

610 Business Center IV

27,300 SF Available

9300 Winnetka Ave Brooklyn Park, MN 55445



Contact Us

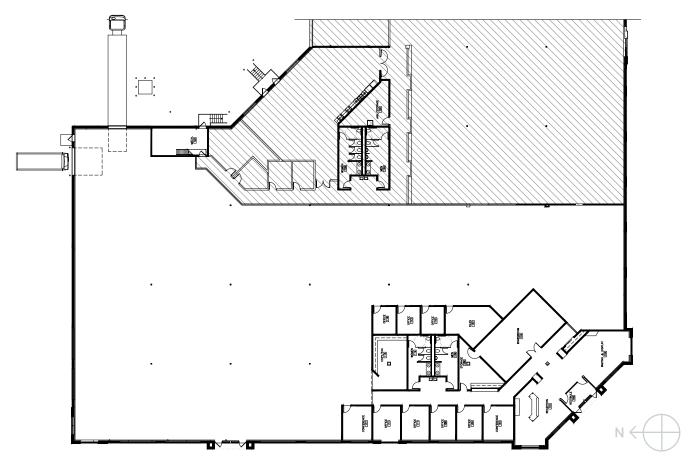
MATT OELSCHLAGER

+1 952 924 4848 matt.oelschlager@cbre.com JOHN RYDEN

+1 952 924 4641 john.ryden@cbre.com MIKE BOWEN

+1 952 924 4885 mike.bowen@cbre.com JP MALONEY + 1 612 791 1171

jp.maloney@cbre.com



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

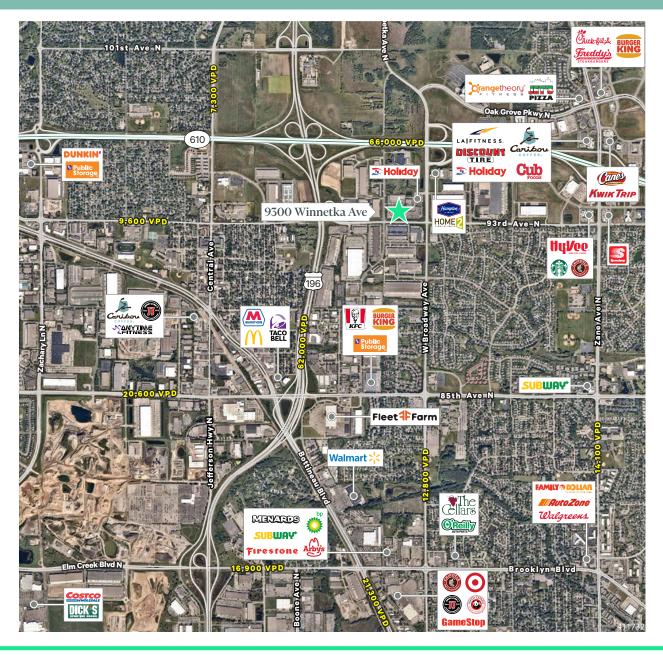
- + Fully air-conditioned
- + End-cap, glass on three sides

High-image facility





610 Corridor



Contact Us

MATT OELSCHLAGER

+1 952 924 4848 matt.oelschlager@cbre.com JOHN RYDEN

+1 952 924 4641 john.ryden@cbre.com MIKE BOWEN

+1 952 924 4885 mike.bowen@cbre.com JP MALONEY

+ 1 612 791 1171

jp.maloney@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

