

# AVAILABLE FOR LEASE

## TIMBER GROVE

A 4-building light industrial park  
located in Brooklyn Park, MN



Timber Grove offers clean, affordable industrial and office spaces with flexibility to accommodate new and growing businesses. You'll be in good company with many service providers and office professionals already calling Timber Grove home. In fact, approximately 150 businesses already do!

Many spaces offer drive-in or dock loading and each building has common hallways and restrooms that foster a community that isn't available at many other industrial spaces. On-site management is responsive to your needs and ensures the property is kept in great condition, so you can focus on what matters, your business.



### Timber Grove 1 – 7308 Aspen Ln N

<b>BUILDING SIZE:</b>	91,840 SF
<b>OFFICE/WAREHOUSE SPACE:</b>	2,000 – 5,000 SF
<b>OFFICE ONLY SPACE:</b>	470-1,225 SF

### Timber Grove 2 – 8401 73rd Ave N

<b>BUILDING SIZE:</b>	91,894 SF
<b>OFFICE/WAREHOUSE SPACE:</b>	2,000 – 6,000 SF
<b>OFFICE ONLY SPACE:</b>	400-3,000 SF

### Timber Grove 3 – 8601 73rd Ave N

<b>BUILDING SIZE:</b>	90,217 SF
<b>OFFICE/WAREHOUSE SPACE:</b>	2,000 – 6,000 SF
<b>OFFICE ONLY SPACE:</b>	3,500 SF

### Timber Grove 5 – 7600 Boone Ave N

<b>BUILDING SIZE:</b>	92,324 SF
<b>OFFICE/WAREHOUSE SPACE:</b>	1,500 – 10,000 SF
<b>OFFICE ONLY SPACE:</b>	250-4,000 SF

## Property Features & Highlights:

Free Conference Rooms • Free Workout Room • On-Site Management and Maintenance  
Clean, Professional, Well-Maintained Building • Ample Parking • Low Warehouse Rates  
Quick Turnkey Buildouts • Dock or Drive-In Overhead Doors  
Quick Easy Access from Hwys 169/94/694 • On Bus Line • 12' Clear

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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### OWNED & MANAGED BY:



**RED TAIL  
ACQUISITIONS, LLC**  
COMMERCIAL REAL ESTATE INVESTMENTS

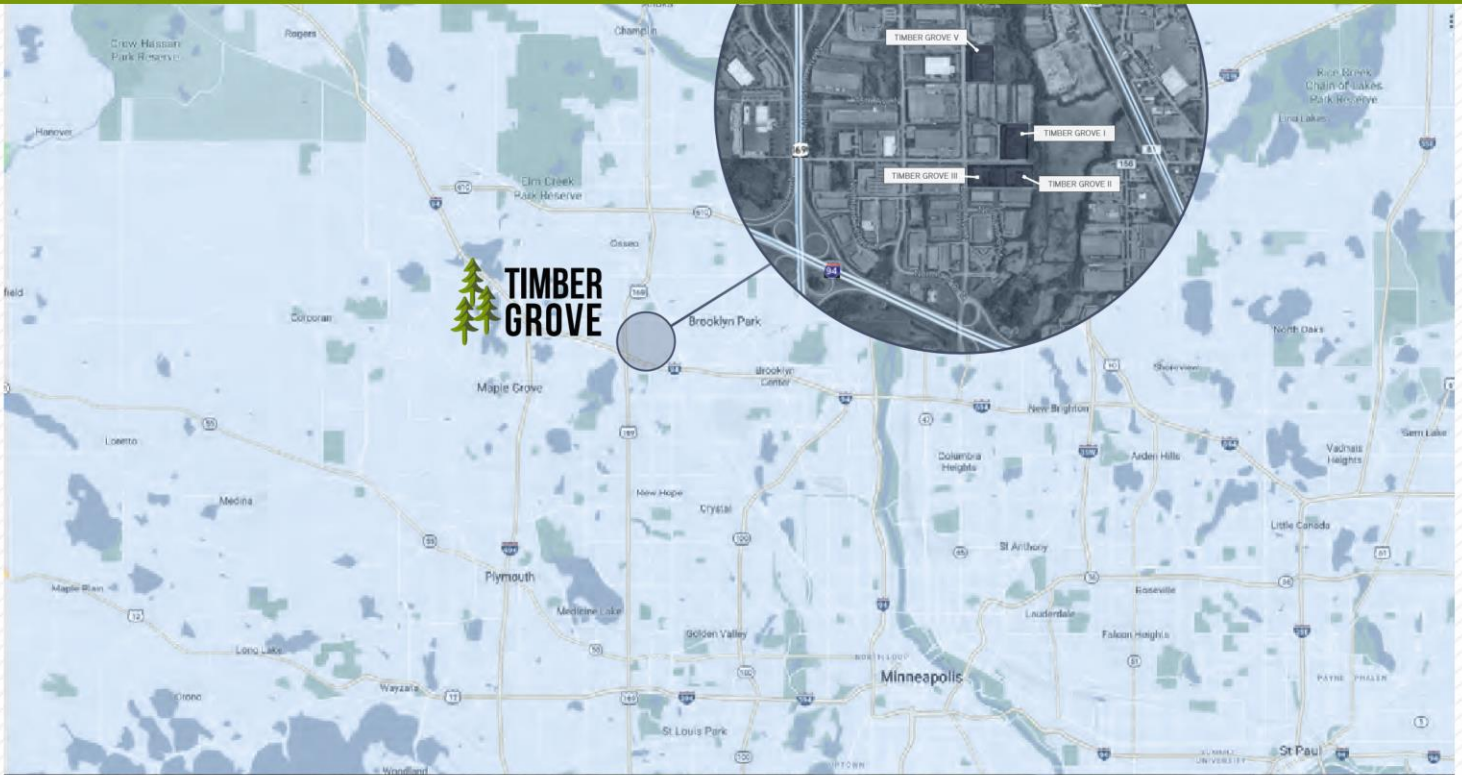
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Timber Grove is located within the heart of the Brooklyn Park industrial market within minutes to Interstate 494 & 694. And when you want to unwind, there's a wide choice of shops and restaurants within a five-minute drive of the property!



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