

FOR LEASE

FOR SALE

1201 Dupont Ave N

1201 Dupont Ave N. Minneapolis, MN 55411

Versatile office warehouse building with cooler and freezers, ideal for businesses seeking flexibility and convenience in a prime Minneapolis location.



1201 Dupont Ave N

About the Property

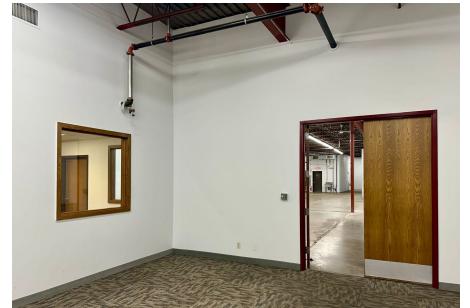
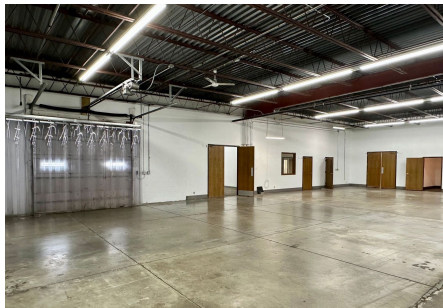
1201 Dupont Ave N is a versatile property featuring 3,000 RSF of office space and 9,600 RSF of warehouse space on a 0.77-acre lot. Perfect for office, nonprofit, food and beverage, or small business use, the fully conditioned office area includes five private offices, a conference room, a break room, and direct access to the warehouse. The warehouse boasts 14' clear heights, cooled warehouse for food uses, a 1,200 SF drive-in cooler with a separate cooled section, two walk-in freezers, and 3-phase, 4-wire, 600-amp power, gas-fired heaters and ceiling fans. Additional amenities include a double wide loading dock with one dock door, secured fenced parking for two vehicles, onsite surface parking lot for 20 vehicles, secure building access, and L1 light industrial zoning, offering exceptional flexibility for diverse tenant needs.

Location

1201 Dupont Ave N provides a prime location near the intersection of Plymouth Ave and N 7th St./Emerson, offering seamless access to major highways including Hwy 55, I-94, and I-394. Just minutes from downtown Minneapolis, the North Loop/Warehouse District, and Northeast Minneapolis, the property is perfectly positioned for easy commuting and proximity to the city's vibrant business hubs. With nearby public transit options and access to an array of dining, retail, and recreational amenities, this location combines urban convenience with unparalleled connectivity.

Building Size 12,630 SF
Year Built 1986
Sale Price \$1,890,000
Space Available 12,630 SF
Rent Rate \$10.00 NNN
CAM & Taxes \$4.52/SF/yr

- ✓ Secure building access
- ✓ Loading area and dock
- ✓ Onsite parking with 20 stalls
- ✓ 1,200 SF fork lift accessible cooler
- ✓ Two walk in freezers



Site Plan



Kevin Kuppe
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The Neighborhood

Near North

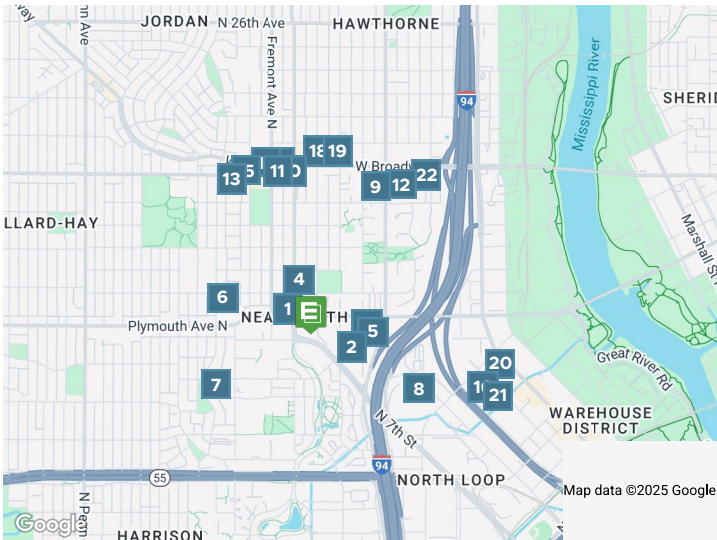
Near North, located just north of Minneapolis' industrial and historic North Loop, offers an urban-suburban mix. Bordered by Hawthorne, Jordan, St. Anthony West, North Loop, Sumner-Glenwood, Harrison, and Willard-Hay, it features a vibrant scene of bars, restaurants, coffee shops, and parks. With the Mississippi River to the east and a combination of parks, industrial and residential areas, Near North is home to popular spots like Pryes Brewing, Minneapolis Bouldering Project, Bar Brava, V3 Sports, and various businesses along Broadway and Plymouth Avenue.



 **66**
WALK SCORE

 **59**
TRANSIT SCORE

 **85**
BIKE SCORE



- 1

Micky's Liquor
- 2

Imagewear
- 2

Soderberg Inc
- 3

Soul Bowl
- 4

Dervish Mazza
- 5

V3 Sports
- 6

Alvarados Hardwood Flooring
- 7

Tiff Riff Kitchen & Catering
- 8

Jos. F. Palen Co.
- 9

Cub - Minneapolis Northside
- 10

Sammy's Avenue Eatery
- 11

Hook
- 12

Broadway Chow Mein
- 12

Subway

13

JUSSMOKE Wood Fire Bbq

14

Lion's Den Soul Food Cafe

15

Popeyes Louisiana Kitchen

16

C McGee's Deli

17

Breaking Bread Café

17

Sandys Grill & Italian Ice

18

Mc Donald's

18

Yuan Yuan 缘源

19

Little Caesars Pizza

19

JJ Fish & Chicken

20

Spyhouse Coffee Roasters | North Loop

21

Char Bar

21

Butcher & the Boar

22

Taco Bell

Demographics	1 Mile	3 Miles	5 Miles
Total population	25,022	215,367	480,260
Median age in years	31.8	32.6	33.3
Total households	9,736	101,524	214,472
Median household income	\$76,321	\$66,457	\$75,505
Average household size	2.49	2.02	2.14
Average home value	\$463,298	\$497,719	\$458,566

Data Source: ESRI/ArcGIS (2024)

