



Colliers

4025 85th Avenue N
Brooklyn Park, MN

Industrial Outdoor
Storage Oppportunity
For Lease



Accelerating success.

4025 85th Ave N | For Lease

Property Profile

Property Facts

Address	4025 85th Avenue N, Brooklyn Park, MN
Available: Building 1	Approx. 13,800 SF (Minimal office: approx. 2,000 SF) <ul style="list-style-type: none">• Six (6) oversized drive-in doors• Drive-through bay• Interior crane
Building 2	Approx. 7,100 SF metal storage building <ul style="list-style-type: none">• Two (2) oversized drive-in doors• Fully insulated and heated
Site Area	4.53 acres (Approx. 3 acres IOS)
Amenities	<ul style="list-style-type: none">• Multiple electric plug-ins along fence• Secured• Gated & fenced
Clear Height	Varies
Zoning	Business Park
Lease Rates	Negotiable
2025 RE Taxes	\$54,711.00
Access	Easy access from I-694/I-94, Hwy 169, MN-252, MN-610, and County Road 81



Demographics – 3-mile radius



2023
population

103,338



2023 Average
Household Income

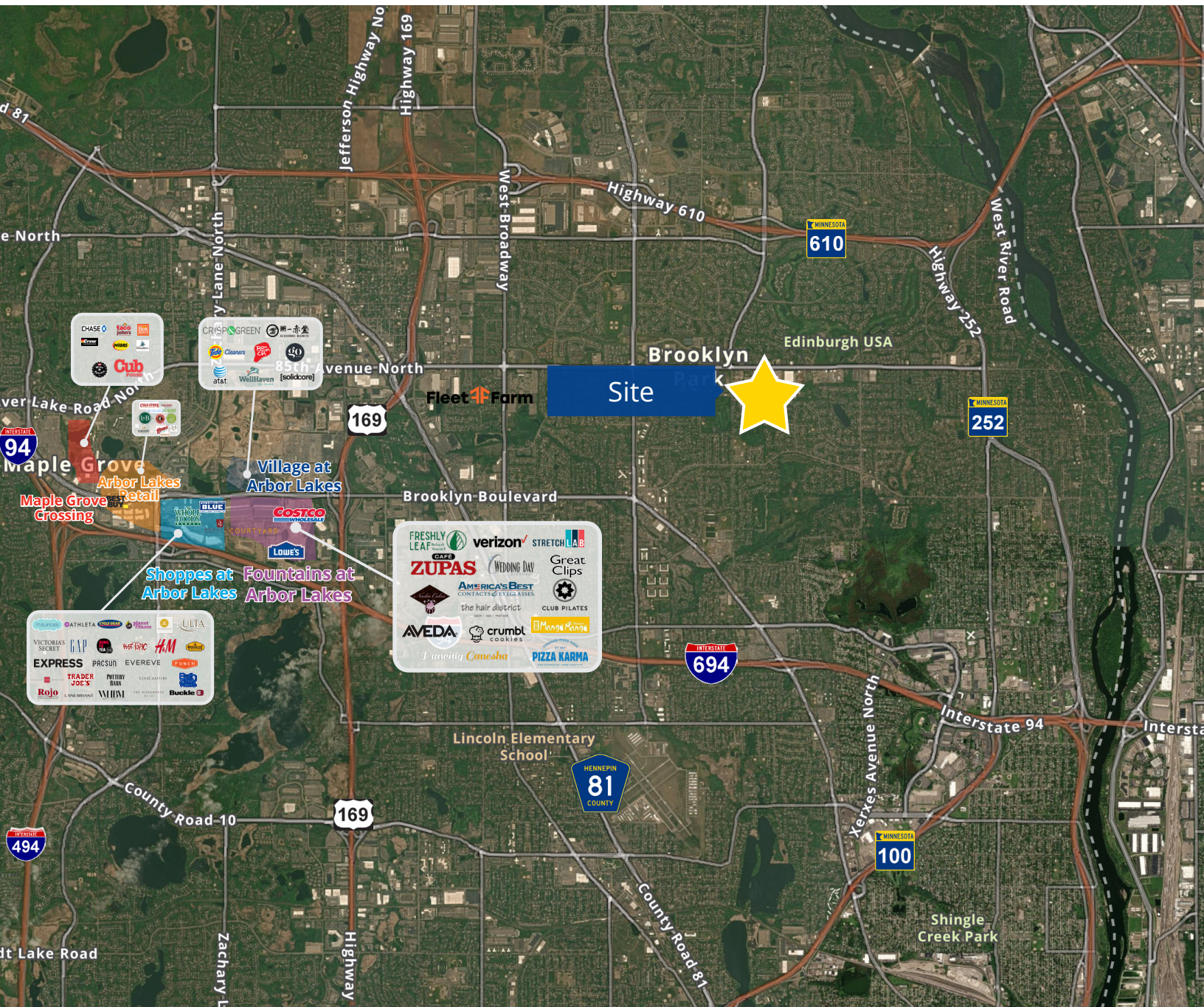
\$105,788



Total
Employees

32,238

Property Location



4025 85th Ave N | For Lease

Photo Gallery

Outdoor Storage



3 acres IOS



Drive-through Bay



Oversized Drive-in



Truck Parking





View Online
colliers.com/msp

Contact

Joe Owen CCIM, SIOR

Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

Corbin Chapman

Vice President
+1 952 374 5811
corbin.chapman@colliers.com

George Brekke

Associate
+1 952 225 4211
george.brekke@colliers.com

Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.