

**9TH
STREET
CENTER**

PREMIERE INDUSTRIAL LOCATION

I-35W + East Hennepin Avenue

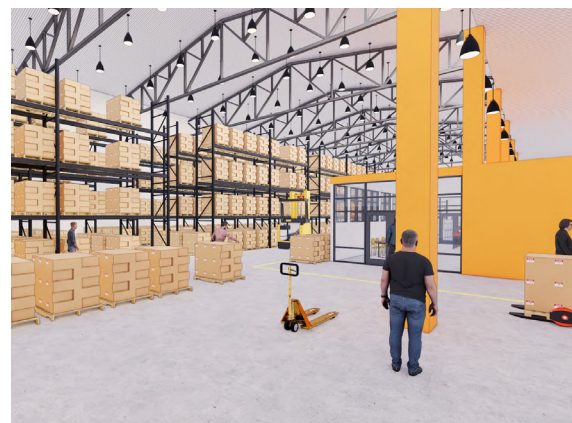
AVAILABLE
JANUARY
2025



Warehouse, Distribution, Manufacturing, Light Assembly,
Flex Space, Storage, Office/Showroom



HILLCREST
DEVELOPMENT, LLLP



575 9th Street offers a central location with:

- Easy and immediate connectivity to transportation corridors I-35 and I-94
- Only minutes from downtown Minneapolis and St. Paul
- Simple commutes that promote access to a larger labor pool
- Heavy Power
- Excellent visibility along E. Hennepin and I-35
- Free on-site surface parking
- Transit/bike accessible
- Dedicated drive-in doors
- Controlled, secure entrances

Rare Opportunity to Lease Up to 50K of Industrial Space Minutes from Downtown Minneapolis

Bring your business to 9th Street Center and experience a location unlike any other. Take advantage of this rare opportunity to lease 19,000 to 50,000 square feet in the coveted Marcy-Holmes neighborhood of Minneapolis. This one-story building has been leased by an industrial user and will be available January 2025, only for the second time in over thirty years. The property features flexible customizable spaces, 30- to 37-foot ceiling heights, three new loading docks and clear-span (no columns) in the majority of the space.

19K to 50K Square Feet

30- to 37-foot Clear Heights

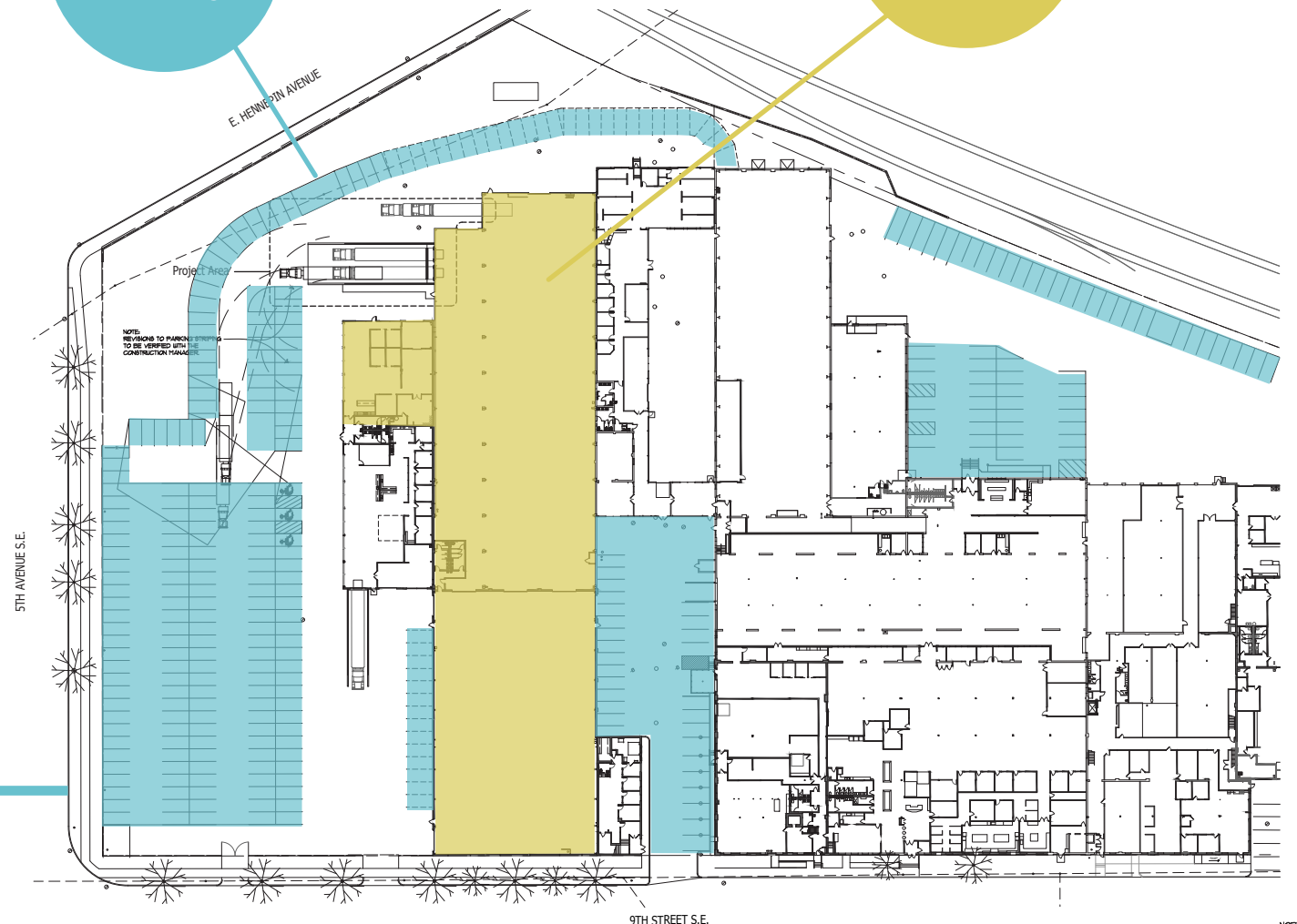
Column-free Spaces

Outdoor Storage Available

New Loading Docks

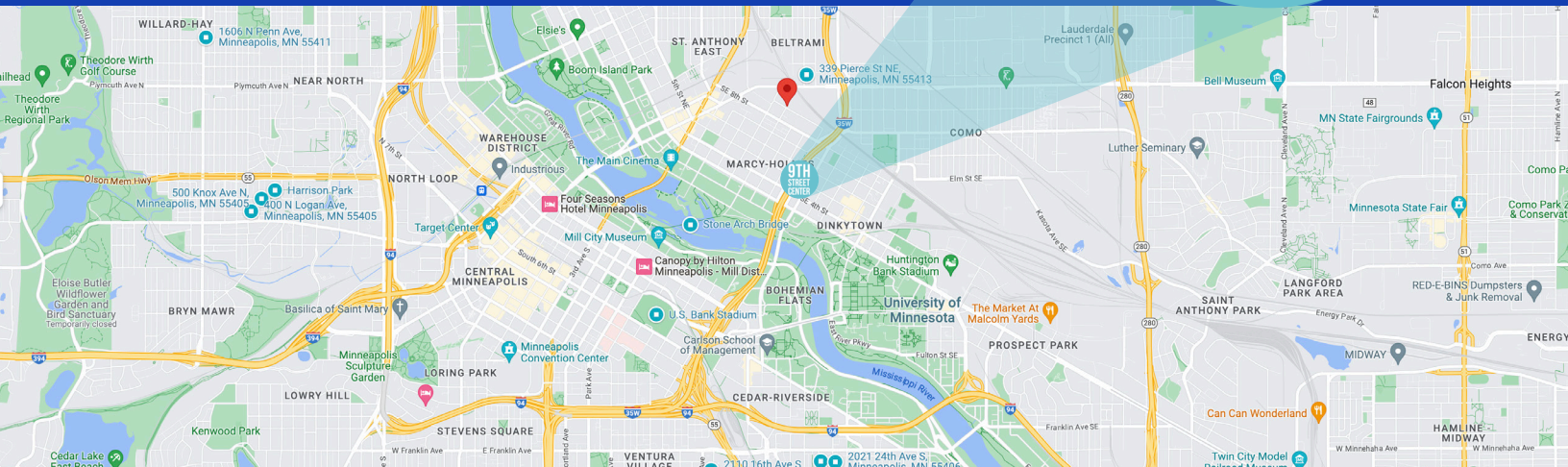
Ample Free Parking

Available January 2025





Virtual tours & floor plans of available spaces at
9thStreetCenter.com



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Hillcrest Development is a third-generation company specializing in the redevelopment and management of commercial properties for more than 75 years.

www.hillcrestdevelopment.com

CHARLIE NESTOR
 charlien@hillcrestdevelopment.com
 612.623.2475 (d) • 612.220.7356 (c)

JOE KLEIN
 joek@hillcrestdevelopment.com
 612.623.2470 (d) • 612.799.4145 (c)

EMILY CLARIDGE
 emilyc@hillcrestdevelopment.com
 612.623.2470 (d) • 952.215.5156 (c)