

FOR SALE

2939 6th Ave N | Anoka, MN

Confidential Offering Memorandum



NEWMARK

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PROPERTY OVERVIEW

THE OFFERING

Newmark is pleased to present 2939 6th Ave N located in Anoka, Minnesota available for sale. This Industrial property contains approximately 175,650 total building square feet and is situated on 8.27 Acres.

Additional amenities include: 16' – 22' clear heights in the warehouse, 13 dock doors, one drive-in door/platform dock, heavy power, ample parking and the building is fully sprinklered. Please contact a member of our team for more details.



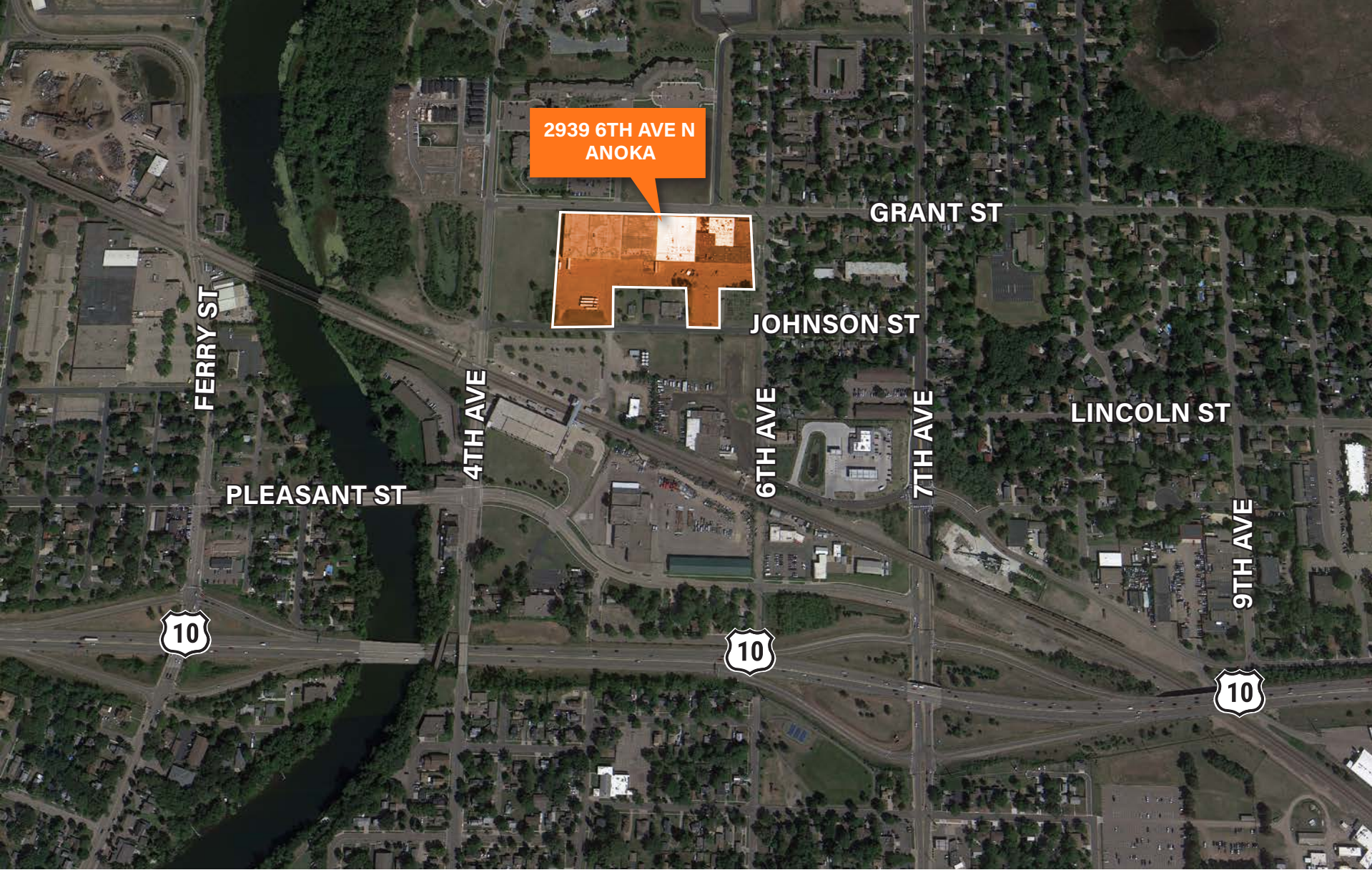
PROPERTY DETAILS

Address	2939 6th Ave N, Anoka, MN
Approximate Building Size	31,764 SF - Office (8,250 Sq. Ft. Mezzanine Office/Storage) 143,886 SF - Warehouse 175,650 Sq. Ft. Total (167,400 Sq. Ft. Bldg Footprint)
Lot Size	8.27 Acres
Striped Parking	272 Stalls
Loading	Thirteen (13) Dock Doors One (1) Drive-In Door/Platform Dock
Clear Heights	16' – 22' Approx. 109,000 Sq. Ft. at 22' Clear
Electrical	Very Heavy Power
Asking Price	\$8,900,000 or \$50.66 PSF

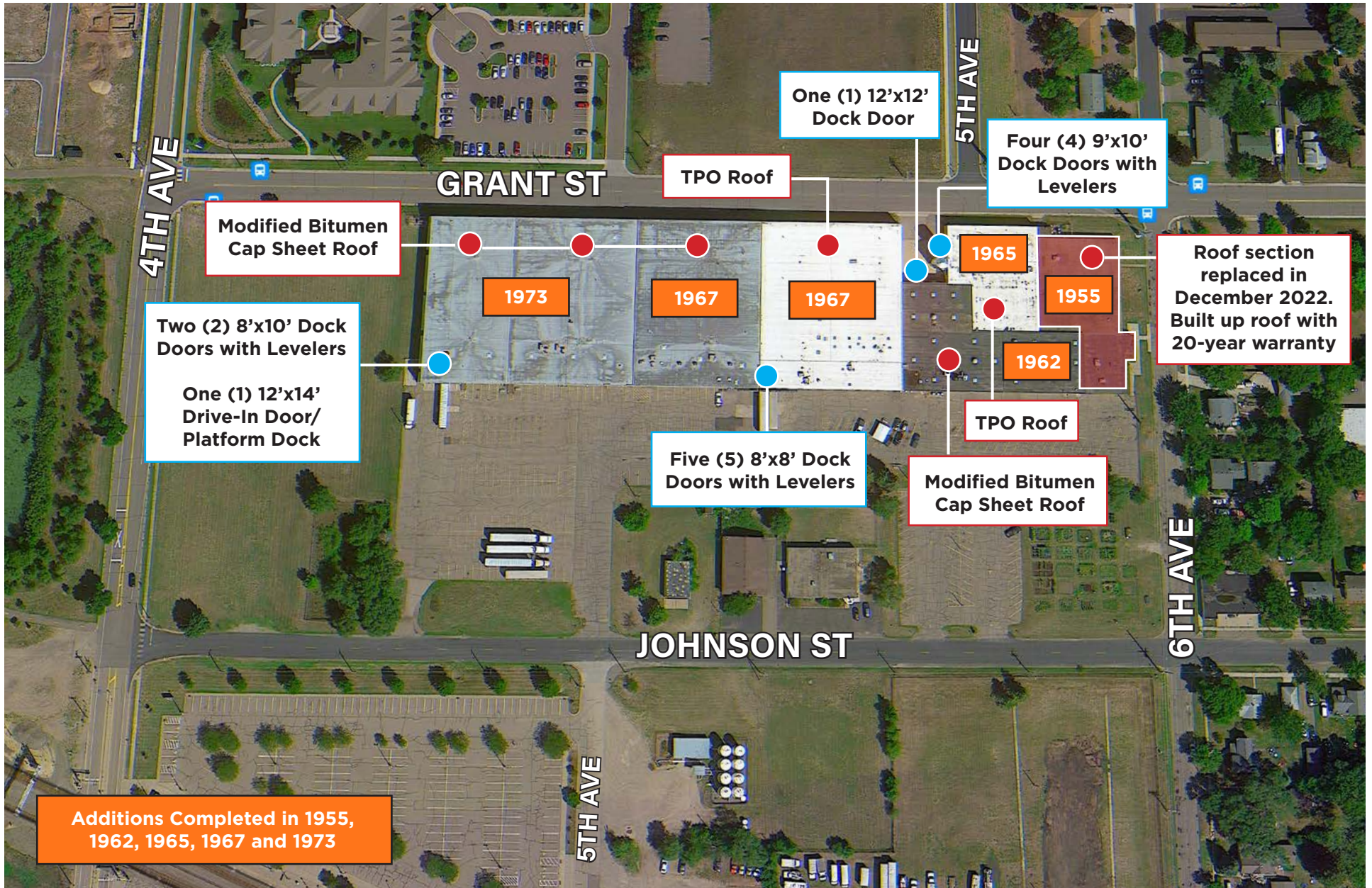
THE SITE



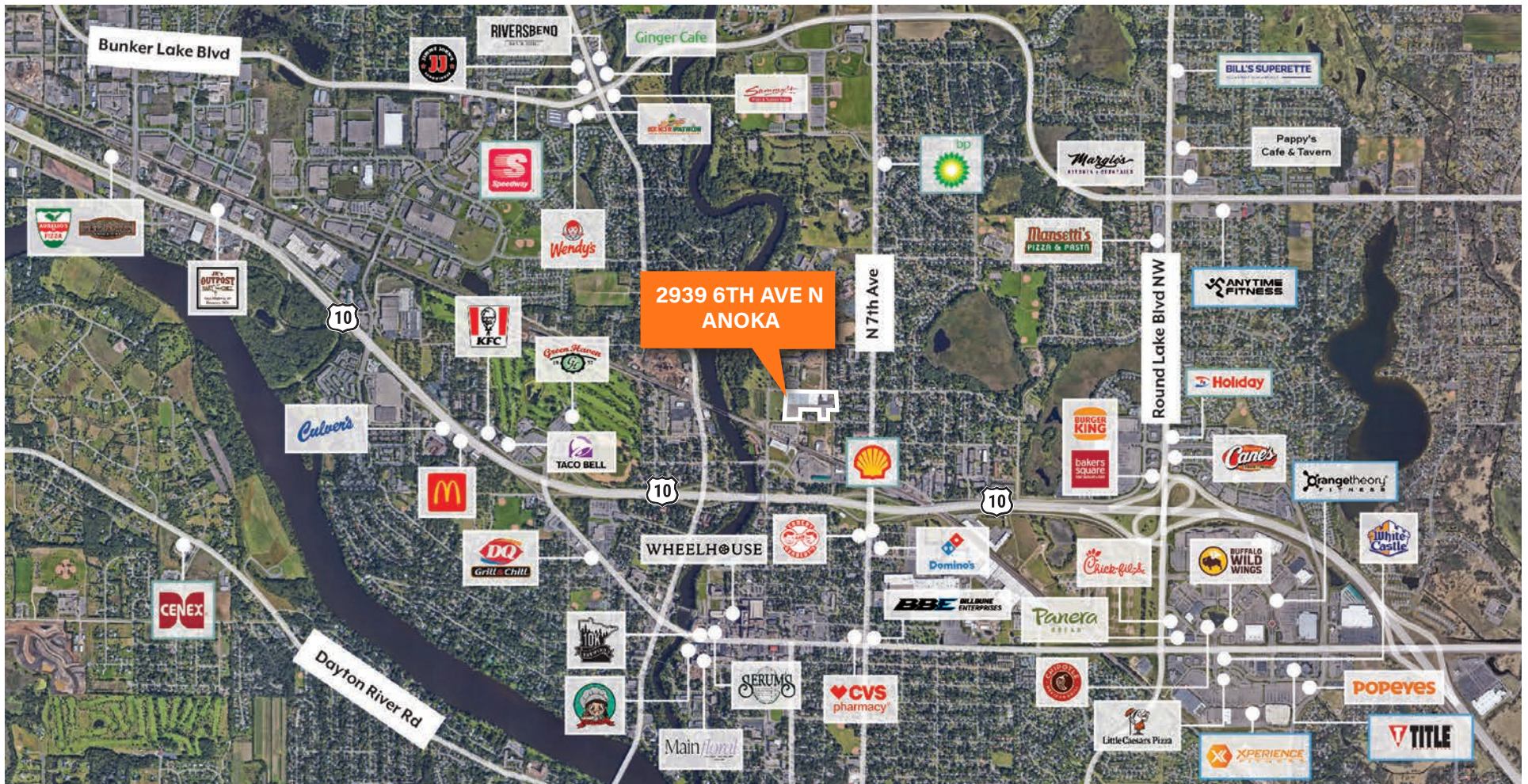
ACCESS



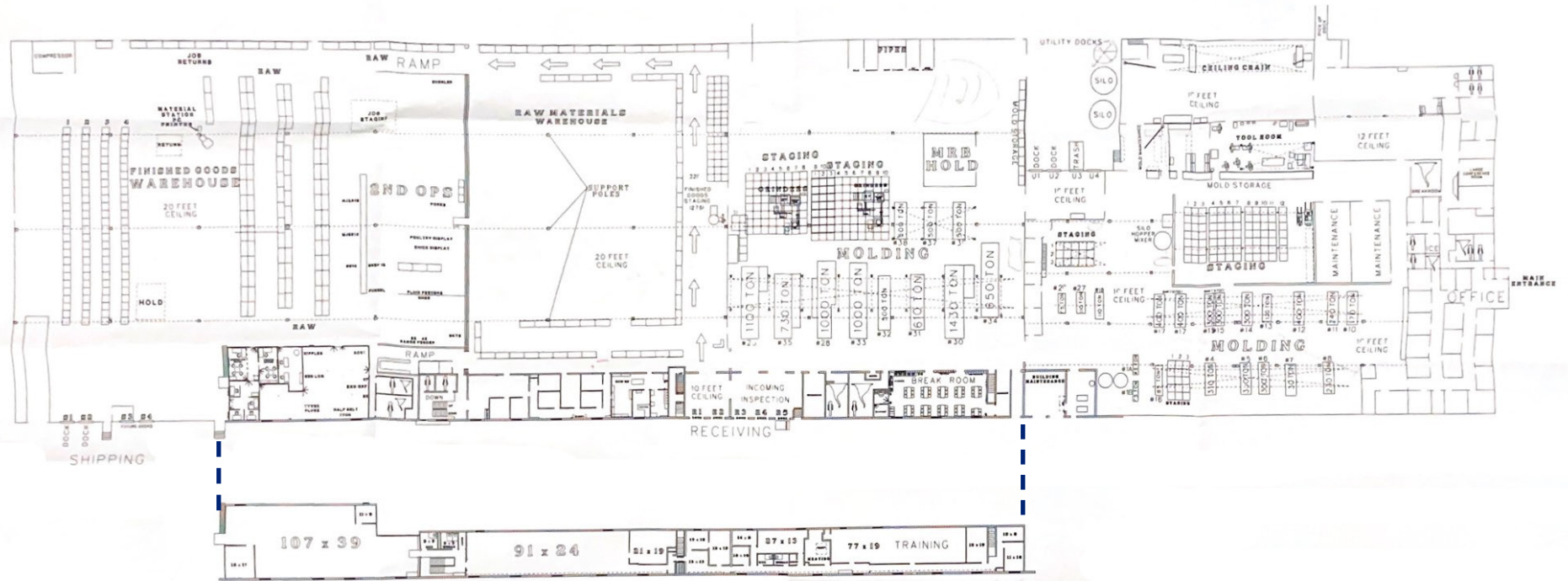
LOADING, ADDITIONS & ROOF INFO



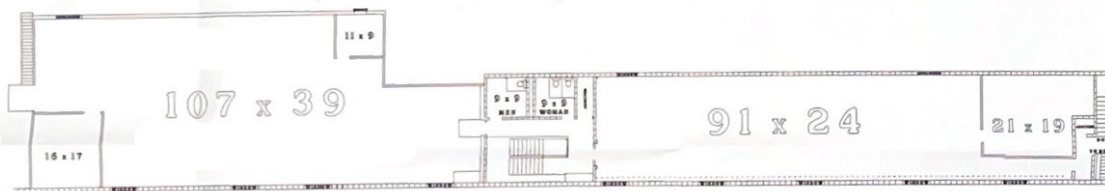
AERIAL MAP | NEARBY RETAIL



FLOOR PLAN



2ND FLOOR

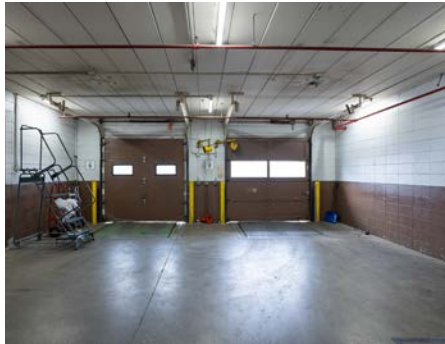
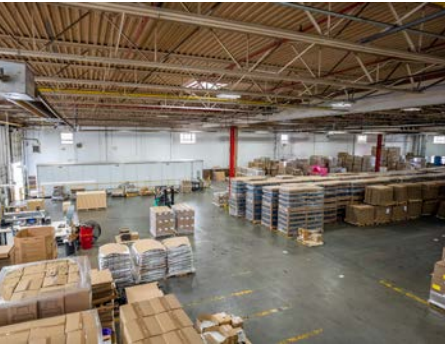
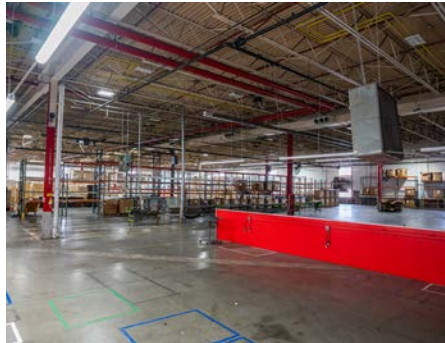
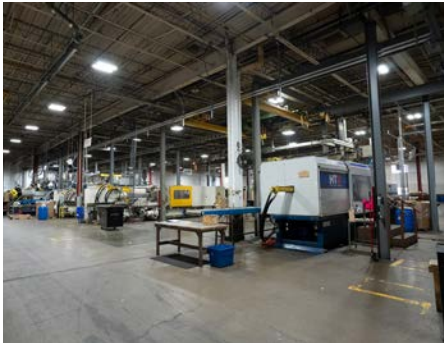


1ST FLOOR UNDER 2ND FLOOR

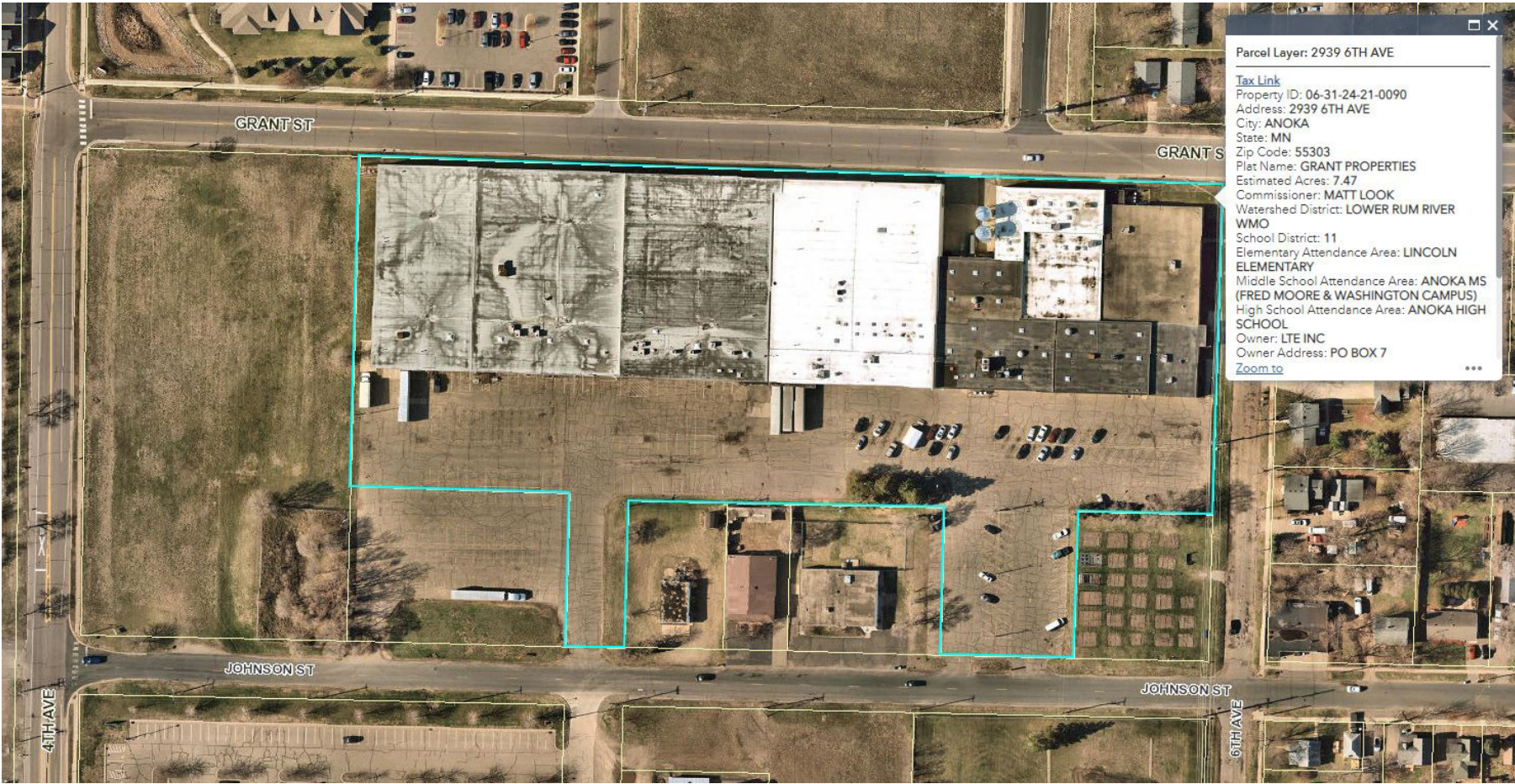
EXTERIOR PHOTOS



INTERIOR PHOTOS



7.47 ACRE PARCEL | ANOKA COUNTY PROPERTY ID: 06-31-24-21-0090



0.80 ACRE PARCEL | ANOKA COUNTY PROPERTY ID: 06-31-24-22-0010





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