

76,223 SF BUILDING FOR SALE

**62,664 SF AVAILABLE**



6707 SHINGLE CREEK PARKWAY

**BROOKLYN CENTER, MINNESOTA**





# PROPERTY HIGHLIGHTS

- Rare owner/user sale opportunity
- Potential to keep smaller tenant for additional income
- 24' clear

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Sale Price: \$7,600,000 (\$99.70 PSF)

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Building Size: 9,345 SF Office  
66,878 SF Warehouse  
76,223 SF Total\*

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Available Space: 8,245 SF Office  
54,419 SF Warehouse  
62,664 SF Total

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Site Area: 4.23 acres

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Clear Height: 24'

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Column Spacing: 40' x 33'

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Loading: 8 docks, 1 drive-in available

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Year Built: 1982

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Roof: ± 20 years old

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Power: ± 1,000 Amps/480 Volts/3-Phase

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Air-Conditioning: 100%

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Parking: Main lot plus 49 spaces to the south

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Sprinkler: 100%

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2024 Taxes: \$197,348.20 (\$2.59 PSF)

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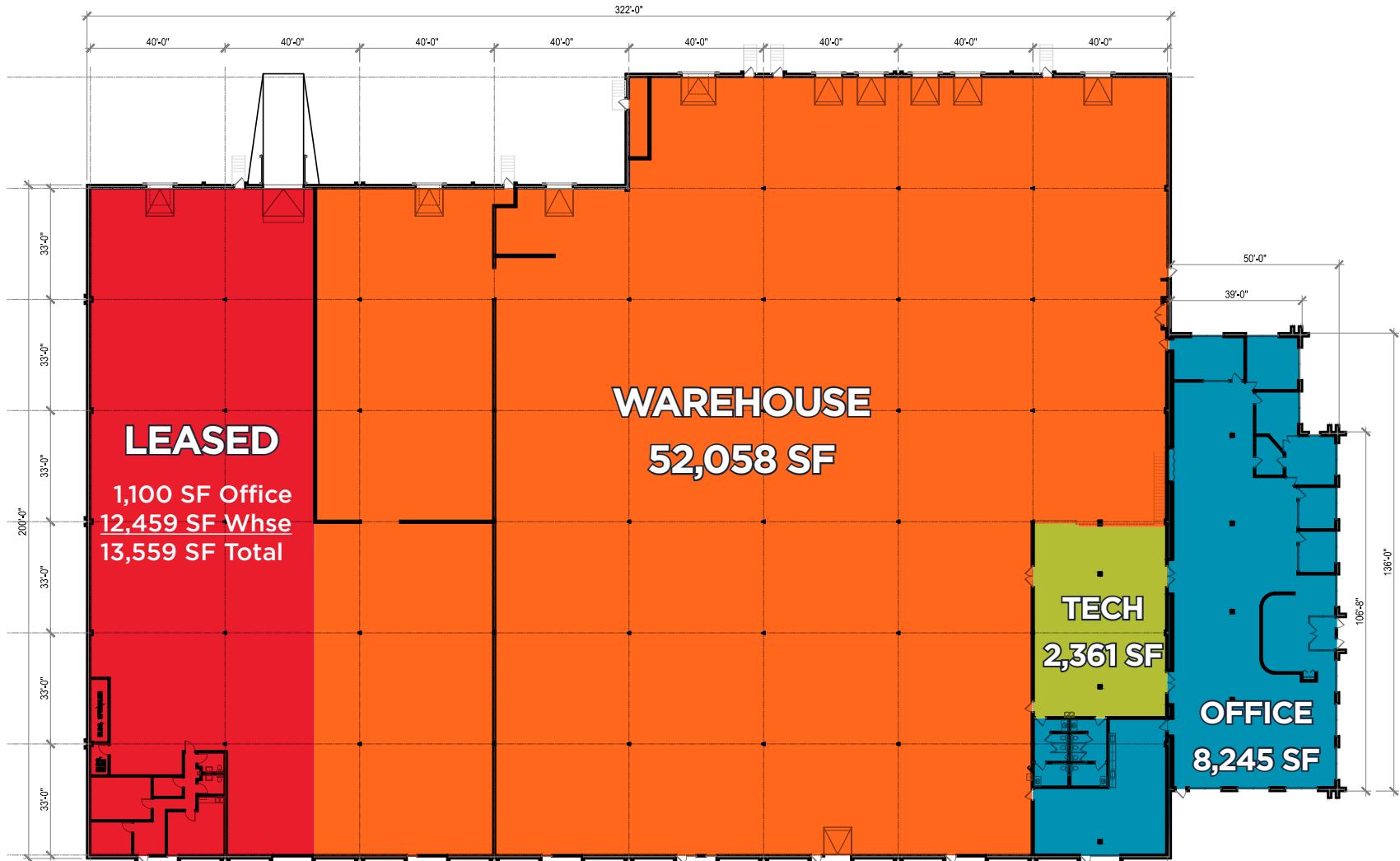
\*Tenant occupies 13,559 SF leased through April 30, 2026.  
Tenant does not have any renewal rights.



# FLOOR PLAN

## 76,223 SF TOTAL BUILDING BREAKDOWN:

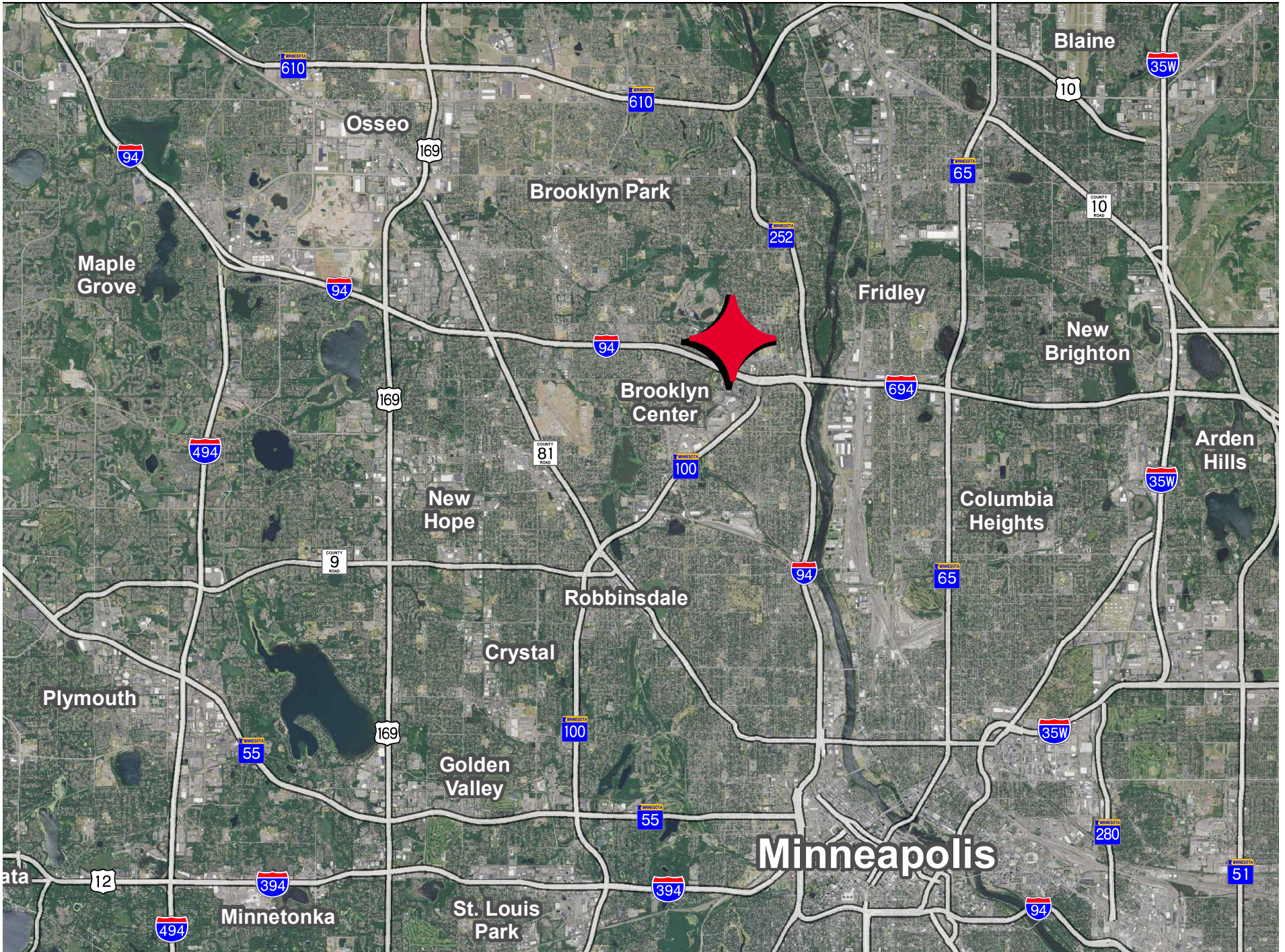
AVAILABLE	TENANT
8,245 SF Office	1,100 SF Office
2,361 SF Tech	12,459 SF Warehouse
52,058 SF Warehouse	13,559 SF Total
62,664 SF Total	

















# CONTACT INFORMATION

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