

Industrial property sublease

New Brighton Industrial Center
33 5th Avenue NW
New Brighton, MN 55112



Sublease

- Hard to find short-term sublease
- High class image with great curb appeal
- End-cap space
- Heavy oneway ribbon glass
- Will do all warehouse deal

3,560 sf total - 1,283 sf warehouse | 2,277 sf office



**Sublease available
immediately**



**Term through
December 31, 2026**



Est. CAM/Tax: \$5.03 psf

Property details

33 5th Avenue NW

Lease Rate **\$10.36 SF/yr**

Building Information

Building Size (multi-tenant)	35,907 SF
Year Built	2000
Clear Height	18"
Column Spacing	35' x 40'
Parking Ratio	2.65/1,000 sf
Dock Doors	2
Drive-in Doors	2

Location Information

Building Name	New Brighton Industrial Center
Street Address	33 5th Avenue NW
City, State, Zip	New Brighton, MN 55112
County	Ramsey

Property Information

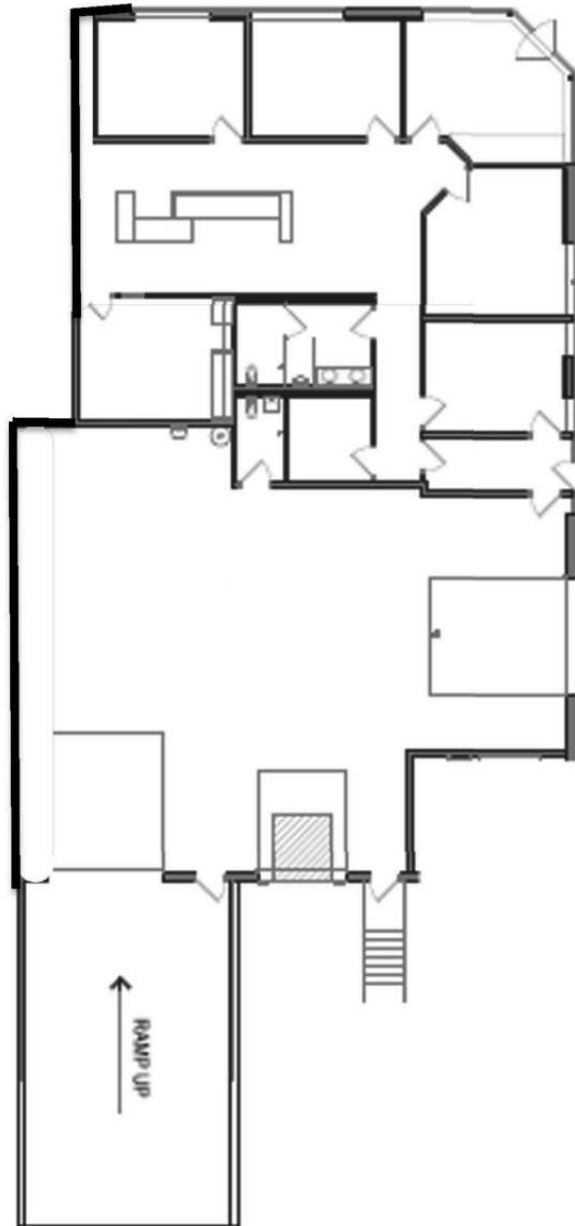
Property Type	Industrial
Property Subtype	Warehouse/Distribution



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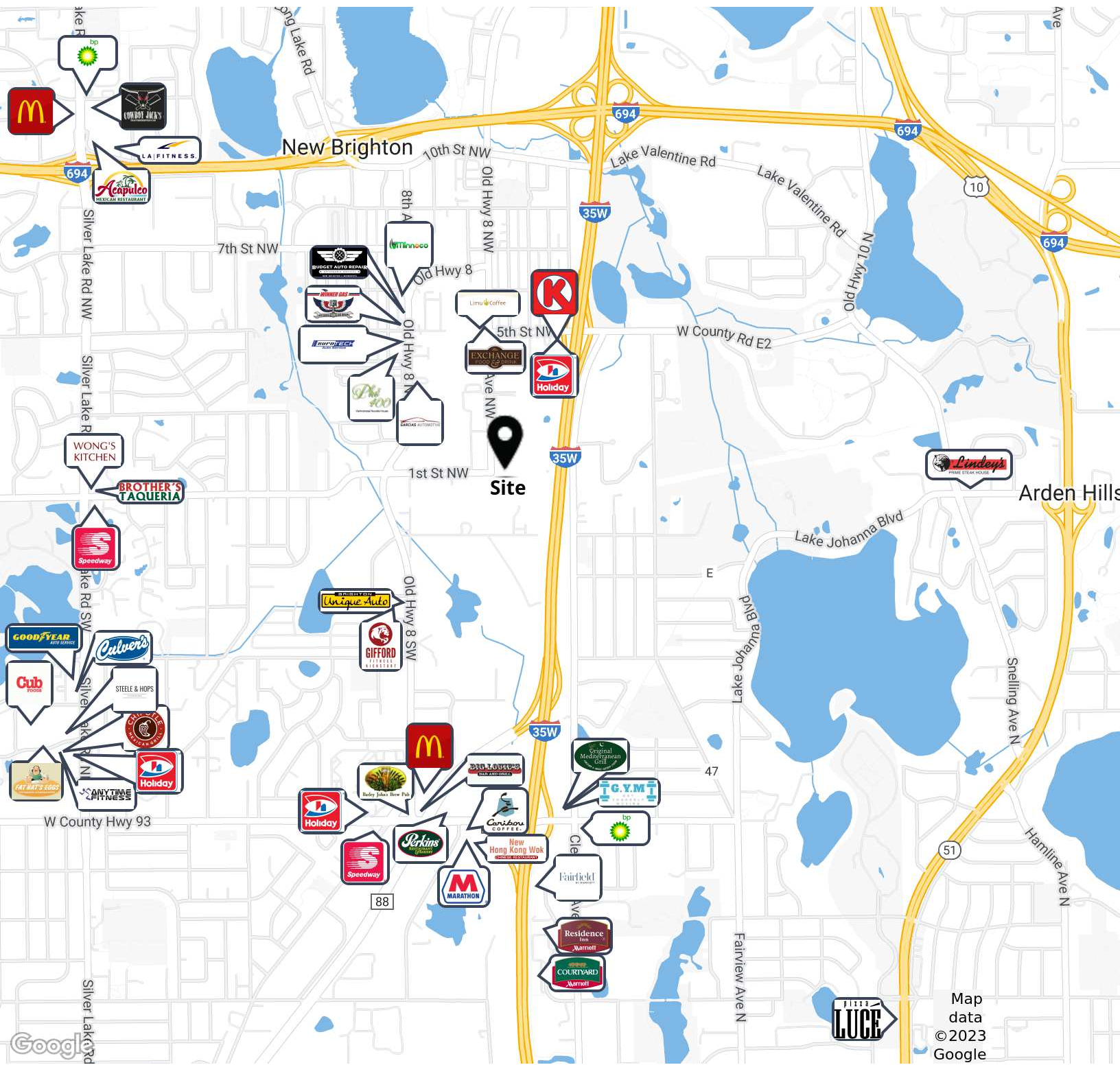
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Retailer map

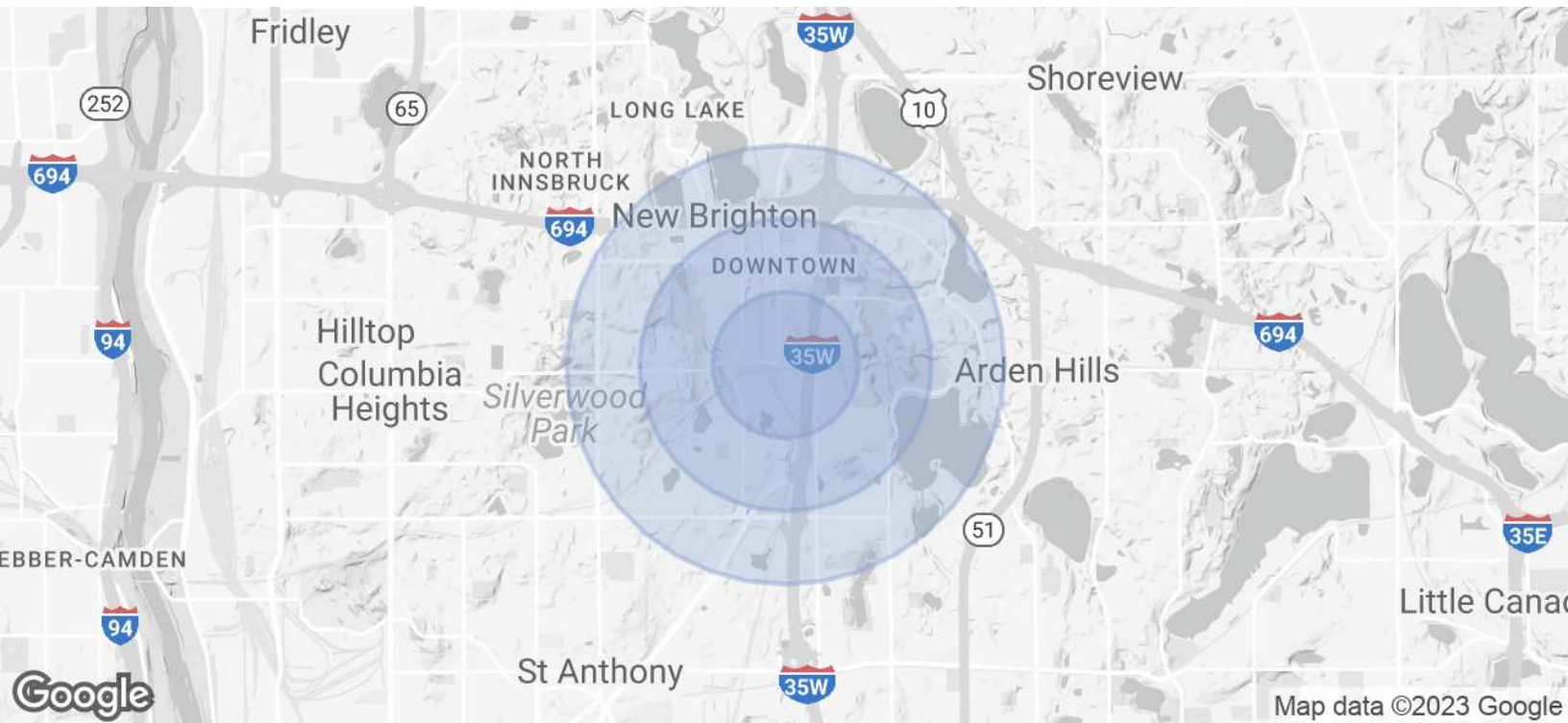
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,142	9,539	21,442
Average Age	35.7	36.2	37.2
Average Age (Male)	34.6	36.0	37.2
Average Age (Female)	37.9	37.2	39.0
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	940	4,073	8,592
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$63,089	\$75,768	\$87,399
Average House Value	\$183,223	\$205,995	\$237,213

* Demographic data derived from 2020 ACS - US Census



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