



Suite 400 — Versatile Warehouse

785 20th Street · Newport, Minnesota 55055

2,960 SF Warehouse

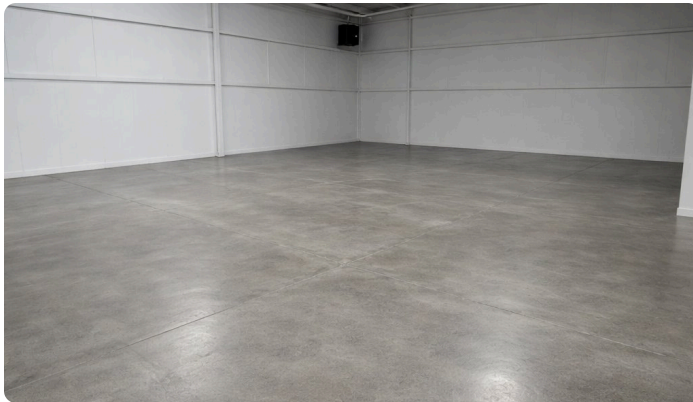
\$14.00 PSF · NNN

100 Amp · 3 Phase Power

Immediate Occupancy

Property Overview

Suite 400 is a clean, functional 2,960 SF warehouse space with drive-in access, ideal for light manufacturing, service operations, distribution, or storage. Located in Newport's established industrial corridor with immediate highway access to I-494, I-94, and Highway 61 — all at a competitive \$14.00 PSF triple net lease rate with immediate occupancy.



Less Than \$3,500/Month

2,960 SF of functional warehouse space at \$14.00 PSF NNN — prime East Metro location with immediate occupancy.

Warehouse Features

- 2,960 SF open warehouse floor
- 14'–16' clear height ceilings
- Excellent truck maneuverability
- Large open floor plan
- 1 drive-in overhead door
- 100 Amp · 3 Phase power
- Grade-level drive-in access
- Restrooms

Location Advantages

2 min Hwy 61

5 min I-494

10 min I-94

15 min St. Paul

25 min Mpls

20 min MSP

Ideal Uses