

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 highly versatile industrial property offering fully built-out office & functional warehouse space on a 0.77-acre lot. Ideal for light industrial, cold storage, food production, distribution, nonprofit headquarters, or small business operations, the property features a fully conditioned office area with five private offices, a conference room, break room, and direct warehouse access. The warehouse includes 14' clear heights, a 1,200 SF drive-in cooler, two walk-in freezers, a cooled storage section, and 600-amp, 3-phase, 4-wire power, along with gas-fired heaters and ceiling fans. Zoning is [PR1 industrial](#)—providing excellent infrastructure for businesses needing flexible space, logistics capability, or temperature-controlled warehousing in a central urban location.

Location

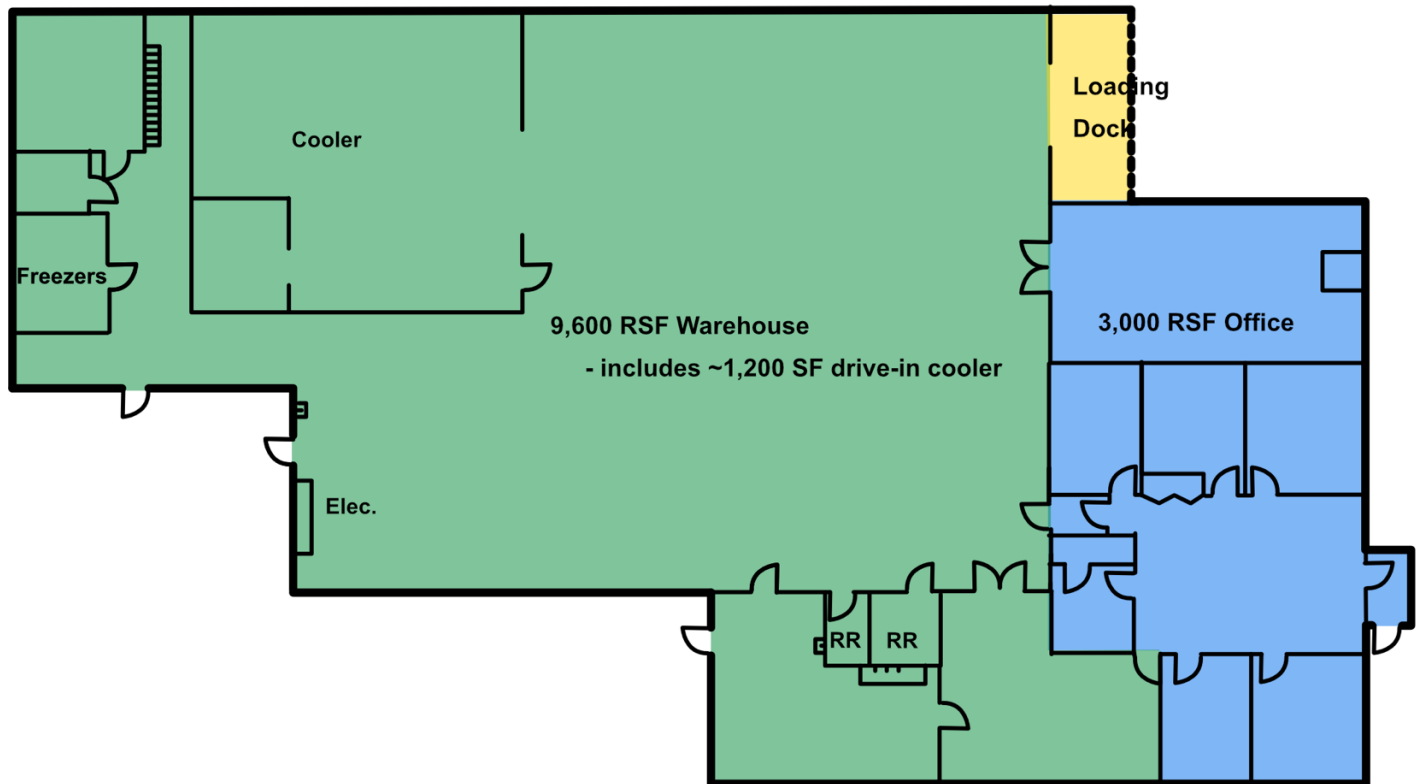
Located in Minneapolis' Near North neighborhood, 1201 Dupont Ave N offers a highly visible, accessible location just off Plymouth Ave with seamless access to Hwy 55, I-94, and I-394. Minutes from Downtown, the North Loop, and Northeast, the property is surrounded by growing community assets like Juxtaposition Arts, Summit OIC, V3 Sports, and the Hennepin County Health & Human Services Hub, with new development activity continuing to energize the corridor. With skyline views, strong public transit options, and proximity to key business, cultural, and logistics hubs, this is a prime urban location for users seeking connectivity, visibility, and long-term value.

Building Size 12,630 SF
Year Built 1986
Sale Price \$1,890,000
Space Available 3,000 SF office + 9,600 SF warehouse
Rent Rate \$10.00 NNN
CAM & Taxes \$4.52/SF/yr

- ✓ Secure building access
- ✓ Double-wide loading dock + one dock-high door
- ✓ Onsite parking with 20 stalls
- ✓ 1,200 SF fork lift accessible cooler + two walk in freezers
- ✓ 14' clear height warehouse with 600-amp, 3-phase power



Site Plan



The Neighborhood

Near North

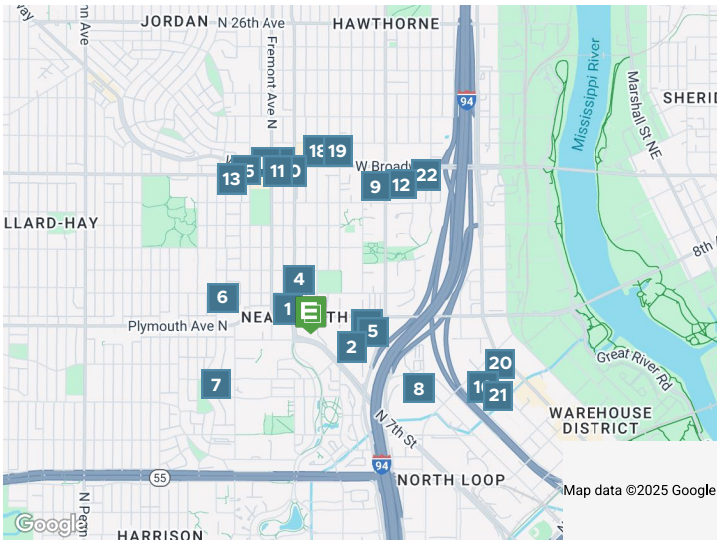
Near North, located just north of Minneapolis' industrial and historic North Loop, offers an urban-suburban mix. Bordered by Hawthorne, Jordan, St. Anthony West, North Loop, Sumner-Glenwood, Harrison, and Willard-Hay, it features a vibrant scene of bars, restaurants, coffee shops, and parks. With the 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

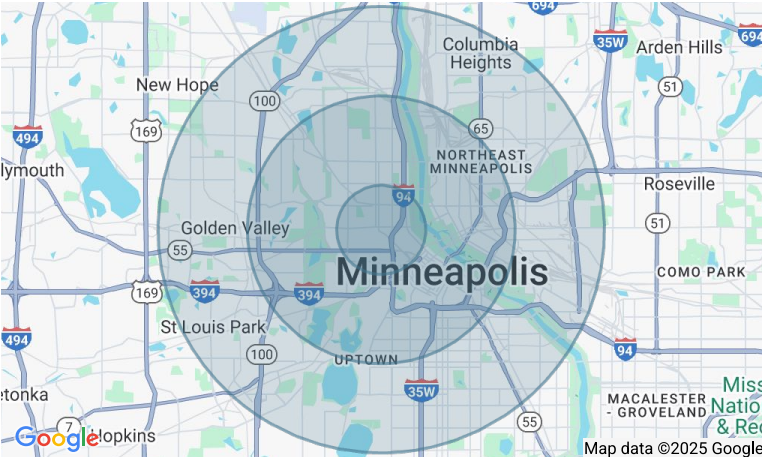
Butcher & the Boar

22

Taco Bell

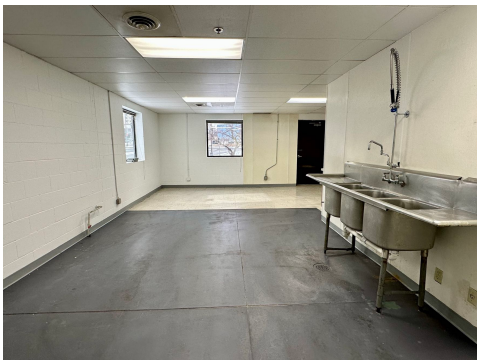
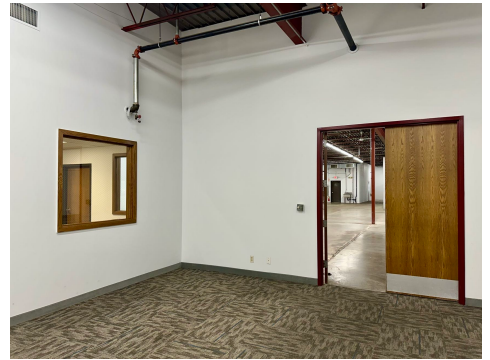
Demographics	1 Mile	3 Miles	5 Miles
Total population	25,022	215,367	480,260
Median age in years	31.8	32.6	33.3
Total households	9,736	101,524	214,472
Median household income	\$76,321	\$66,457	\$75,505
Average household size	2.49	2.02	2.14
Average home value	\$463,298	\$497,719	\$458,566

Data Source: ESRI/ArcGIS (2024)



1201 Dupont Ave N

Interior Photos



Near North

Neighborhood Photos

