



FOR LEASE

7,035 TOTAL SQUARE FEET

2,600 SF (OFFICE)

4,435 SF (WAREHOUSE)

INDUSTRIAL BUILDING

SECURE YARD | DRIVE-IN ACCESS
WAREHOUSE WITH OFFICE



CHAD WEEKS

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INDUSTRIAL BUILDING

9020 WYOMING AVE N

BROOKLYN PARK, MN 55445-1839

9020 WYOMING AVENUE NORTH

PROPERTY HIGHLIGHTS

7,035 SF Warehouse / Office with Secured Yard

- 2,600 SF Office + 4,435 SF Warehouse
- Secured Fenced Yard with Electronic Gate (code access) and two gates for full drive-around capability.
- (3) 14'x14' Drive-In Doors with drains to flammable waste trap.

WAREHOUSE HIGHLIGHTS

- 22' Clear Height
- Racking and Forklift Included
- Private Shop Restroom with Shower

OFFICE HIGHLIGHTS

- (3) Large Private Offices
- Reception/Waiting Area
- Office Restroom
- Large Break/Conference Room



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9020 WYOMING AVE NORTH ADDITIONAL HIGHLIGHTS

- Spacious Reception / Waiting Area
- Large Breakroom with Full Kitchen
- Large Conference Room
- Office Restroom
- Ideal for Contractors, Service Companies & Light Industrial Users
- Drive Around Capability with Drive-In Access
- New Exterior LED Lighting
- Convenient highway and freeway access, including Hwy 169, Hwy 610, and I-94.



BASE RENTAL RATE:
\$12.95 / psf NNN

Est. 2025 Taxes - \$3.24 / psf

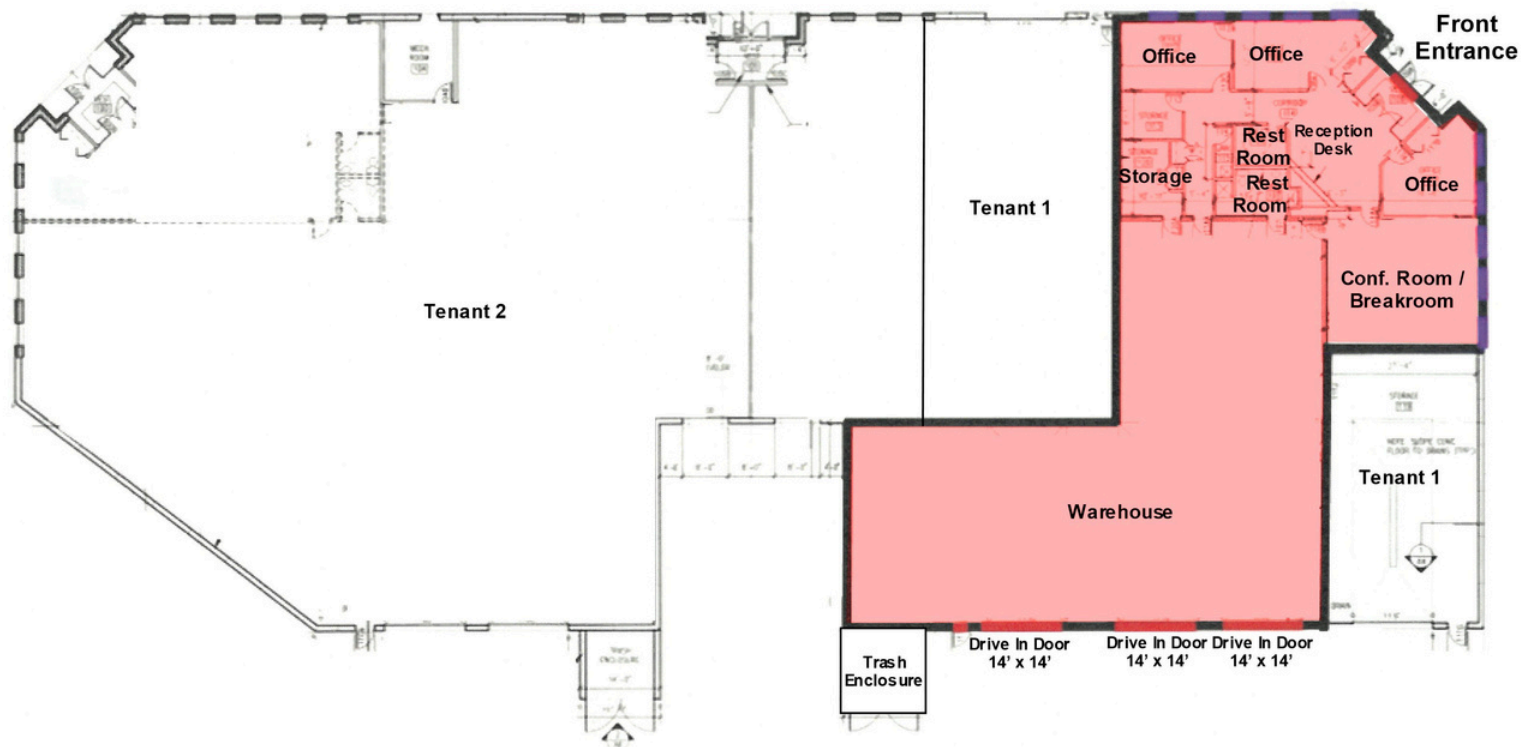
Est. 2025 Cam - \$1.50 / psf



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FLOORPLAN



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9020 WYOMING AVE NORTH
PHOTOS



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9020 WYOMING AVE NORTH PHOTOS



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9020 WYOMING AVE NORTH

CITY INFO

BROOKLYN PARK IS THE SIXTH LARGEST CITY IN MINNESOTA AND CONTINUES TO BE A RAPIDLY GROWING SECOND-RING SUBURB. THIS FORMER AGRICULTURE COMMUNITY OFFERS A WIDE RANGE OF COMMERCIAL, INDUSTRIAL AND RESIDENTIAL DEVELOPMENT OPPORTUNITIES. THE CITY OCCUPIES APPROXIMATELY 17,020 ACRES—27 SQUARE MILES, BOUNDED ON THE SOUTH BY BROOKLYN CENTER, CRYSTAL AND NEW HOPE, CHAMPLIN ON THE NORTH, AND MAPLE GROVE AND OSSEO ON THE WEST. BROOKLYN PARK IS ABOUT 85 PERCENT DEVELOPED, WITH THE NEXT AREA OF GROWTH UNDER DEVELOPMENT NORTH OF HIGHWAY 610.

THE COMMUNITY PROVIDES EXCELLENT RECREATIONAL OPPORTUNITIES, RANGING FROM AN EXTENSIVE PARK AND TRAIL SYSTEM TO A NATIONALLY RECOGNIZED PUBLIC GOLF COURSE. THE CITY OFFERS A NUMBER OF AMENITIES INCLUDING UNIQUE PARKS AND RECREATION PROGRAMS, BEAUTIFUL SHORELINE ALONG THE MISSISSIPPI RIVER AND A HISTORICAL FARM WITH SEASONAL ACTIVITIES. RESIDENTS AND VISITORS ALIKE ARE ENCOURAGED TO ENJOY THE NATURAL SIDE OF BROOKLYN PARK. A STRONG RESIDENTIAL HOUSING MARKET, RETAIL COMMERCIAL MARKET AND INDUSTRIAL BASE COMPLEMENT THE CITY'S NATURAL ELEMENTS.



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