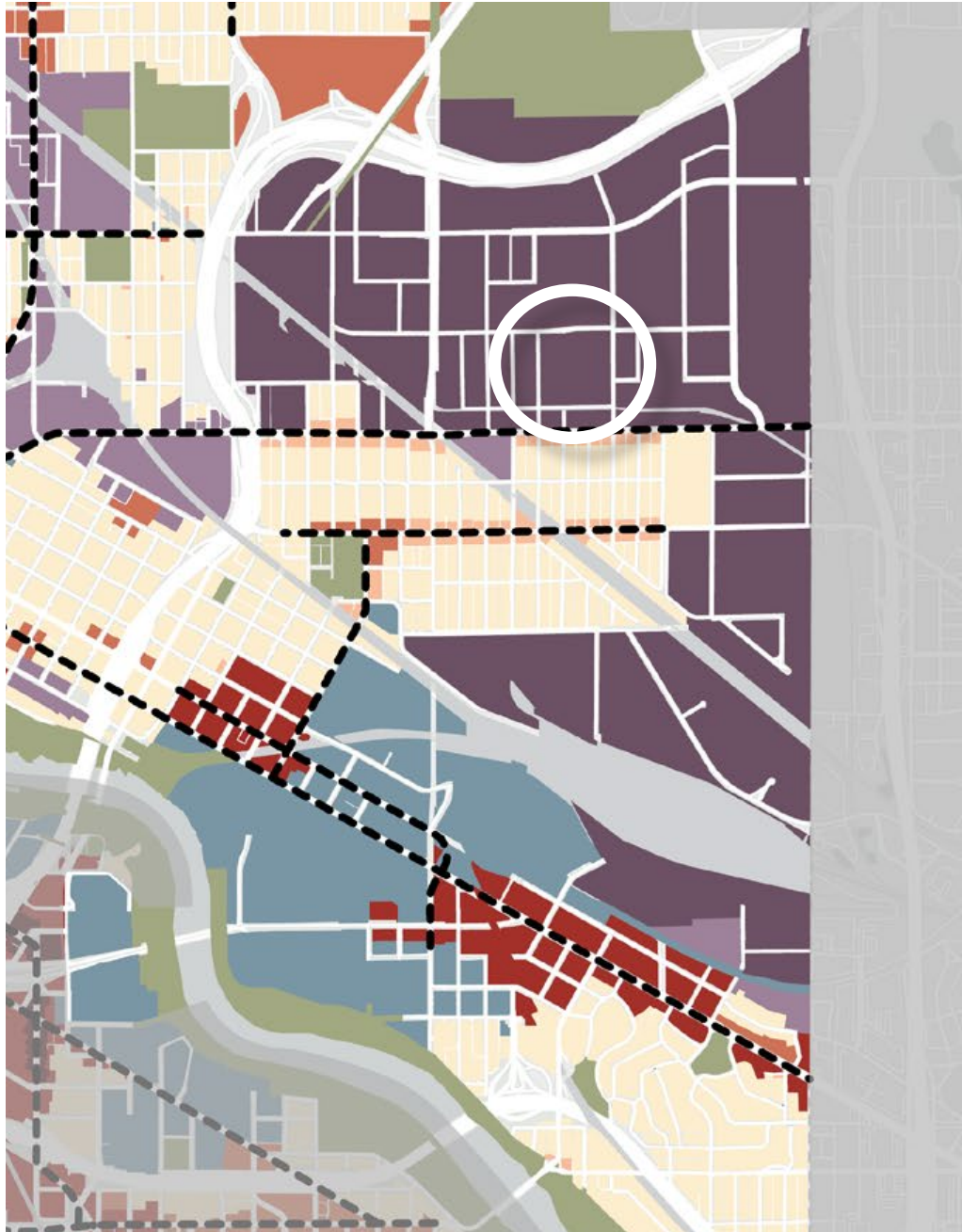


PR2 - Production & Processing

LEGEND

- UN1 Urban Neighborhood 1
- UN2 Urban Neighborhood 2
- UN3 Urban Neighborhood 3
- RM1 Residence Goods and Services
- RM2 Residence Office and Services
- RM3 Residence and Institutional
- CM1 Neighborhood Mixed-Use
- CM2 Corridor Mixed Use
- CM3 Community Mixed Use
- CM4 Destination Mixed Use
- DT1 Downtown Center
- DT2 Downtown Destination
- PR1 Production Mixed Use
- PR2 Production and Processing
- TR1 Transportation

Future Land Use Map



PR2 - Production & Processing

LEGEND

- | |
|-----------------------------------|
| Urban Neighborhood |
| Neighborhood Mixed Use |
| Corridor Mixed Use |
| Community Mixed Use |
| Destination Mixed Use |
| Goods and Services Corridor |
| Neighborhood Office and Services |
| Public, Office, and Institutional |
| Parks and Open Space |
| Production and Processing |
| Production Mixed Use |
| Transportation |



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