

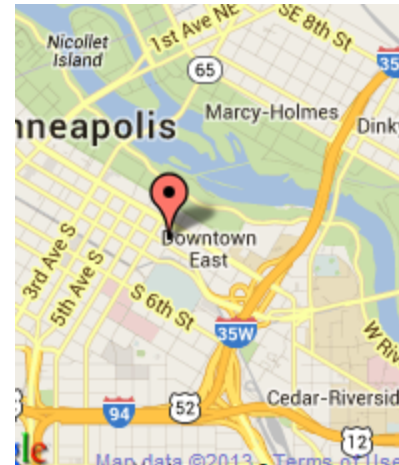
# FOR LEASE

## Former Grainger Building

724 S. Third Street  
Minneapolis, MN 55415



21,780 SF total



### Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	30,208	226,176	445,929
Households	14,947	97,505	191,575
Avg HH Inc.	\$48,453	\$49,748	\$61,061
Daytime Pop.	90,479	198,019	299,127

## Contact

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### Building Amenities

- Parking: 15 car spots across Chicago Avenue in lot, 10 car spots on west side of building, and 15 car spots in back (north) of building.
- Located close to Washington Avenue with easy access to I-94, I-35W, and Hiawatha Light Rail Line.
- Lot size: .32 acres with .13 acres on east lot for sale
- Year Built: 1946

The 724 South 3rd Street building is the former warehouse to Grainger Industrial Supply. It is located nearby the Metrodome and Light Rail in downtown Minneapolis. This is an area which has significant access to both I-94 and 35W. The Former Grainger Building has 21,780 square feet of warehouse and office space. Short term leases available.



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