



# Suite 300 — Contractor Headquarters

785 20th Street · Newport, Minnesota 55055

10,696 SF Total

9,451 SF Warehouse + 1,245 SF Office

\$14.00 PSF · NNN

Immediate Occupancy

## Property Overview

This 10,696 SF industrial headquarters space offers the rare combination of a large open warehouse floor with a professional, built-out office suite — all under one roof. Located in Newport's established industrial corridor, the property is ideal for contractor headquarters, light manufacturing, distribution, or service businesses seeking proximity to St. Paul and the greater Twin Cities without downtown lease pricing.



## Warehouse Features

- 9,451 SF open warehouse floor
- 14'–16' clear height ceilings
- 200 Amp · 3 Phase power
- 3 dock-high loading doors
- 1 drive-in overhead door
- Excellent truck maneuverability

## Office & Amenities

- 1,245 SF professional office suite
- Private offices & open workspace
- Direct access to warehouse
- Breakroom with kitchenette & sink
- Restrooms
- Clean, professional finishes

## Location Advantages

2 min Hwy 61

5 min I-494

10 min I-94

15 min St. Paul

25 min Mpls

20 min MSP

# Suite 300 — Photo Gallery & Details

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**10,696 SF**

TOTAL SPACE

**9,451 SF**

WAREHOUSE

**1,245 SF**

OFFICE

**\$14.00**

PSF · NNN



## Ideal Uses

- Contractor HQ (HVAC, plumbing, electrical)
- Equipment service and repair
- E-commerce fulfillment
- Light manufacturing or assembly
- Cabinet or millwork shop
- Distribution and logistics

## Schedule a Showing Today

Showings available by appointment.

**651-615-6511**

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