

610 Business Center IV

27,300 SF Available

9300 Winnetka Ave
Brooklyn Park, MN 55445



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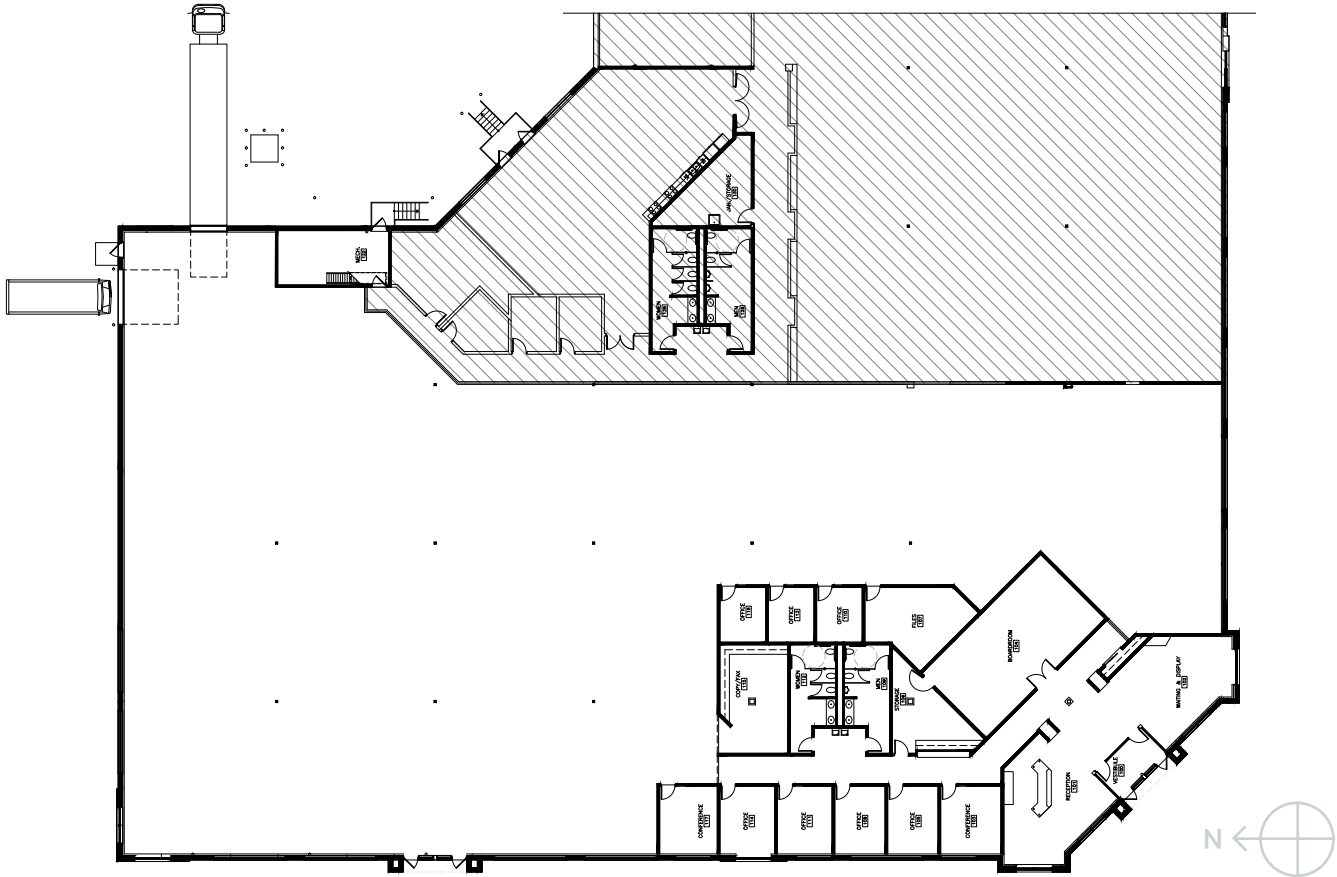
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610 Business Center IV

9300 Winnetka Ave, Brooklyn Park, MN 55445

For Lease



Overview

610 Business Center offers an excellent location in a desirable industrial submarket. The building has convenient access to Hwy-169 & MN-610. The current availability is situated on an end-cap and is equipped with full air-conditioning, ample parking and great glass lines. Neighboring retail options include Starbucks, Chipotle, HyVee and many more.

27,300

Available SF

Net Rent

+ Negotiable

Est. 2024 CAM/Tax

+ \$5.29 PSF Total

(\$1.80 PSF CAM & \$3.49 PSF Tax)

Clear Height

+ 18'

Loading

+ Potential for 3 docks and 1 drive-in

Power

+ 1000 Amps, 480/277V, 3-Phase

Column Spacing

+ 35'x35'

Parking

+ 3.83/1000

Year Built

+ 2006

Other Features

+ Fully air-conditioned

+ End-cap, glass on three sides

High-image facility



610 Corridor



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