

New construction for lease

610 Junction IV

XXXX 94th Ave, Brooklyn Park, MN 55445

24,000 - 88,000 SF Available Q4 2025



Under Construction



UNITED PROPERTIES

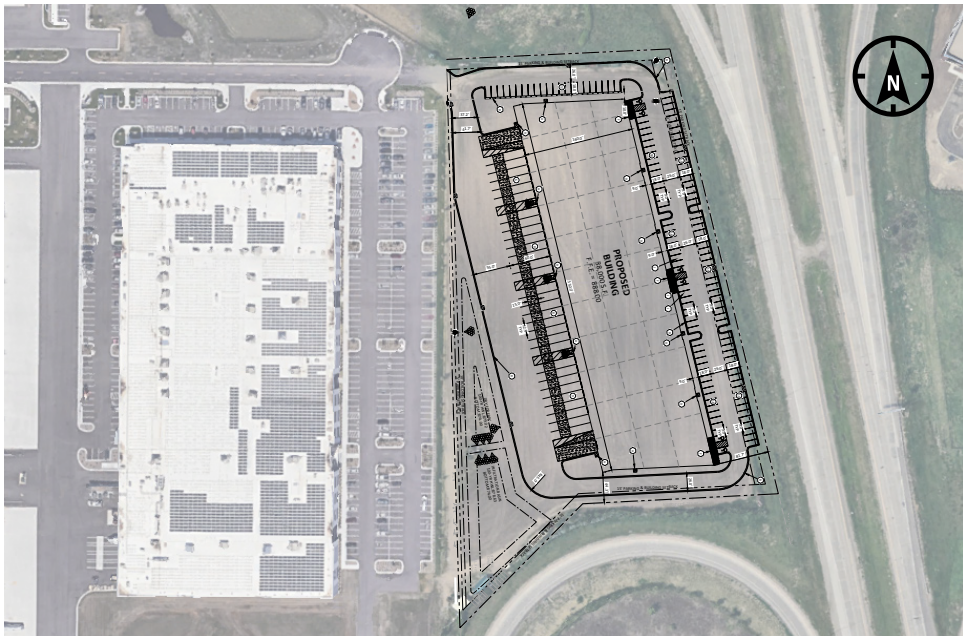
Building specifications



610 Junction IV offers a premier leasing opportunity in one of the final new development sites in the Northwest submarket. The site offers direct visibility to Hwy 169 with immediate access from the 93rd Ave N intersection.

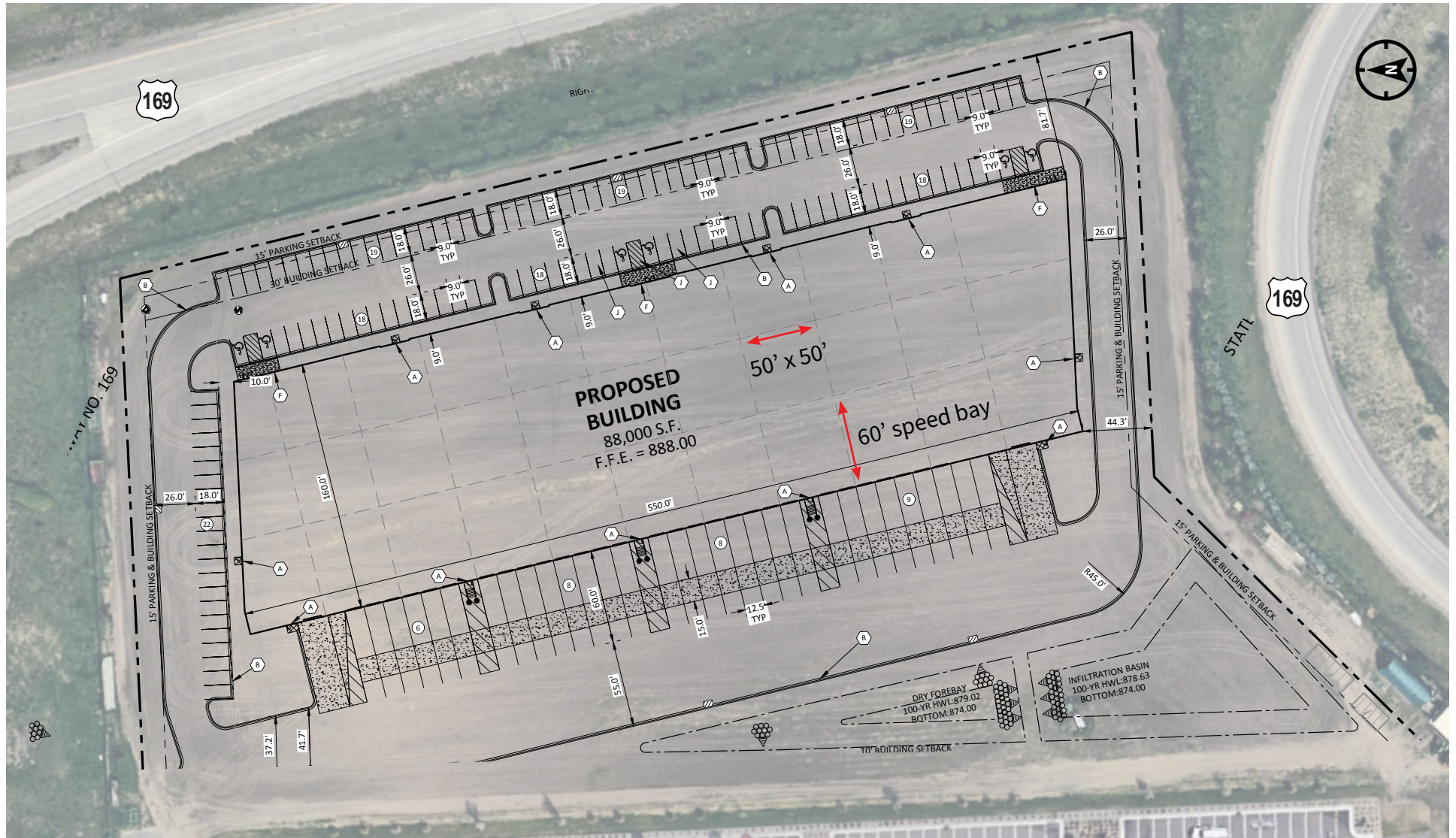


Potential for a limited amount of outside storage in the loading area



Building Size	88,000 SF	Truck Court Depth	115'
PID	0711921430006	HVAC	Gas-fired unit heaters
Lot Area	6.4 acres	Roof	60 mil EPDM - 20 year warranty
Clear Height	28'	Slab	7" unreinforced
Building Depth	160'	Sprinkler	ESFR
Dock Doors	Ten (10) dock doors	Power	1600amps, 480v, 3-phase
Drive-in Doors	Two (2) drive-in doors (<i>NW door: 14' x 18'</i>)	Lease Rate	Negotiable
Column Spacing	50' x 50' with 60' speed bay	Est. 2026 CAM/Tax	\$1.30 PSF
Auto Parking	141 stalls	Available	Q4 2025

Site plan



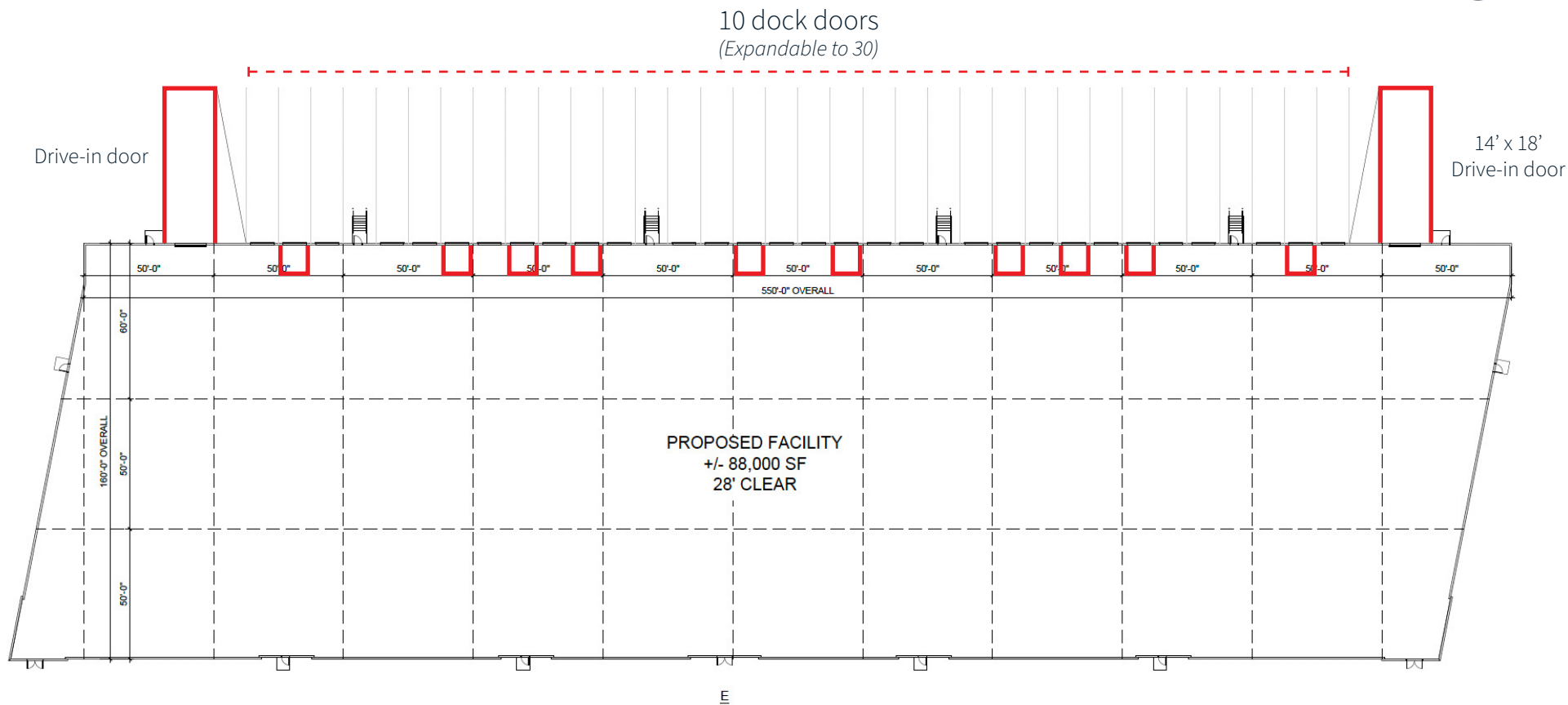
50' x 50' with **60'**
speed bay

160'
Building depth

Location overview



Floor plan



1 OVERALL FLOOR PLAN
1" = 20'-0" (24X36 SHEET)

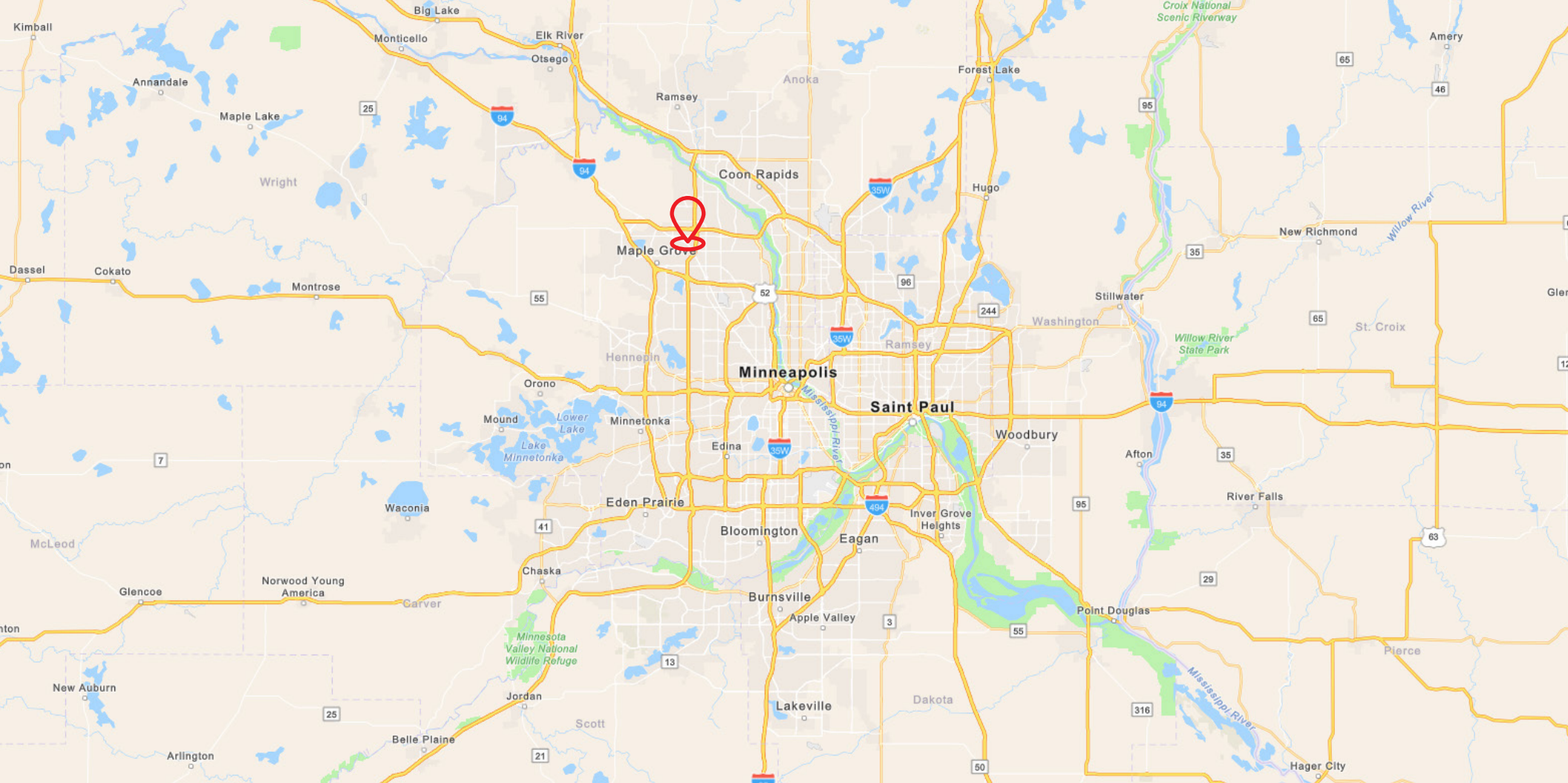
24,000 - 88,000 SF
Space Available For Lease

Ten
Dock Doors

Two
Drive-in doors
(NW door: 14'x18')

Current construction





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SEE A BRIGHTER WAY

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