76,223 SF BUILDING FOR SALE 62,664 SF AVAILABLE



6707 SHINGLE CREEK PARKWAY

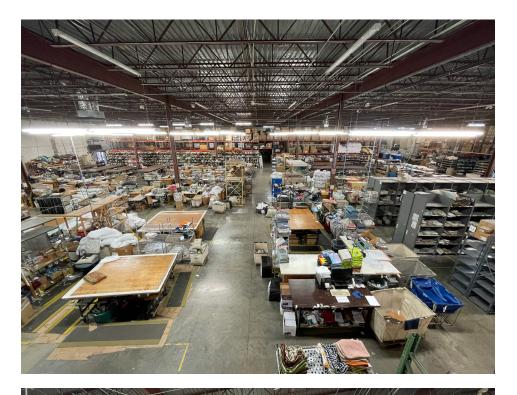
BROOKLYN CENTER, MINNESOTA



PROPERTY HIGHLIGHTS

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

Sale Price:	\$7,600,000 (\$99.70 PSF)
Building Size:	9,345 SF Office 66,878 SF Warehouse 76,223 SF Total*
Available Space:	8,245 SF Office 54,419 SF Warehouse 62,664 SF Total
Site Area:	4.23 acres
Clear Height:	24'
Column Spacing:	40' x 33'
Loading:	8 docks, 1 drive-in available
Year Built:	1982
Roof:	± 20 years old
Power:	± 1,000 Amps/480 Volts/3-Phase
Air-Conditioning:	100%
Parking:	Main lot plus 49 spaces to the south
Sprinkler:	100%
2024 Taxes:	\$197,348.20 (\$2.59 PSF)





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

76,223 SF TOTAL BUILDING BREAKDOWN:

AVAILABLE

8,245 SF Office 2,361 SF Tech 52,058 SF Warehouse 62,664 SF Total

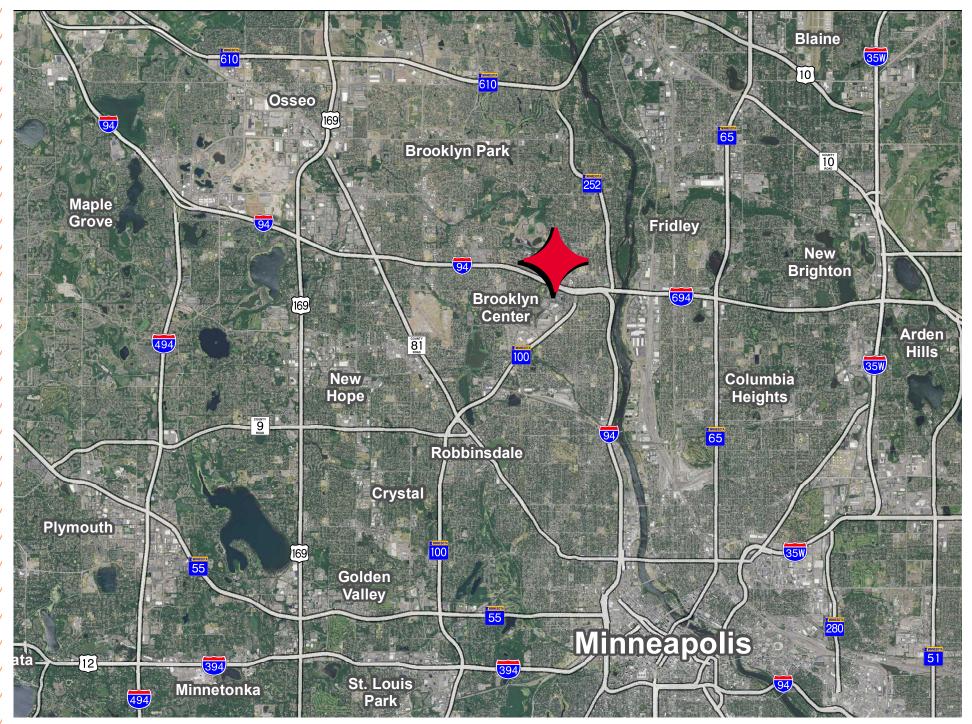
TENANT

1,100 SF Office 12,459 SF Warehouse 13,559 SF Total





















Hudson Brothen

Managing Director +1 952 893 8261 hudson.brothen@cushwake.com

Brent Masica

Executive Director +1 952 893 8231 brent.masica@cushwake.com

Danny McNamara

Director +1 952 893 8895 danny.mcnamara@cushwake.com

3500 American Blvd W, Suite 200 Minneapolis, MN 55431 +1 952 831 1000 IndustrialMN.com



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