

1026 Central Ave NE

Minneapolis, MN



FOR SALE

Sale Offering

Transwestern is pleased to offer 1026 Central Avenue NE in Minneapolis, MN for sale. This industrial property features a 19,927 square-foot building, providing an excellent balance of functional office and warehouse space. The subject site consists of 1.33 acres and offers limited outside storage potential. The property is ideally located in Northeast Minneapolis, with frontage along Central Avenue NE, between Hennepin Avenue and Broadway Street. Additionally, the location provides convenient access to I-35W, I-94, and Highway 280, as well as proximity to Downtown Minneapolis. The strong infill location and robust industrial market make this asset an attractive owner-user opportunity.

Property Highlights

- **Attractive Northeast Minneapolis location**
- **Excellent visibility and access from Central Avenue NE**
- **Potential for limited outdoor storage with conditional use or PUD**



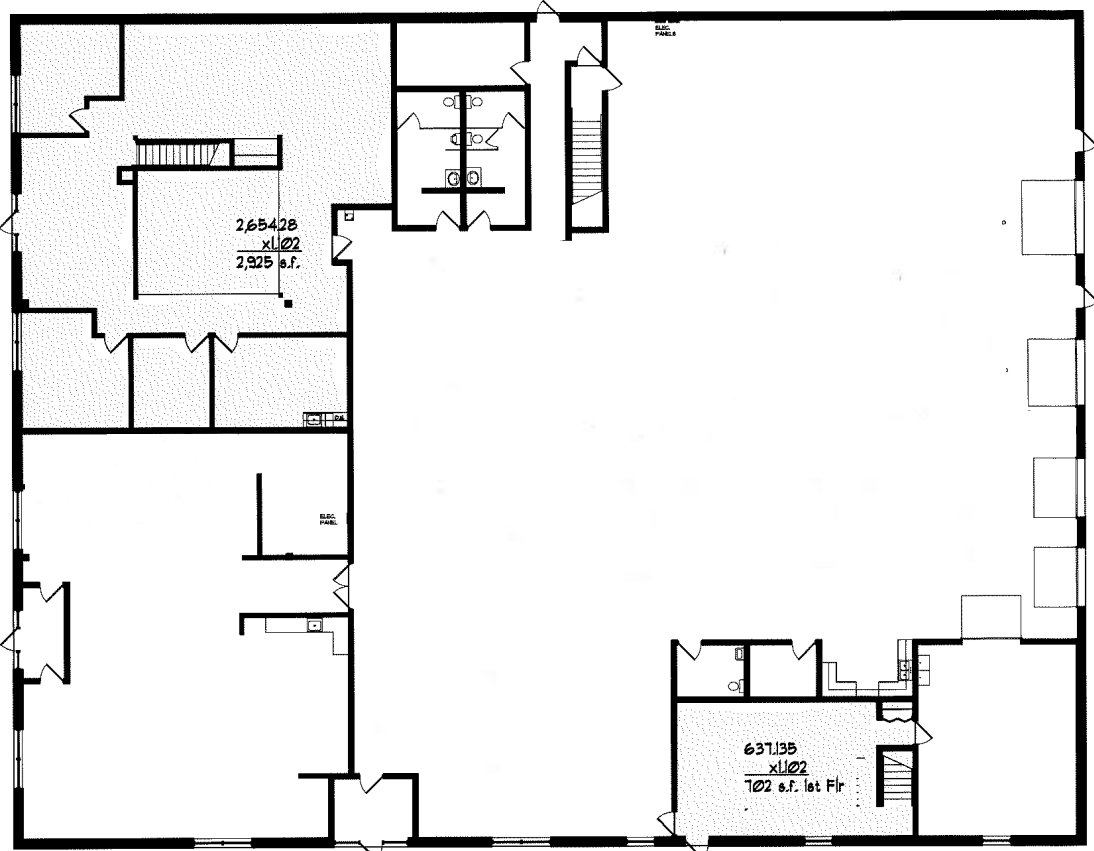
**Owner user opportunity subject to seller exercising an option to terminate the current tenant's lease.*

Property Details

Address:	1026 Central Avenue NE Minneapolis, MN 55413 (Legal address listed as 1014 Central Avenue NE)
PID:	13-029-24-32-0160
Year Built:	1996
Building SF:	Approximately 19,927 SF Office: 7,725 SF Warehouse: 12,202 SF
Land Area:	1.33 Acres
Parking:	+/- 50 Stalls
Loading:	2 Dock Doors, 2 Drive-Ins
Clear Height:	18.0'-20.0'
Zoning:	Production Mixed-Use (PR1)
Purchase Price:	Negotiable

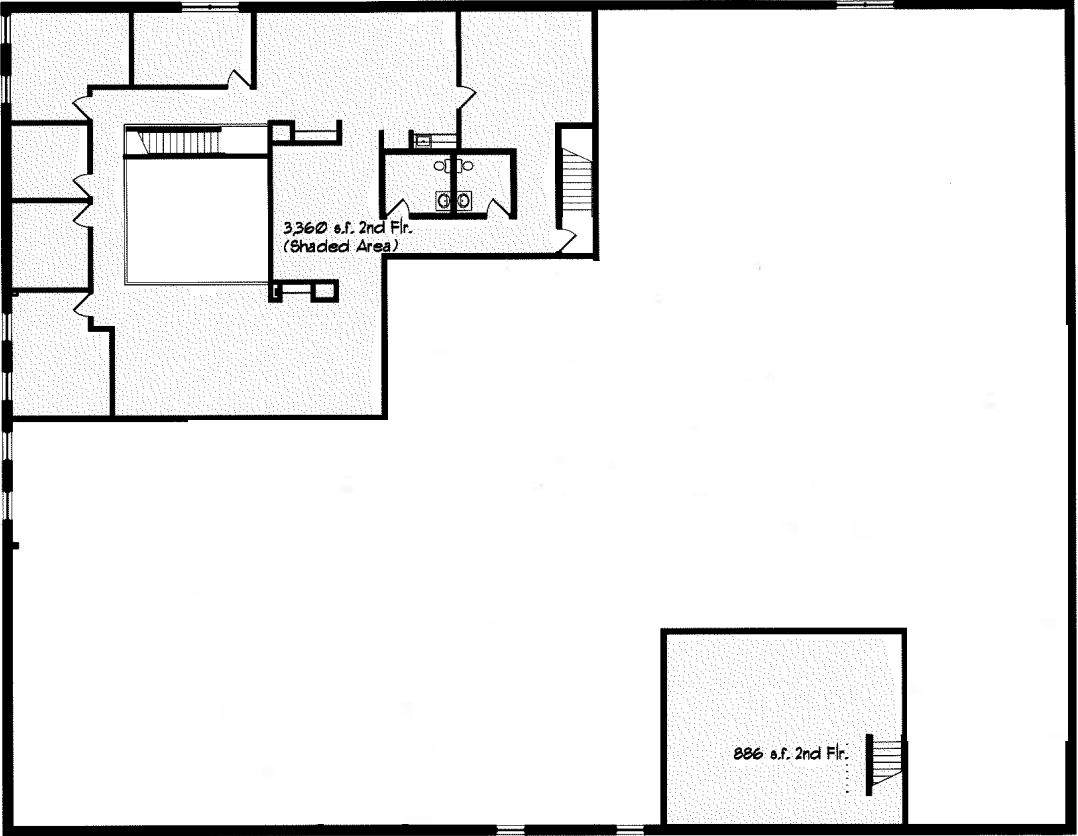


Floor Plans



1st Floor

Floor Plans



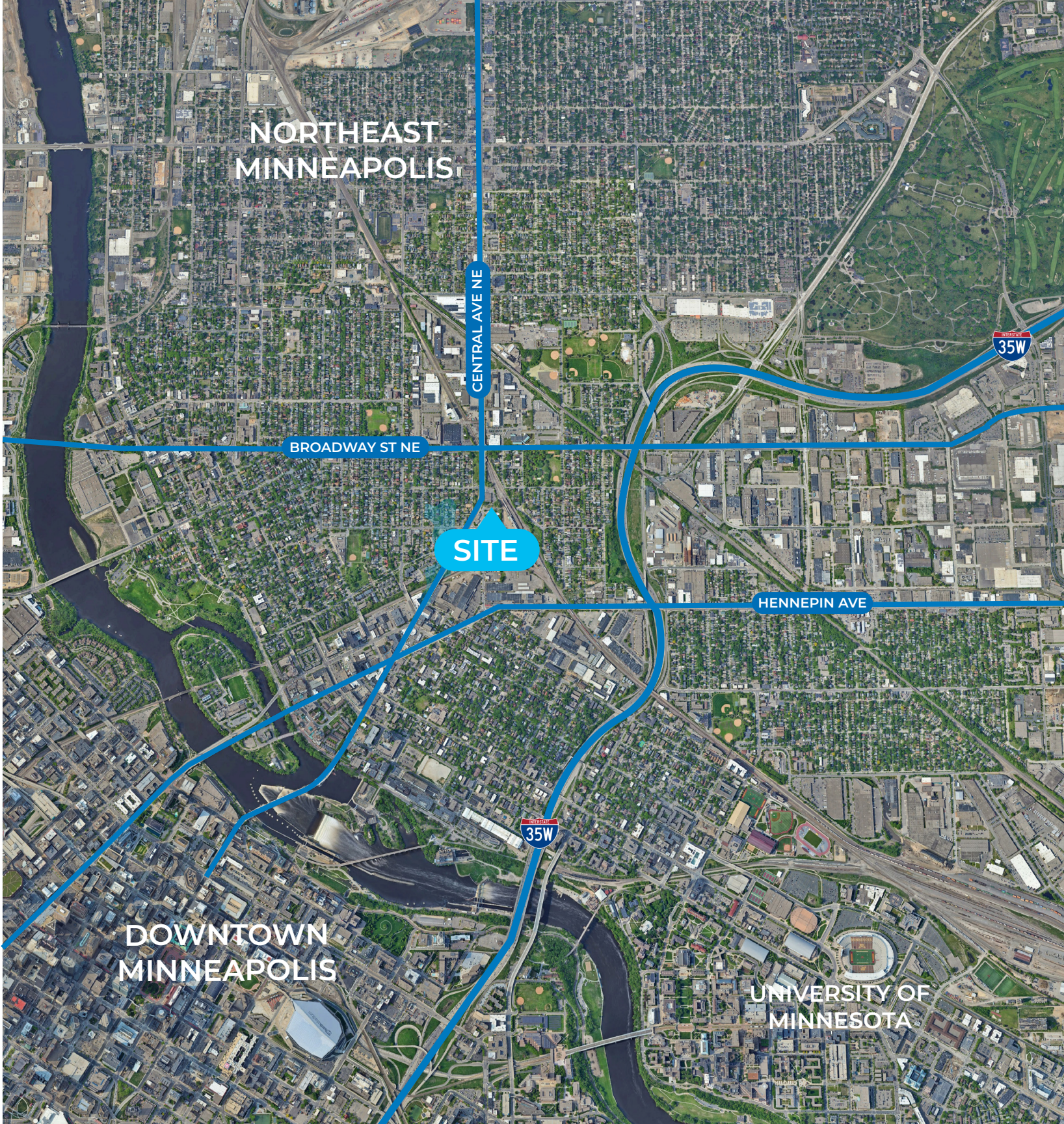
2nd Floor

Location & Proximity

1026 Central Avenue NE is strategically located in the heart of Northeast Minneapolis, just minutes from Downtown. The property offers excellent connectivity with quick access to I-35W, I-94, and Highway 280, providing seamless travel throughout the Twin Cities metro. The site is surrounded by a mix of restaurants, breweries, and retail destinations, and is within close proximity to major employment centers.

Demographics:

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	28,470	212,707	486,590
TOTAL DAYTIME POPULATION	28,880	352,530	619,906
AVERAGE HOUSEHOLD INCOME	\$110,210	\$98,175	\$105,374
GRADUATE / PROFESSIONAL DEGREE	23.3%	21.3%	21.1%
ASSOCIATE'S / BACHELOR'S DEGREE	46.6%	39.6%	40.7%
SOME COLLEGE / NO DEGREE	12.7%	13.9%	14.1%
HIGH SCHOOL DEGREE / GED	13.0%	16.0%	16.6%



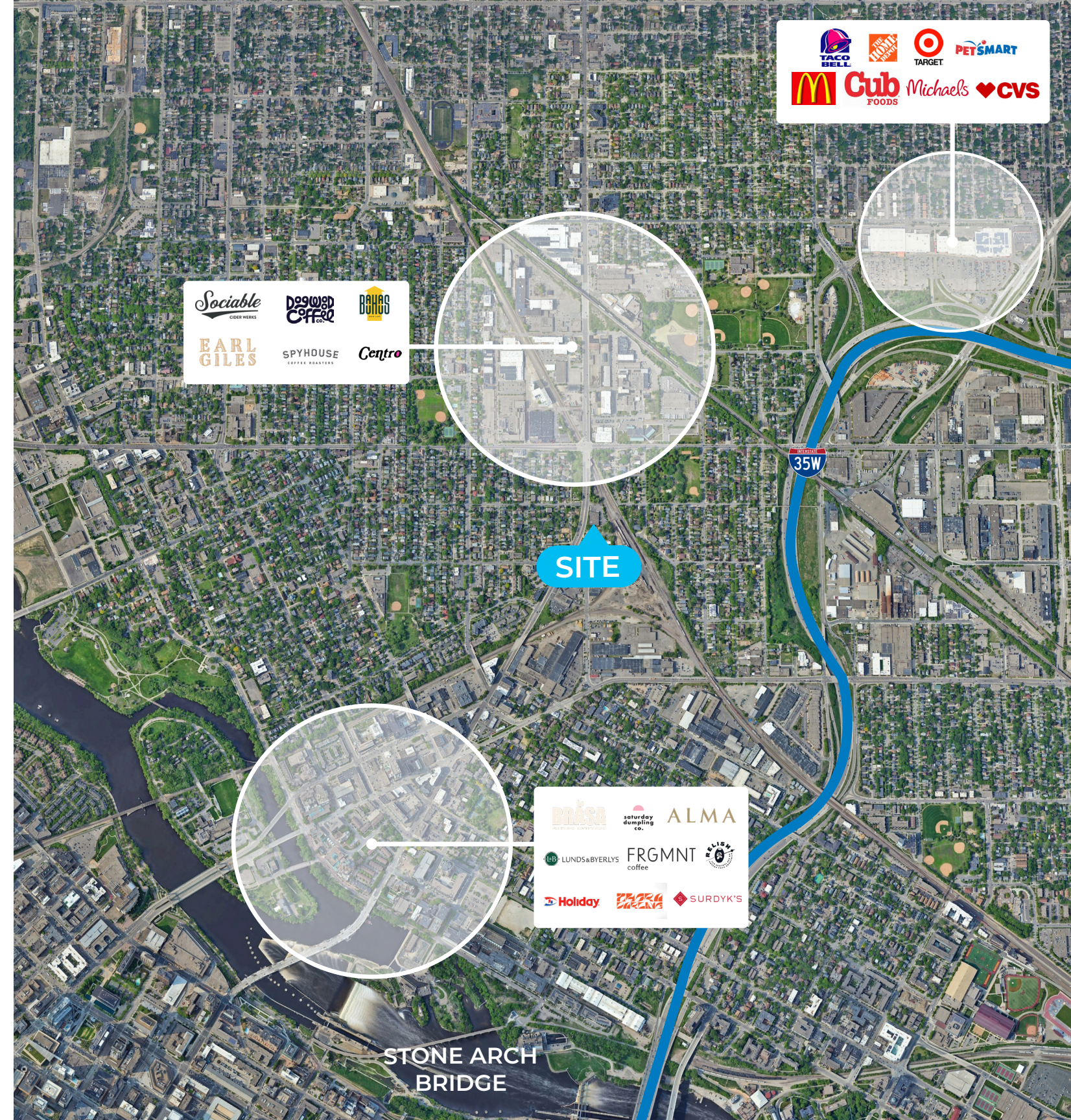
Community Profile

Northeast Minneapolis is a well-established industrial submarket offering strong fundamentals, driven by its central location and limited supply environment. Situated immediately northeast of Downtown Minneapolis, the area provides direct access to key transportation routes, enabling efficient movement throughout the Twin Cities metro.

The submarket features a diverse base of functional warehouse, flex, and light industrial facilities, many of which benefit from historically industrial zoning and strong tenant demand. Barriers to new development, coupled with ongoing urban infill and surrounding residential growth, have contributed to stable occupancy and upward pressure on rents. With access to a skilled labor pool and proximity to major population and employment centers, Northeast Minneapolis remains an attractive and resilient market for industrial endeavors.



Disclaimer: The information contained in this report was gathered by Transwestern from various primary and secondary sources believed to be reliable. Transwestern, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.



Let's work together.

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