



*The Twin Cities' most unique
real estate opportunity.*

Available Summer 2027



40 ACRES – UP TO 670,000 SF
MINNEAPOLIS, MN

Table of Contents

01

EXECUTIVE SUMMARY

02

PROPERTY OVERVIEWS

03

LOCATION OVERVIEW



01

EXECUTIVE SUMMARY



Executive Summary

THE OPPORTUNITY

The Graco Minneapolis riverfront campus represents one of the most significant urban industrial redevelopment opportunities in the Twin Cities. This nearly 40-acre site with approximately 670,000 SF of existing facilities will become available in mid-2027 when Graco completes its consolidation to northwest metro locations.

The property is zoned for industrial use so the Graco site would be a natural fit for another manufacturing employer. The City of Minneapolis is also open to rezoning for a mixed-use redevelopment of all or a portion of the site.

Cushman & Wakefield has been retained to assist Graco in evaluating the best way for it to dispose of the site. We are currently soliciting interest from potential occupiers and developers while working with the city and community stakeholders.

THE TIMELINE

2025-2026: Marketing and stakeholder engagement

End 2026: Manufacturing operations vacated

Mid-2027: Headquarters relocation complete, full site available



Key Highlights



UNMATCHED LOCATION

Located within the thriving Northeast neighborhood, the site features the most centralized infill location in the Twin Cities area. It also offers excellent access to I-94, along with numerous amenities including unmatched public transportation opportunities, immediate access to downtown Minneapolis and the North Loop, and the numerous bars, restaurants and housing of this popular area.



EXPANSIVE SCALE

At almost 40 acres, the property stands out as one of the largest contiguous urban land offerings in the Twin Cities, providing ample room for phased development or large-scale operations.



DIVERSE INFRASTRUCTURE

Existing buildings include basic warehouse space, large-scale distribution or manufacturing, and adaptable office and R&D environments - ready to support a variety of tenants or owner-users. Facility options include:

- 25,000 sf - low cost basic warehouse
- 44,000 sf - warehouse or production area
- 140,000 sf - office and highly improved R&D space
- 430,000 sf - distribution and manufacturing space that features a newer Class A office component



FLEXIBLE CONFIGURATIONS

With multiple buildings and parceling options, the site can accommodate single-user campuses, multi-tenant layouts, or redevelopment into mixed-use environments.



FUTURE-READY POTENTIAL

Ideal for forward-looking investors and developers, the site offers significant upside for repositioning, densification, or integration into broader urban revitalization initiatives.

Whether you are an owner/occupant or interested in development, this is more than a property - *it's a platform for growth, innovation, and transformation in the heart of the city.*



Central Location
in the Heart of
Minneapolis



Great Access
to I-94



Unique
Redevelopment
Opportunity



Flexible Size
Options from
25,000 SF to
430,000 SF



Heavy Power
Capabilities



Wide Range of Use
Potential: Basic
Warehouse to
Office/R&D



02

PROPERTY OVERVIEWS

Aerial View

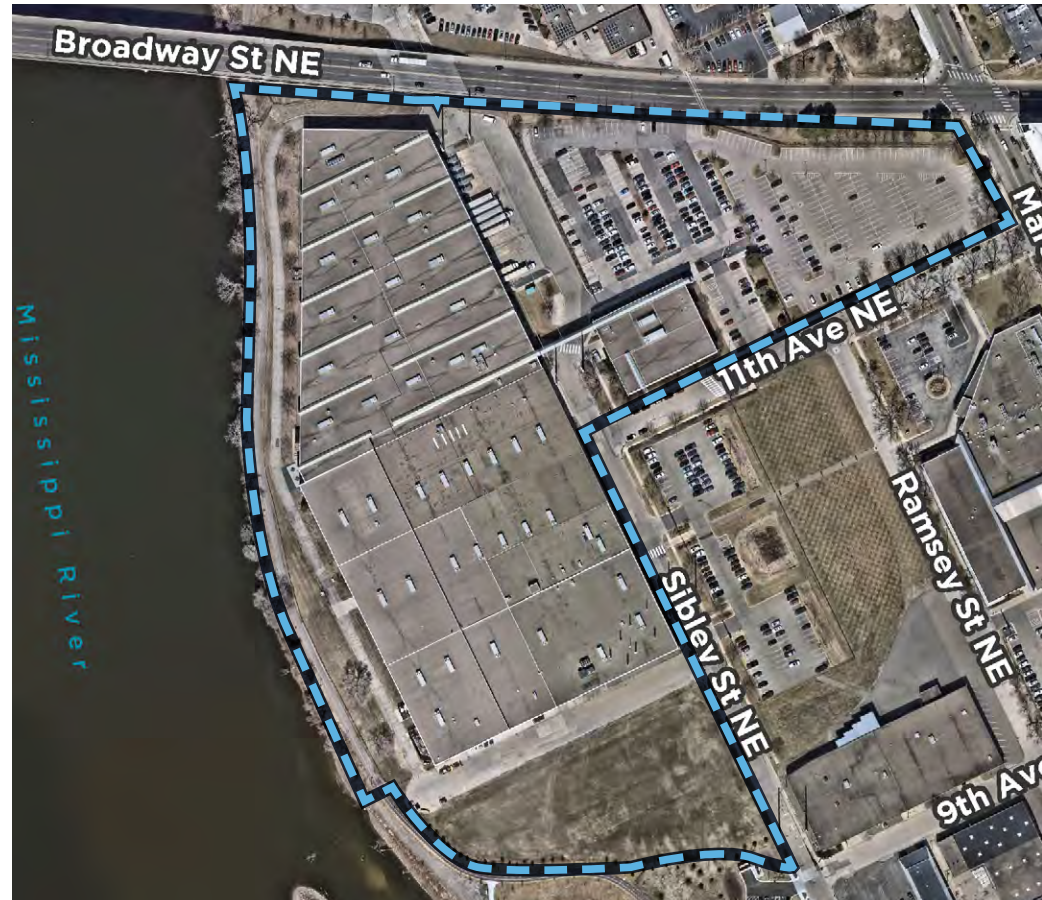




ROC / Riverside

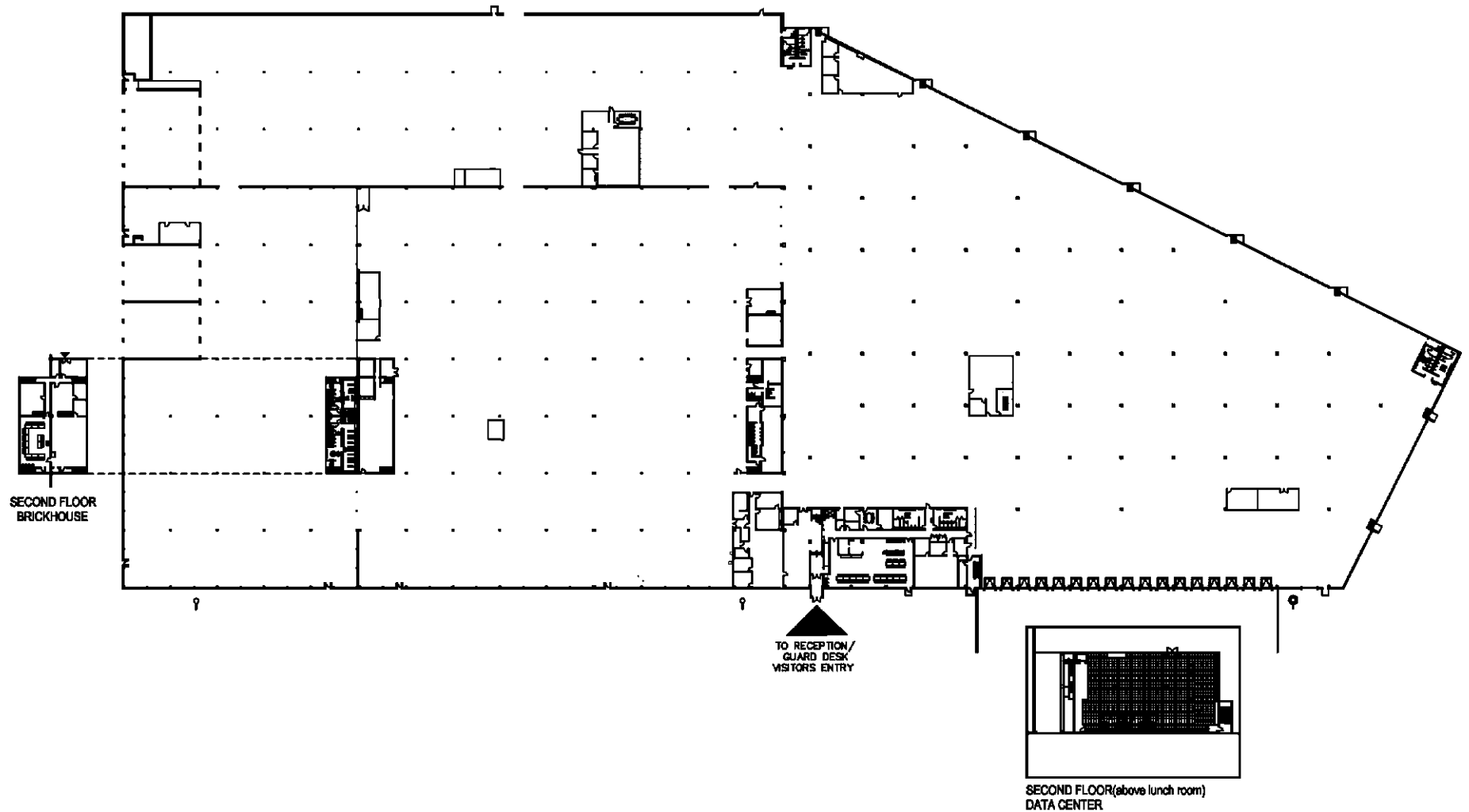
**112 - 1150 SIBLEY ST NE
MINNEAPOLIS, MN**

RIVERSIDE	WAREHOUSE: 389,940 SF
ROC	OFFICE: 42,115 SF
TOTAL SF	432,055 SF
PIDS	15-029-24-41-0029 15-029-24-41-0034 15-029-24-41-0015 15-029-24-41-0033
LOT	21.77 ACRES
LOADING	12 DOCK HIGH (ABILITY TO ADD MORE) 1 DRIVE-IN
CLEAR HEIGHT	17' / 26' / 30' CLEAR
YEAR BUILT	RIVERSIDE: 1966 W/ ADDITIONS IN 1980 AND 2001 ROC: 2003
PARKING	217 STALLS (0.50/1,000)
POWER	HIGH-CAPACITY POWER AVAILABLE. DETAILS UPON REQUEST
SPRINKLER	YES
2025 TAXES	\$1.03 PSF
2025 ASSESSED VALUE	BUILDING: \$5,396,200 LAND: \$7,593,800 TOTAL: \$12,990,000





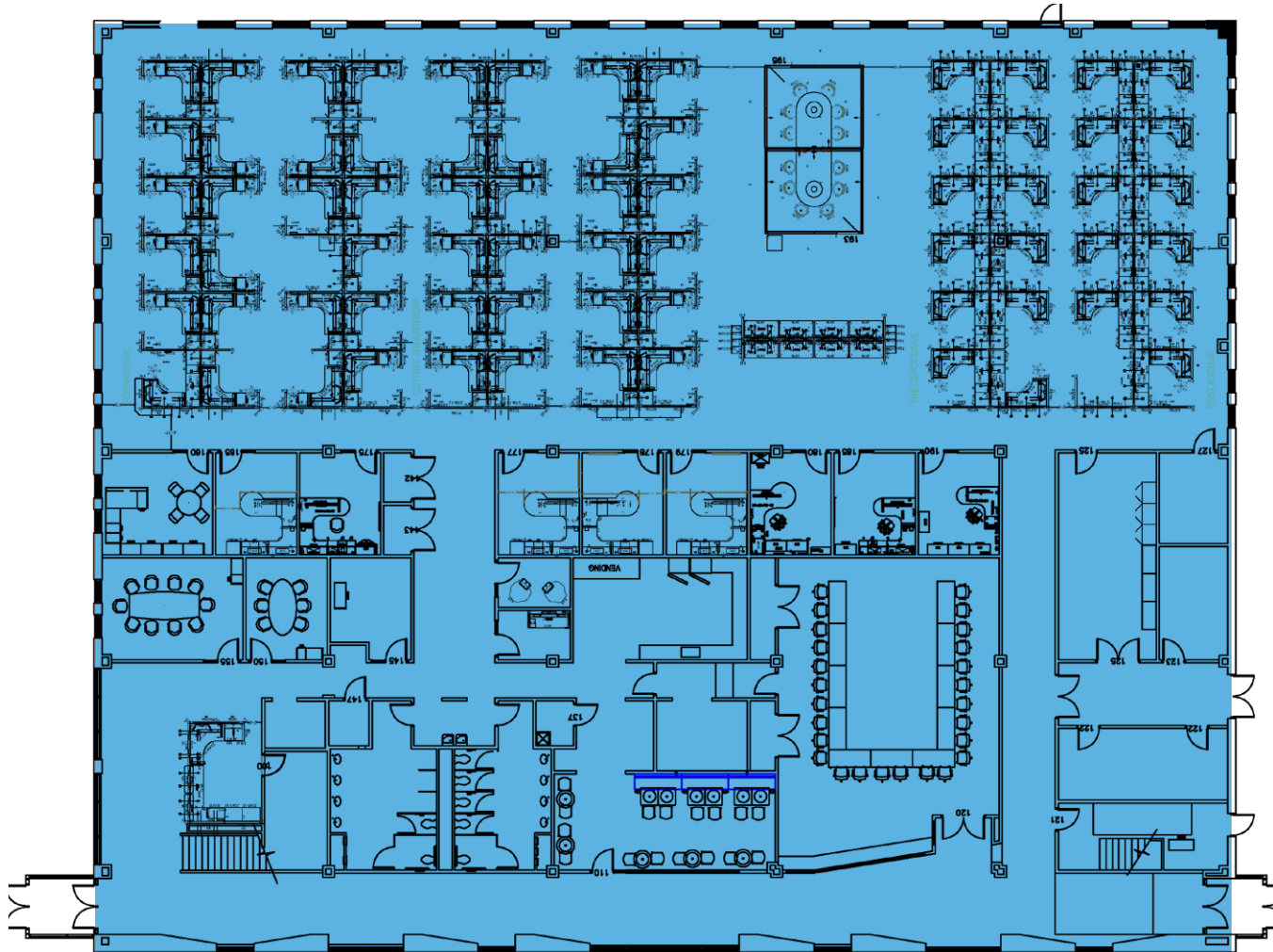
Riverside Plant First Floor





ROC First Floor

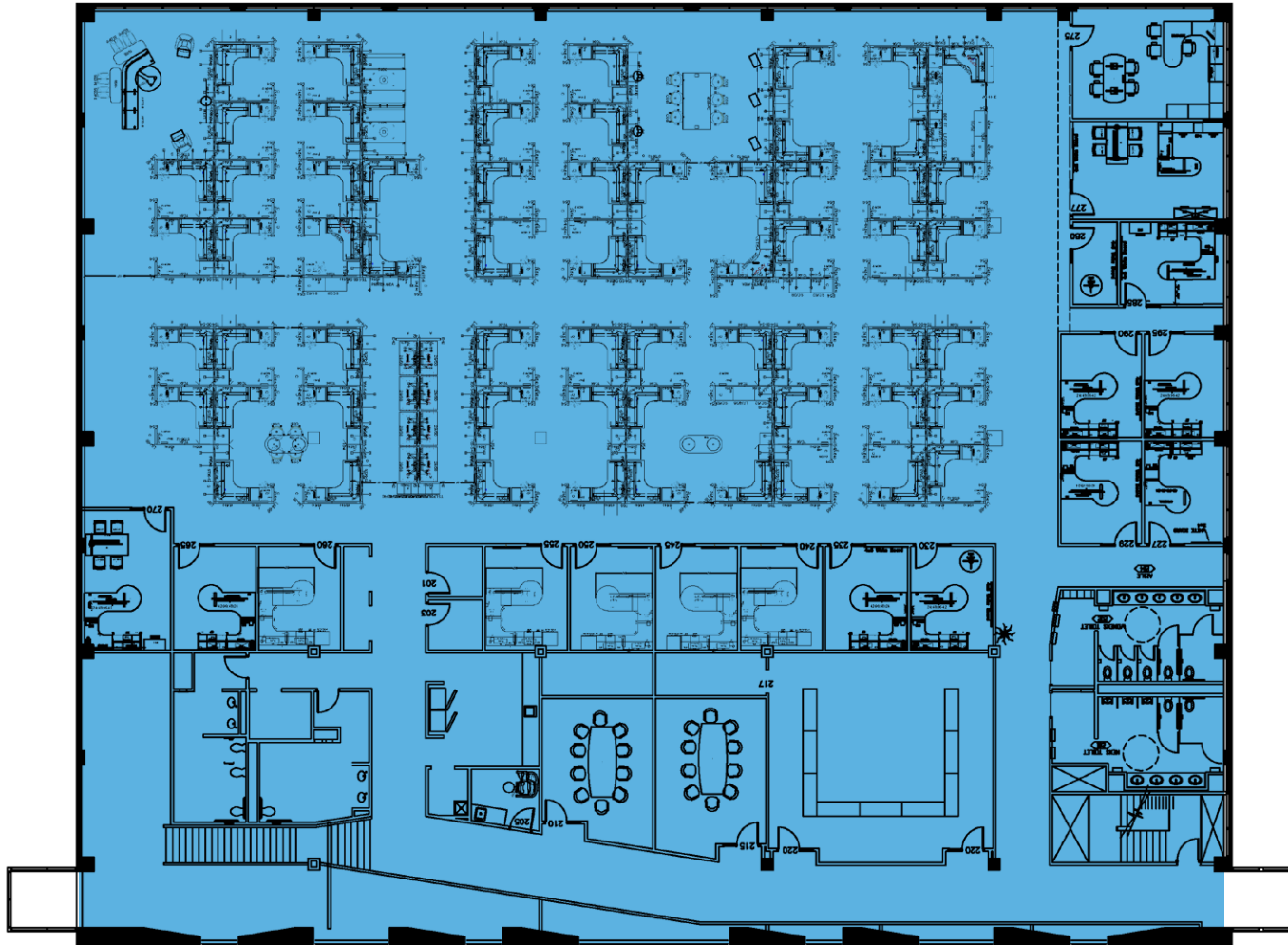
Office Space
21,055 SF





ROC Second Floor

Office Space
21,060 SF





Tech Center

**88 11TH AVE NE & 800-900 MARSHALL ST NE
MINNEAPOLIS, MN**

MAIN BUILDING SF	OFFICE: 70,985 SF TECH/WAREHOUSE: 69,945 SF TOTAL: 140,930 SF
PIDS	15-029-24-41-0026 15-029-24-41-0027 15-029-24-41-0028
LOT	7.86 ACRES
LOADING	1 DOCK HIGH 1 DRIVE-IN
CLEAR HEIGHT	21'
YEAR BUILT	1974
PARKING	382 STALLS (2.73/1,000)
SPRINKLER	YES
POWER	HIGH-CAPACITY POWER AVAILABLE. DETAILS UPON REQUEST
ZONING	PR2-PRODUCTION AND PROCESSING
2025 TAXES	\$156,569.45 (\$1.13 PSF)
2025 ASSESSED VALUE	BUILDING: \$3,137,700 LAND: \$1,462,300 TOTAL: \$4,600,000



Tech Center First Floor

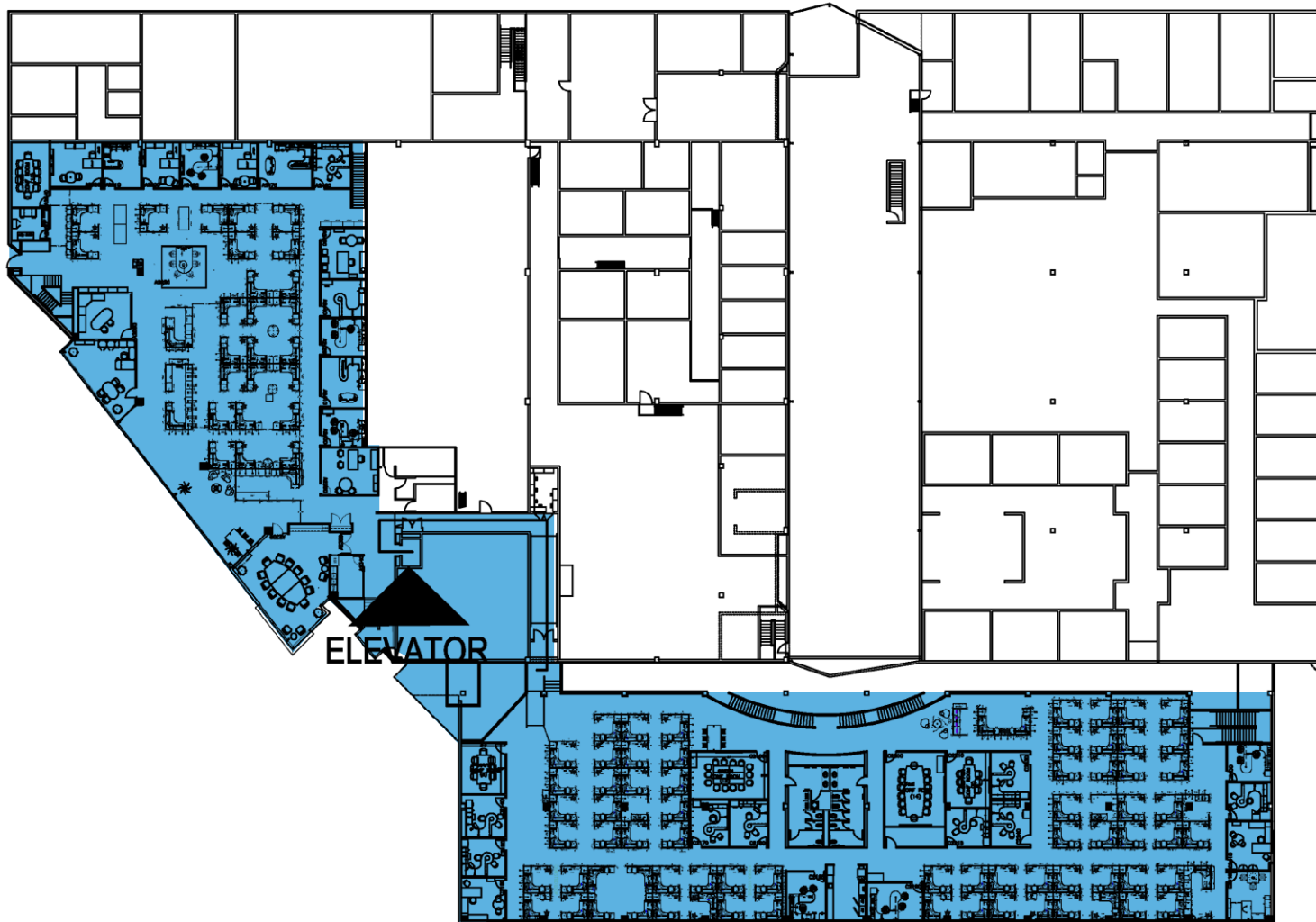
Office Space
38,127 SF





Tech Center Second Floor

Office Space
32,858 SF

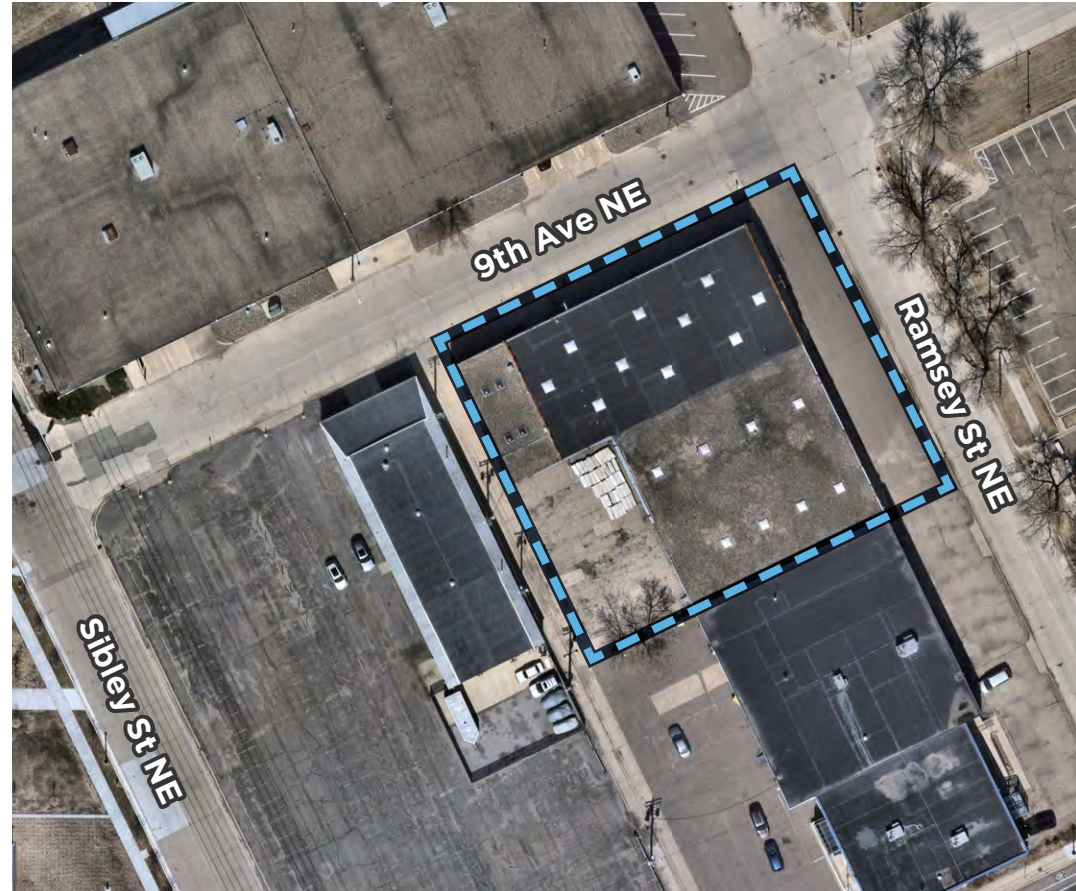




Battery City

58 9TH AVE NE
MINNEAPOLIS, MN

MAIN BUILDING SF	OFFICE: MINIMAL WAREHOUSE: 24,601 SF TOTAL: 24,601 SF
PIDS	15-029-24-41-0009
LOT	0.56 ACRES
LOADING	5 DOCK HIGH 2 ENCLOSED DOCK
CLEAR HEIGHT	12'
YEAR BUILT	1962
PARKING	APPROX. 20 OFF STREET STALLS
SPRINKLER	YES
2025 TAXES	\$37,458.44 (\$1.52 PSF)
2025 ASSESSED VALUE	BUILDING: \$220,100 LAND: \$869,900 TOTAL: \$1,090,000

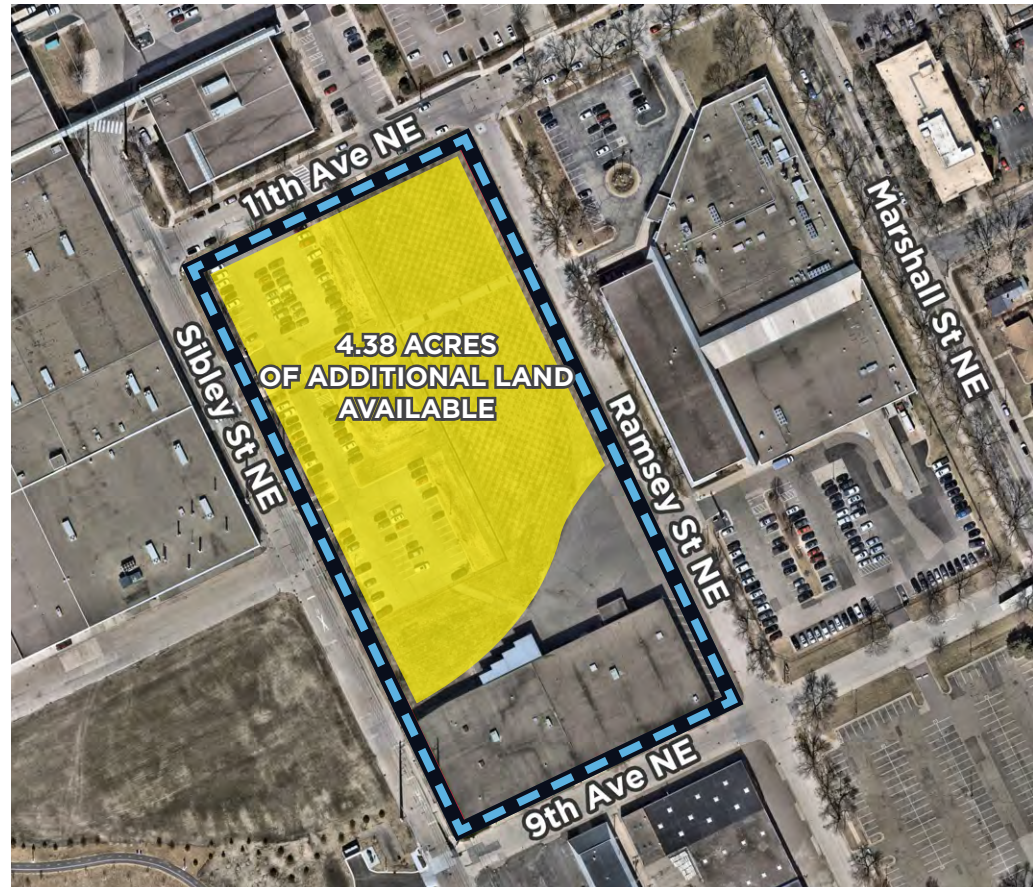




Annex

**907 SIBLEY ST NE
MINNEAPOLIS, MN**

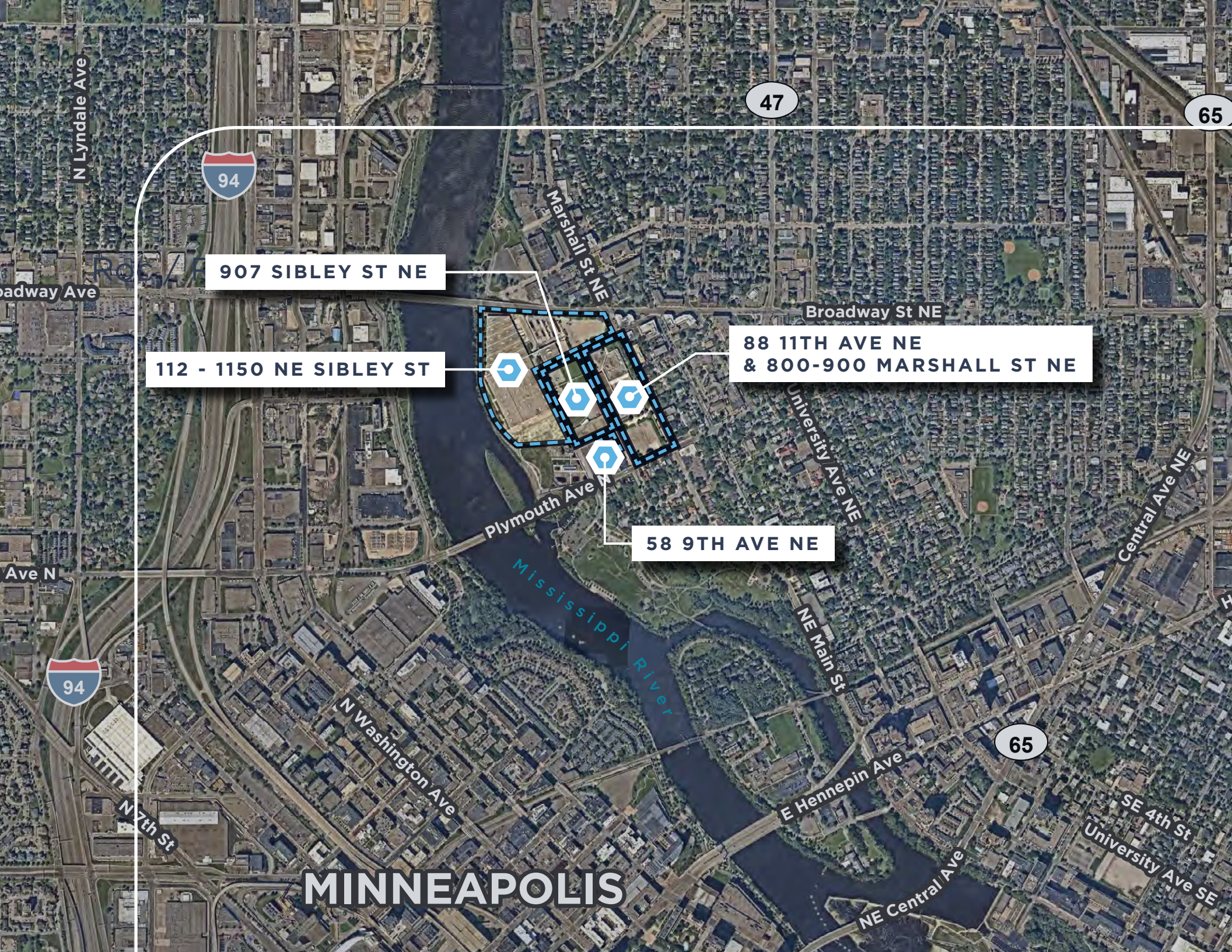
MAIN BUILDING SF	OFFICE/SHOWROOM: 1,000 SF MAIN WAREHOUSE: 43,830 SF LOWER LEVEL WAREHOUSE: 33,170 SF TOTAL: 78,000 SF
PIDS	15-029-24-41-0013
LOT	1.35 ACRES
LOADING	8 DOCK HIGH 1 DRIVE-IN
CLEAR HEIGHT	16'
YEAR BUILT	1974
PARKING	19 STALLS (ADDITIONAL PAVED AREA ON SITE)
SPRINKLER	YES
POWER	HIGH-CAPACITY POWER AVAILABLE. DETAILS UPON REQUEST
ZONING	PR2-PRODUCTION AND PROCESSING
2025 TAXES	\$71,687.08 (\$0.92 PSF)
2025 ASSESSED VAL- UE	BUILDING: \$1,570,800 LAND: \$479,200 TOTAL: \$2,050,025





03

LOCATION OVERVIEW



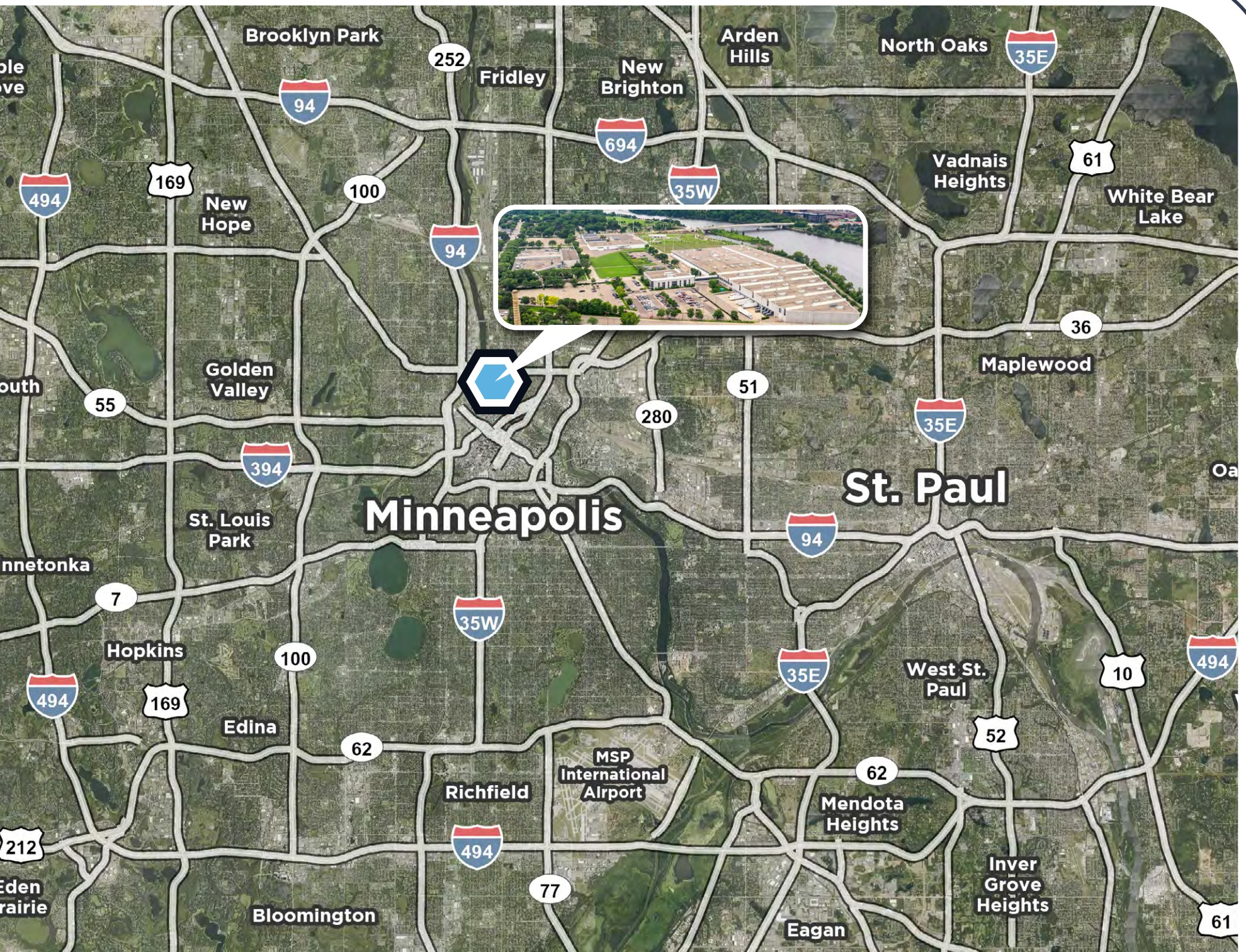
907 SIBLEY ST NE

112 - 1150 NE SIBLEY ST

88 11TH AVE NE
& 800-900 MARSHALL ST NE

58 9TH AVE NE

MINNEAPOLIS



Abundant Amenities



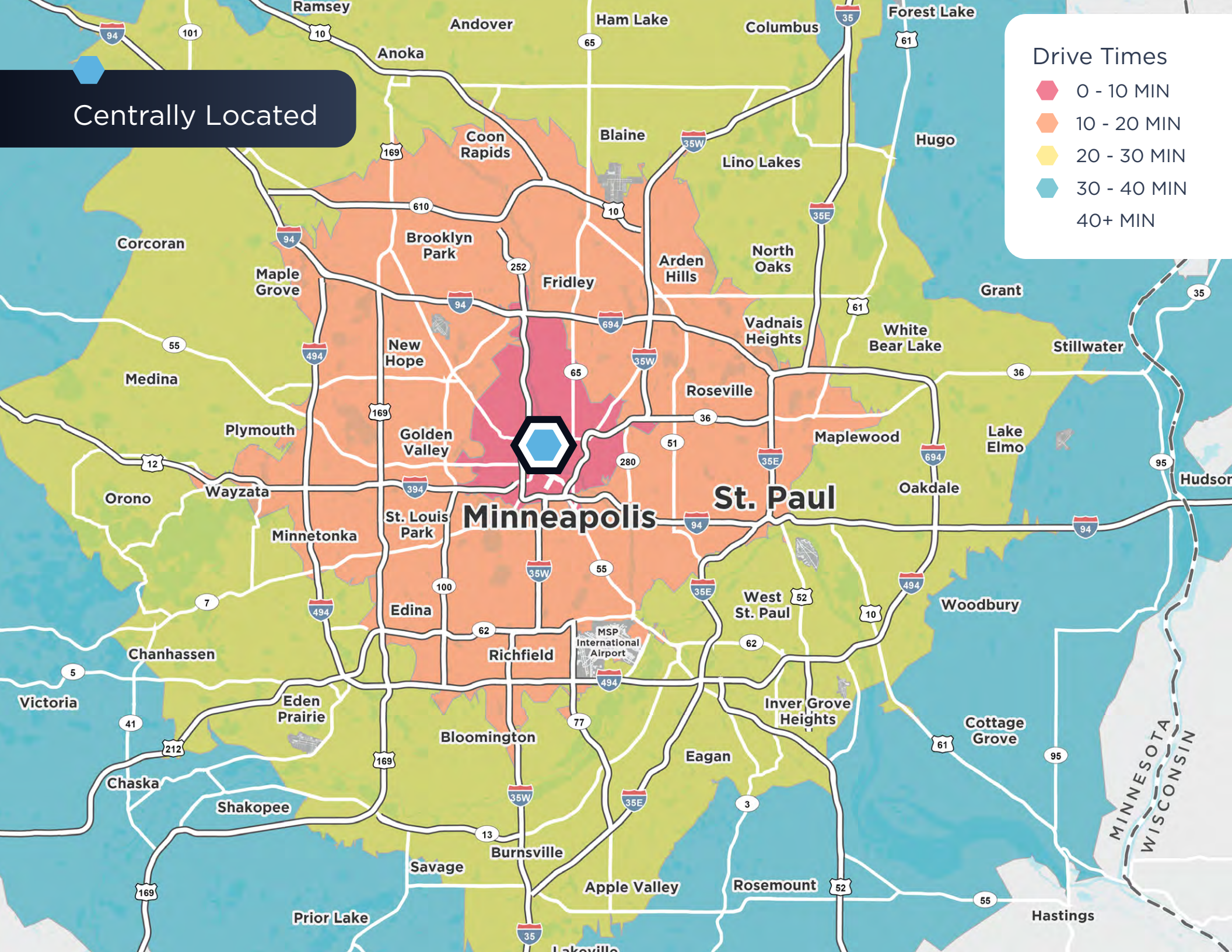
NORTH LOOP

Centrally Located

Drive Times

- 0 - 10 MIN
- 10 - 20 MIN
- 20 - 30 MIN
- 30 - 40 MIN
- 40+ MIN

- ## Drive Times
- 0 - 10 MIN
 - 10 - 20 MIN
 - 20 - 30 MIN
 - 30 - 40 MIN
 - 40+ MIN





Minneapolis



DAYTIME POPULATION

	3-MILE	5-MILE
TOTAL EMPLOYEES	258,925	402,428
TOTAL BUSINESS	11,331	21,227
TOTAL RESIDENTIAL	229,379	469,724
EMPLOYEE/RESIDENTIAL POPULATION RATIO (PER 1,000 RESIDENTS)	19.0%	20.6%



POPULATION BY EDUCATION

	3-MILE	5-MILE
HIGH SCHOOL GRADUATE	13.6%	13.5%
SOME COLLEGE	14.9%	14.4%
BACHELOR'S	31.7%	32.4%
GRADUATE	19.0%	20.6%



POPULATION (2025)

3-MILE	5-MILE
229,379	469,724

PER CAPITA INCOME (2025)

3-MILE	5-MILE
\$44,031	\$47,467

HOUSEHOLDS (2025)

3-MILE	5-MILE
103,650	210,535

MEDIAN HOUSEHOLD INCOME (2025)

3-MILE	5-MILE
\$67,997	\$77,131

HOUSING UNITS (2025)

3-MILE	5-MILE
112,733	225,888

Todd Hanson

Senior Director

+1 952 820 8737

todd.hanson@cushwake.com

Jason Sell

Senior Director

+1 952 837 8515

jason.sell@cushwake.com

Jordan Dick

Director

+1 952 204 7631

jordan.dick@cushwake.com

John Breitinger

Executive Director

+1 952 893 8267

john.breitinger@cushwake.com