



**PRICE REDUCED**

**FOR SALE  
50,000 SF**

# 2219 EDGEWOOD AVE S

**ST. LOUIS PARK, MN**





# PROPERTY INFORMATION

- CENTRALLY LOCATED
- EXCELLENT ACCESS TO HWY 100 & I-394
- AMPLE RETAIL AND AMENITIES NEARBY

**HUDSON BROTHEN**  
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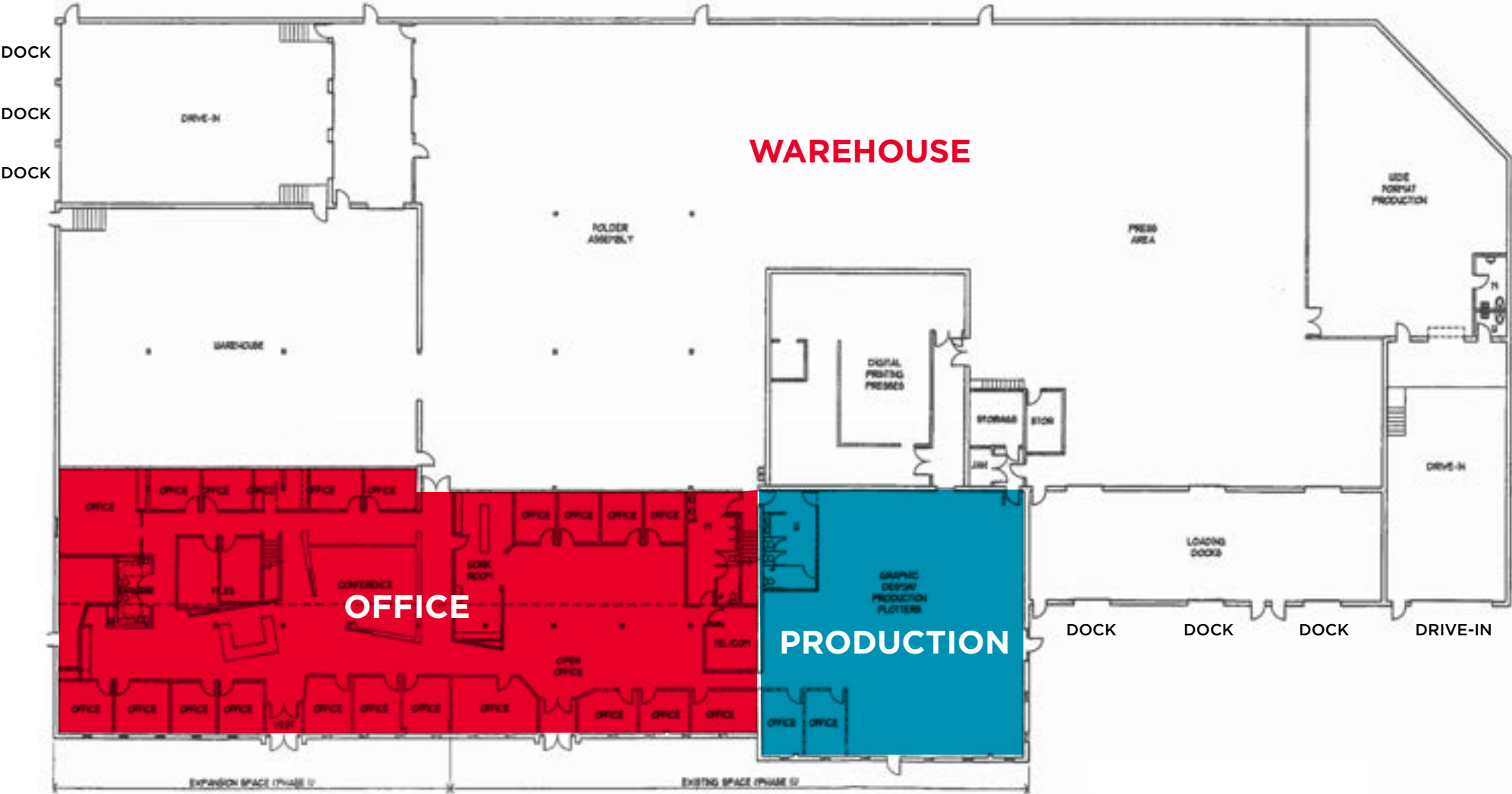
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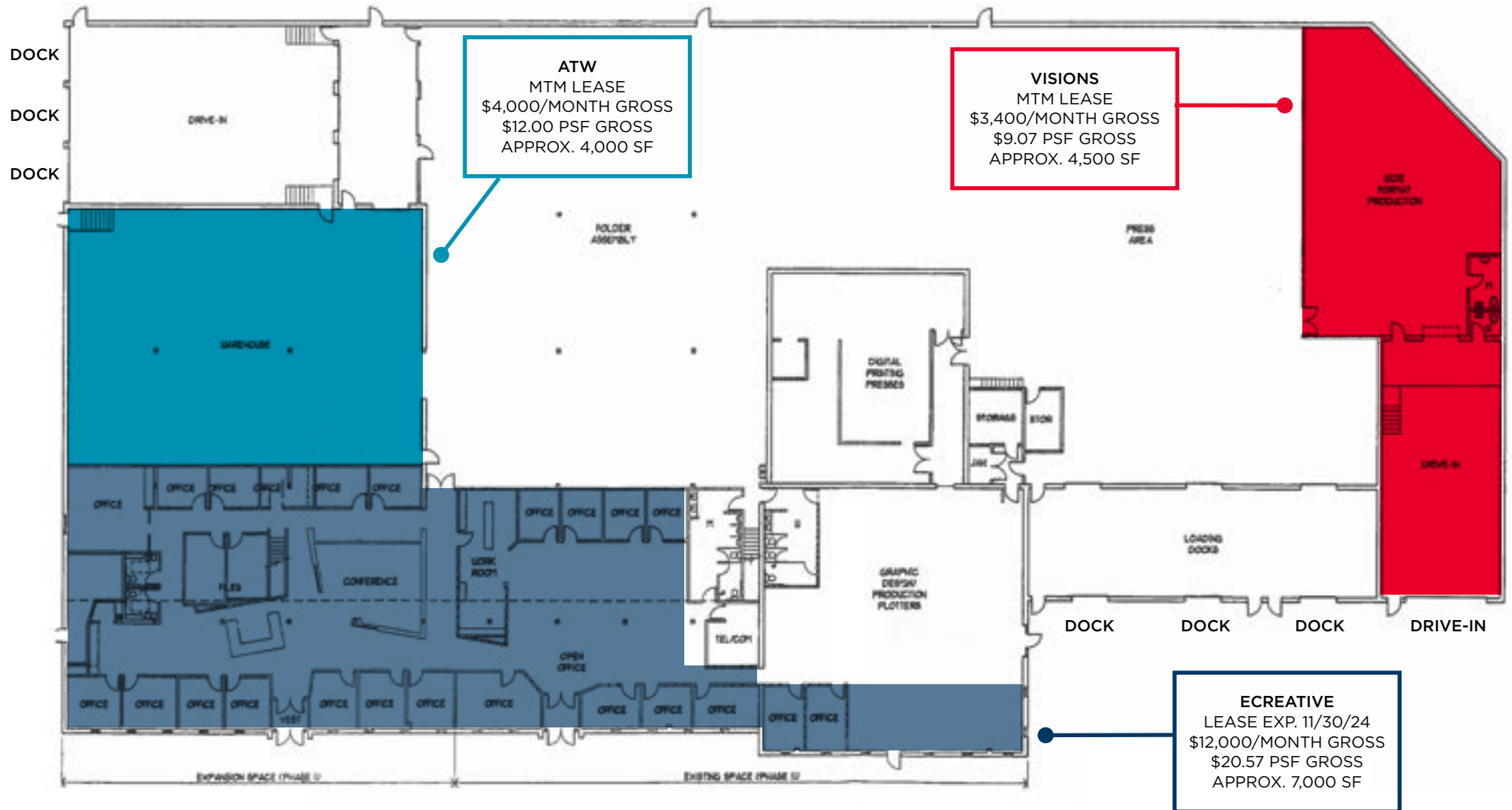
<b>Sale Price</b>	<del>\$6,000,000 (\$120.00 PSF)</del> \$5,250,000 (\$105.00 PSF)
<b>Building Size</b>	8,500 SF 1st Level Office 2,500 SF 2nd Level Office 39,000 SF Warehouse 50,000 SF Total
<b>Total Land</b>	2.09 Acres
<b>Year Built</b>	1980
<b>Clear Height</b>	18'
<b>Loading</b>	6 Docks (3 Levelers) & 1 Drive-in
<b>Parking</b>	84 Stalls
<b>Power</b>	Heavy Power
<b>HVAC</b>	Fully Air-Conditioned
<b>Sprinklered</b>	Fully Sprinklered
<b>Zoning</b>	I-P Industrial Park
<b>2024 Property Taxes</b>	\$126,553.39 (\$2.53 PSF)

# FLOOR PLAN



# EXISTING TENANT INFO

- EXISTING TENANTS CAN RENEW OR VACATE





# PROPERTY PHOTOS



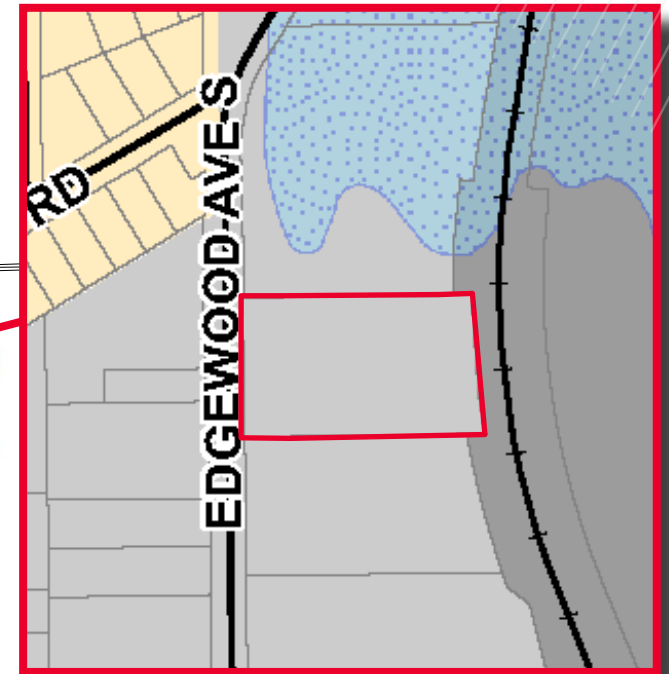
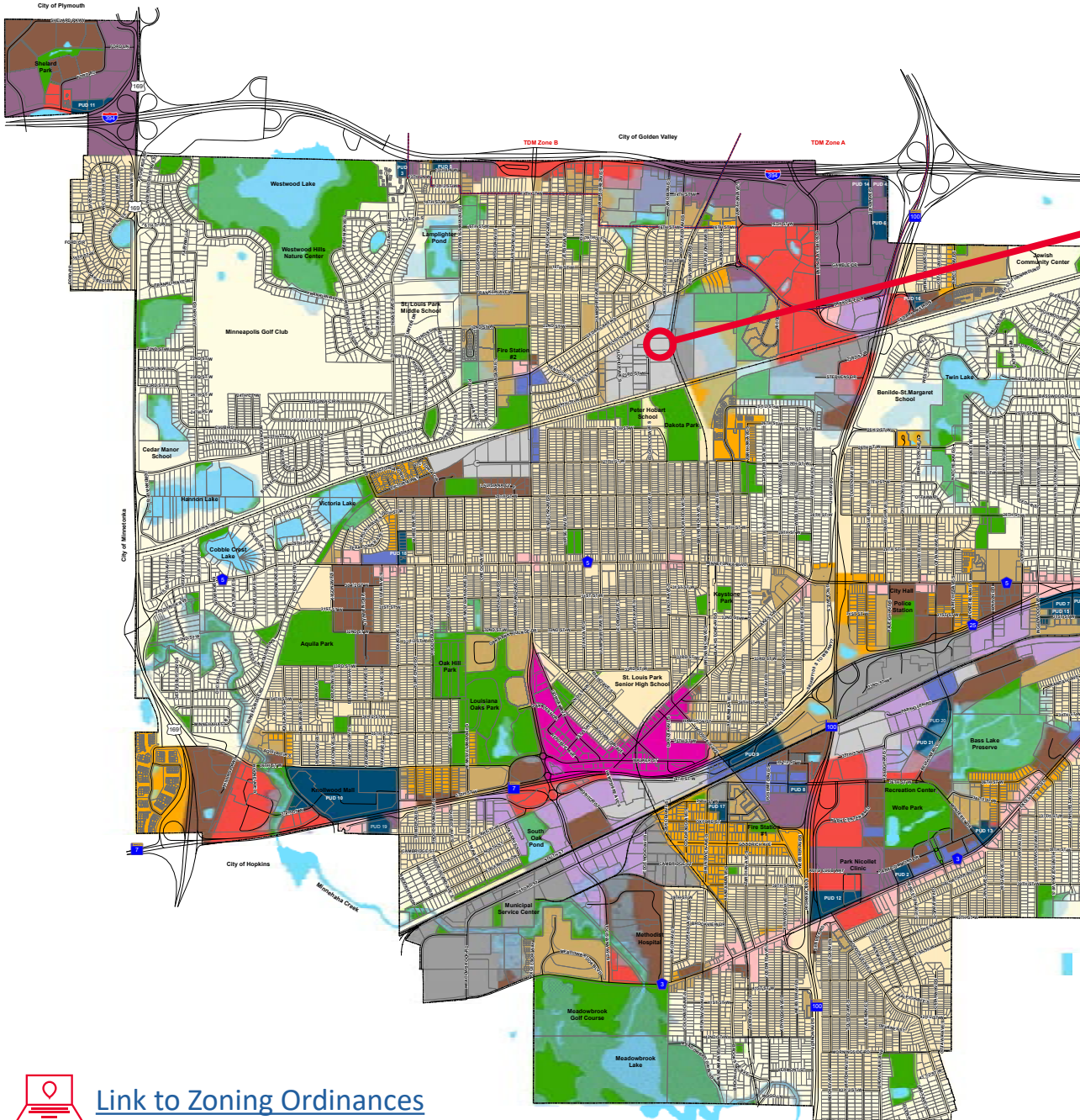


# PROPERTY PHOTOS





# ZONING MAP



**Zoning Districts**

- POS Park and Open Space
- R-1 Single-Family Residence
- R-2 Single-Family Residence
- R-3 Two-Family Residence
- R-4 Multiple-Family Residence
- R-C High-Density Multiple Family
- MX-1 Vertical Mixed-Use
- MX-2 Neighborhood Mixed-Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- BP Business Park
- O Office
- I-P Industrial Park
- I-G General Industrial
- PUD Planned Unit Development
- Floodplain
- FloodFringe
- Floodway
- Travel Demand Management Boundary

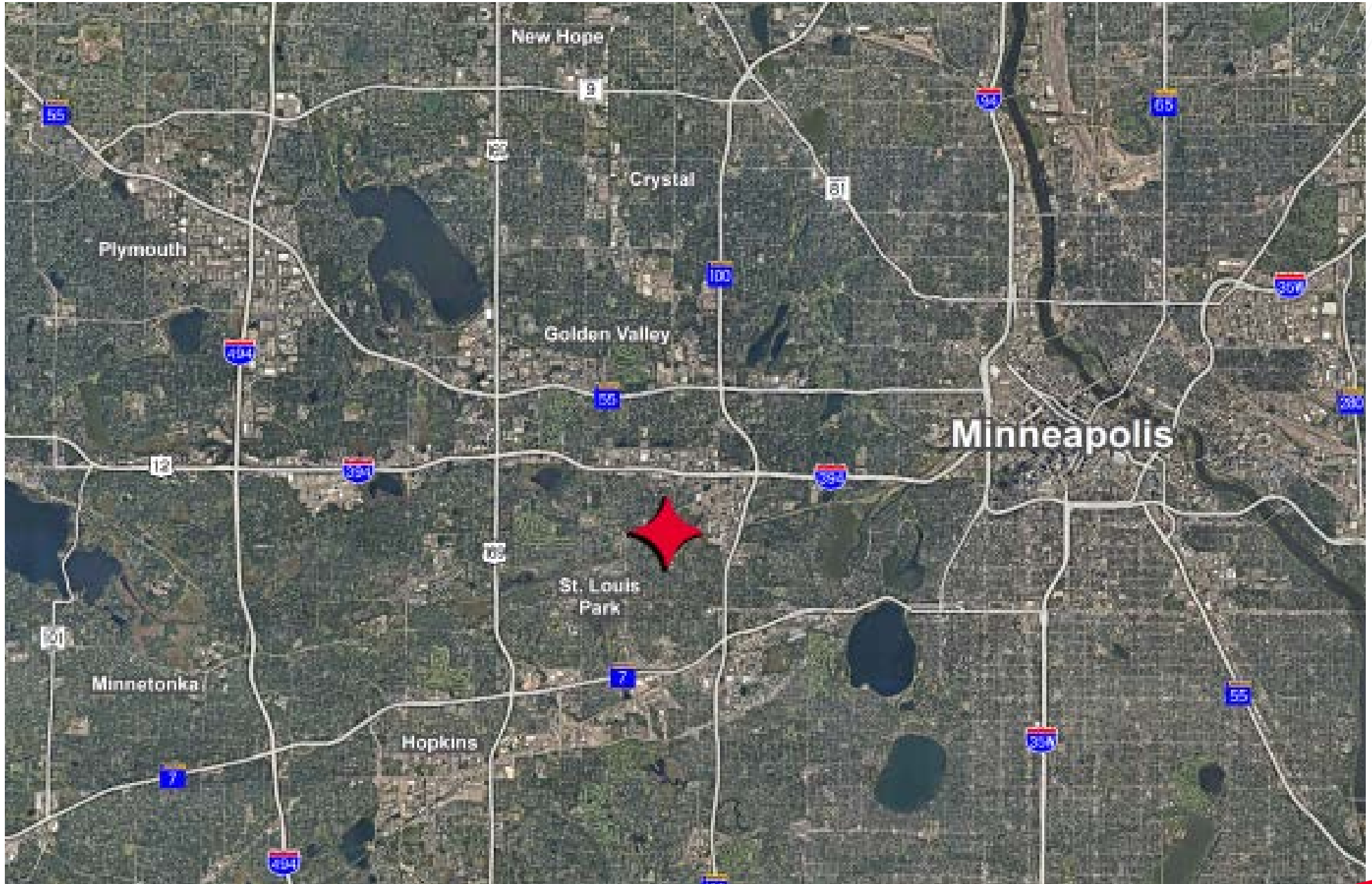
[Link to Zoning Ordinances](#)



# AREA AMENITIES











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