

Kasota

770 & 800 Kasota Avenue
Minneapolis, MN 55414

Kyle Gikling
651-999-5509
kgikling@wellingtonmgt.com



WELLINGTON
MANAGEMENT



Exceptionally located and consistently leased industrial property.

Kasota consists of two single-story industrial buildings located on Kasota Avenue in Minneapolis just west of Highway 280. Kasota provides easy access for employees, vendors and customers traveling to and from Downtown Minneapolis or St. Paul via 35W, I-94 and Highway 36. Developed in 1977, the property continues to be well-occupied and maintained. Tenants benefit from 18-22' clear heights and seven dock doors. Extensive surface parking and mature landscaping surround the building.

HIGHLIGHTS

- Two single-story industrial buildings
- Tenants include Whole Sale Produce and Ritrama, Inc.
- Easy access to Downtown Minneapolis (7 minutes) and Downtown St. Paul (10 minutes)
- 18-22' clear heights, seven dock doors

Fully Occupied

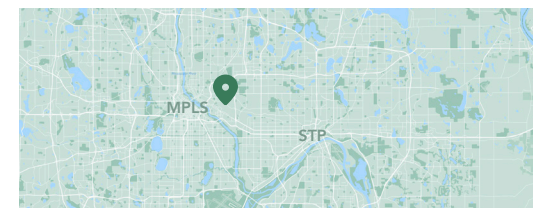
Owner, Manager, Leasing

161,475 SF total; 0 SF available

149 surface stalls

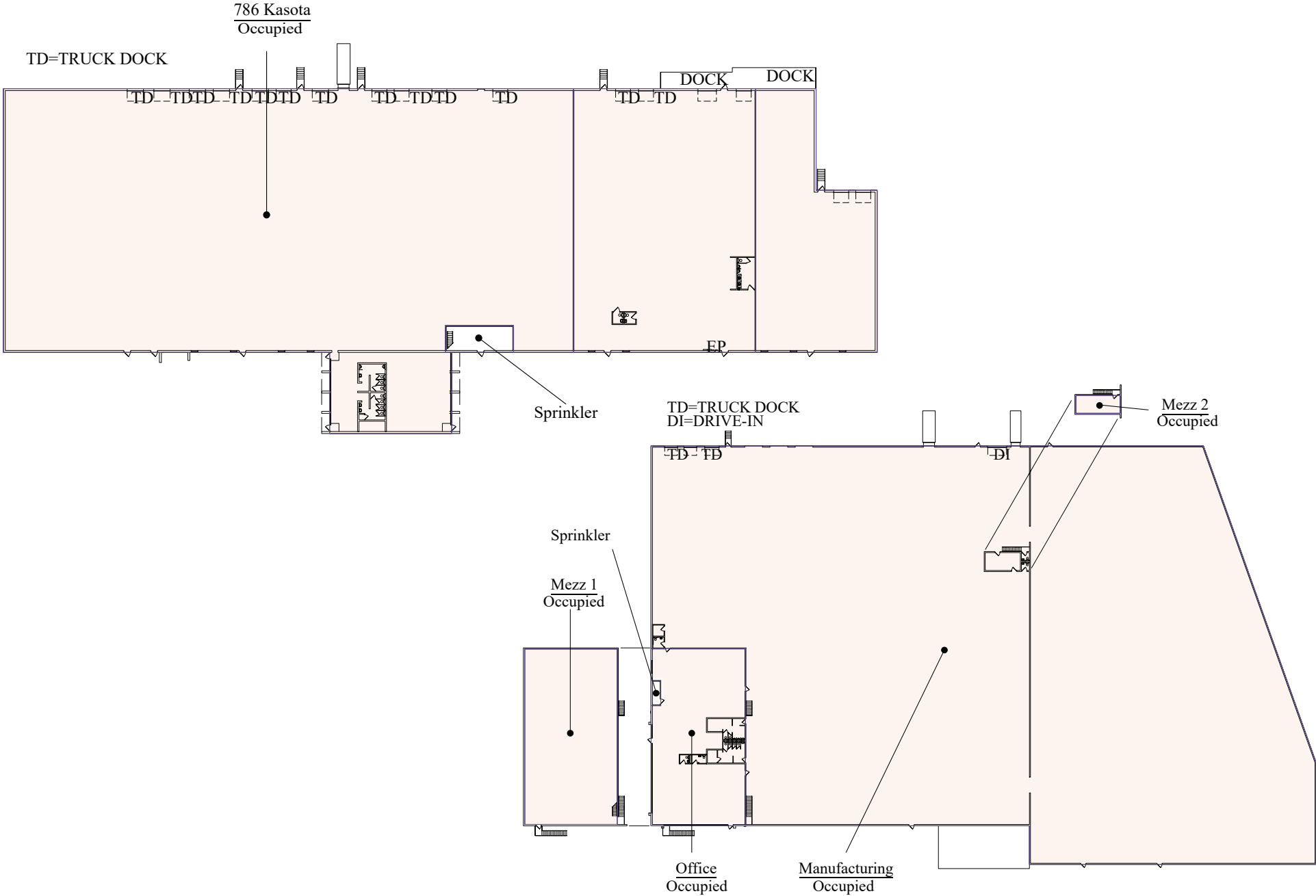
Single-story industrial/flex building

Como Neighborhood (Minneapolis)

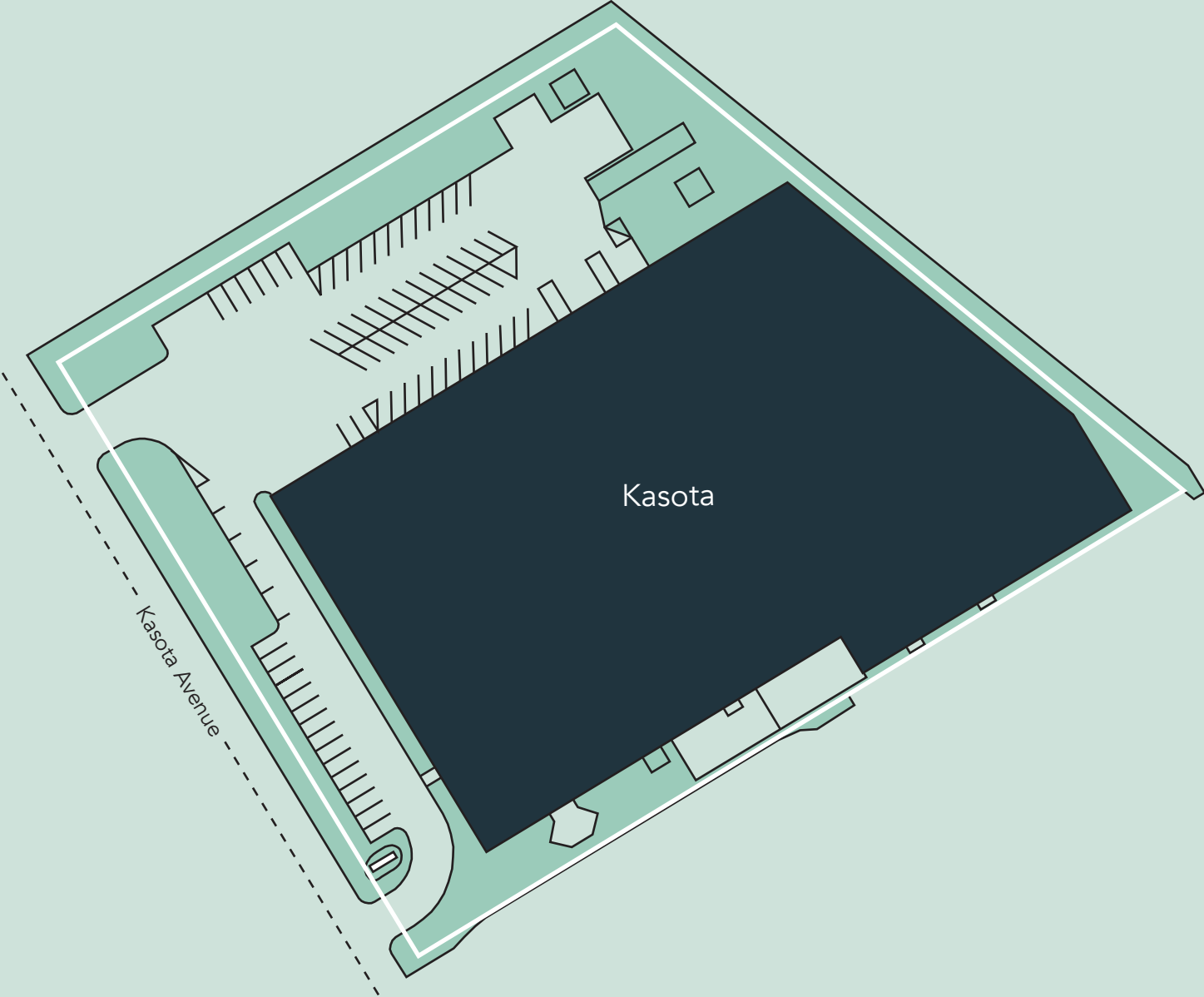


Floor Plan

- Building Common Areas
- Available Space
- Occupied Space

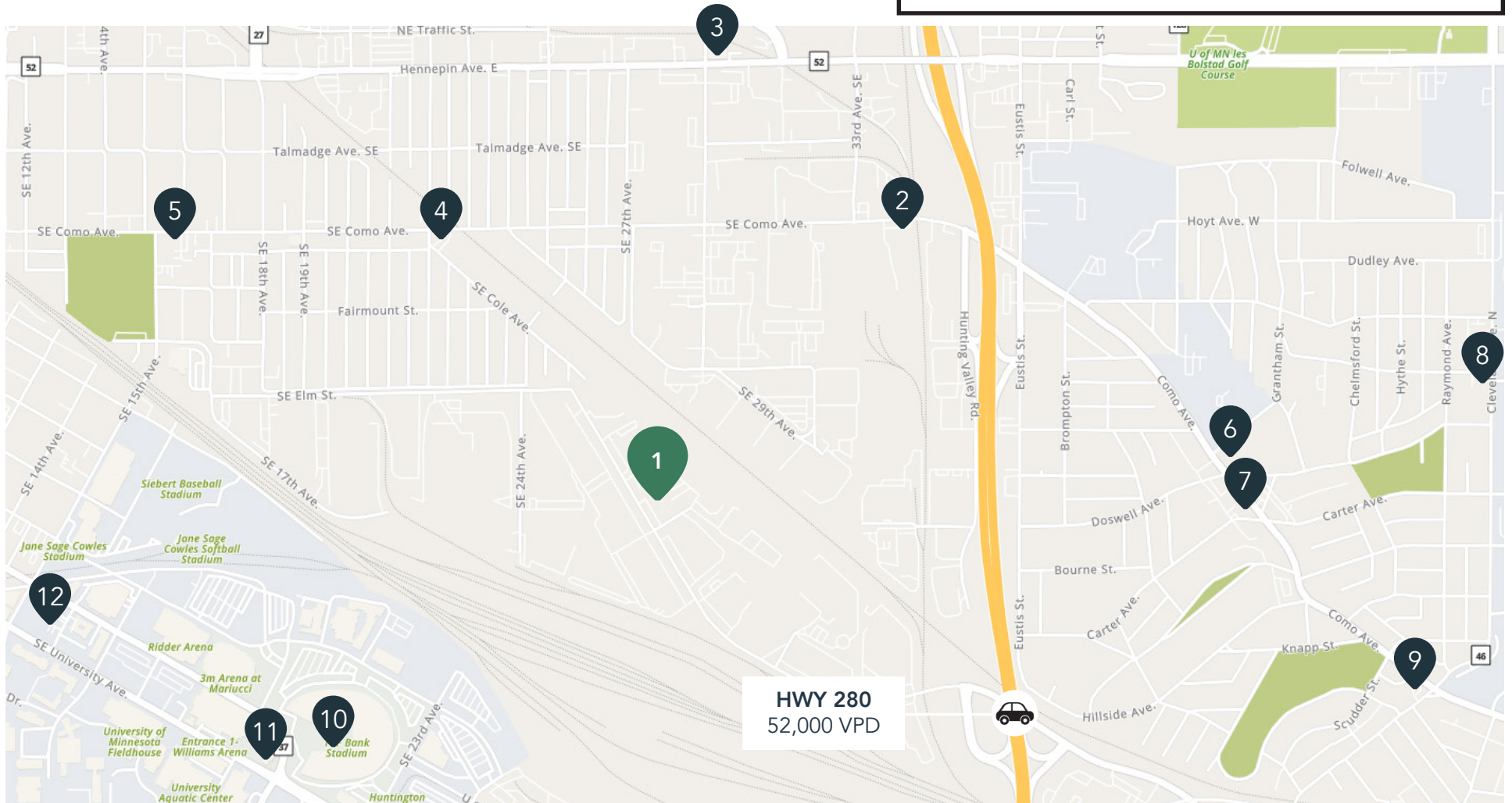


Site Plan



The Neighborhood

| Demographics | 1 MILE | 3 MILES | 5 MILES |
|--------------|----------|----------|----------|
| POPULATION | 18,668 | 177,490 | 505,231 |
| HOUSEHOLDS | 6,674 | 74,142 | 214,419 |
| AVG. INCOME | \$62,106 | \$83,701 | \$85,934 |



Hot Spots

- | | | |
|-------------------------------|---------------------------------|---------------------------------|
| 1. Kasota | 5. Blue Door Pub University | 9. Holiday Stationstores |
| 2. Station 280 | 6. Colossal Cafe | 10. Huntington Bank Stadium |
| 3. Insight Brewing & Taproom | 7. Finnish Bistro Coffee & Cafe | 11. Buffalo Wild Wings |
| 4. Manning's Restaurant & Bar | 8. Mim's Cafe | 12. Raising Cane's, Tacos Locos |



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PROPERTY MANAGER
LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

Main (651) 292-9844
Fax (651) 292-0072
wellingtonmgt.com

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