

76,223 SF BUILDING FOR SALE
51,244 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: \$6,860,070 (\$90.00 PSF)

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

Available Space: 8,245 SF Office
2,361 SF Tech
40,638 SF Warehouse
51,244 SF Total

Site Area: 4.23 acres

Clear Height: 21' - 22'

Column Spacing: 40' x 33'

Loading: Entire Building: 9 docks / 1 ramped drive-in /
1 ground level drive-in
Vacancy: 7 docks / 1 ground level drive-in

Year Built: 1982

Roof: Overlay in 2024 - Henry ProGrade 988 Sili-
con. 10-year labor and materials warranty.

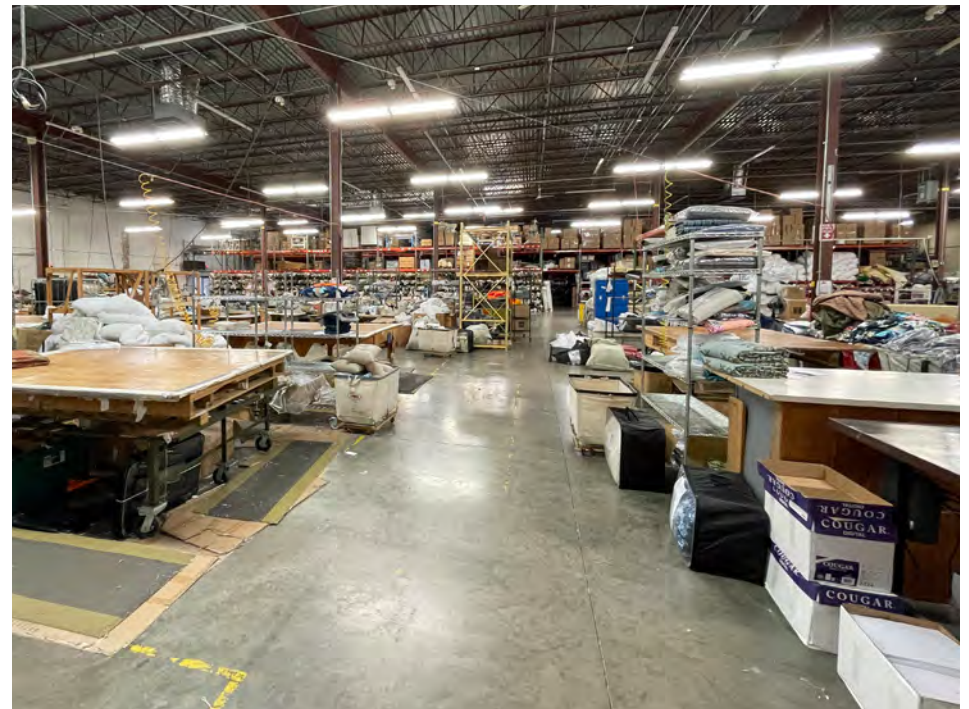
Power: ± 1,000 Amps/480 Volts/3-Phase

Air-Conditioning: 100%

Parking: Main lot plus 49 spaces to the south

Sprinkler: 100%

2026 Taxes: \$213,154.82 (\$2.79 PSF)



FLOOR PLAN

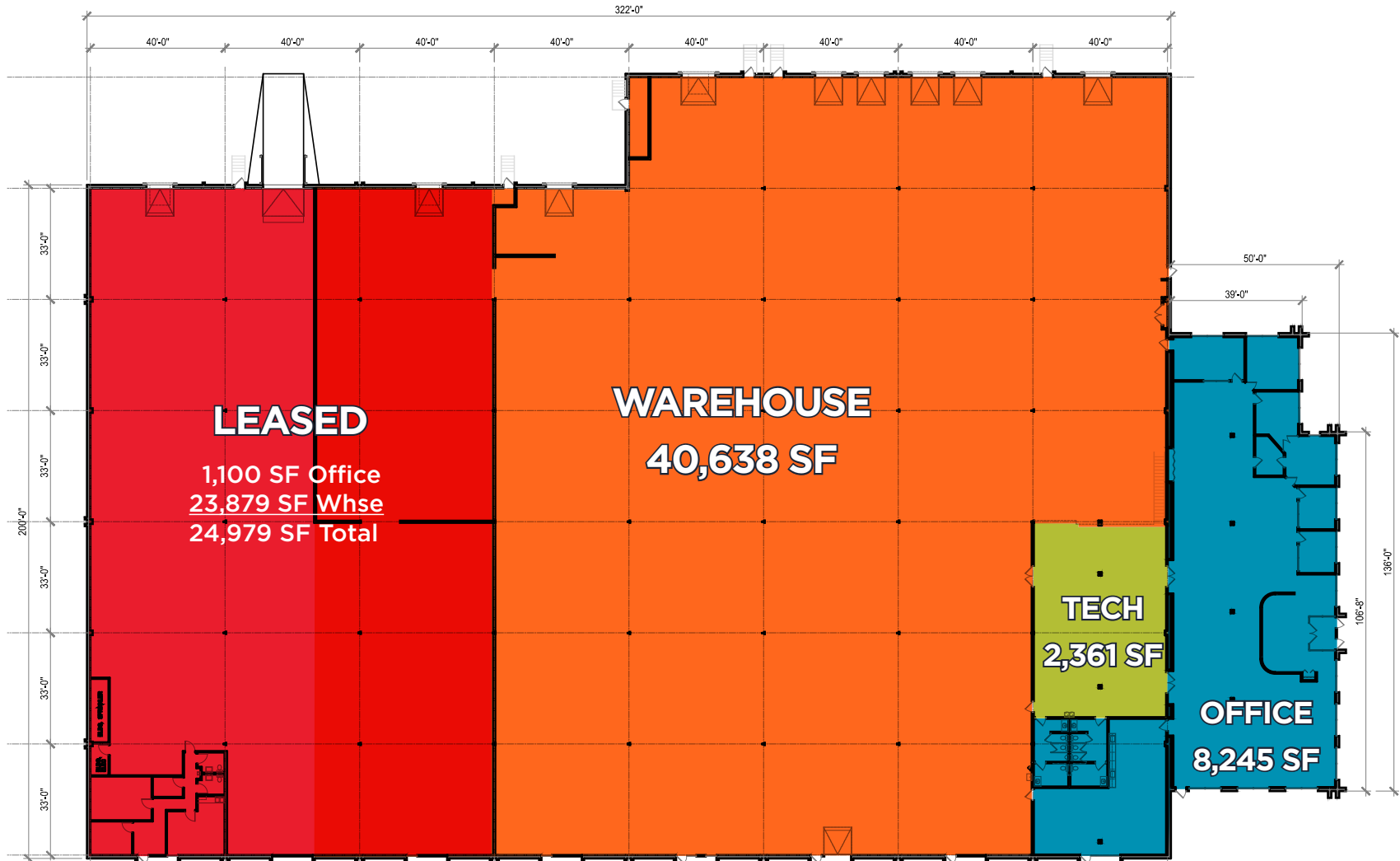
76,223 SF TOTAL BUILDING BREAKDOWN:

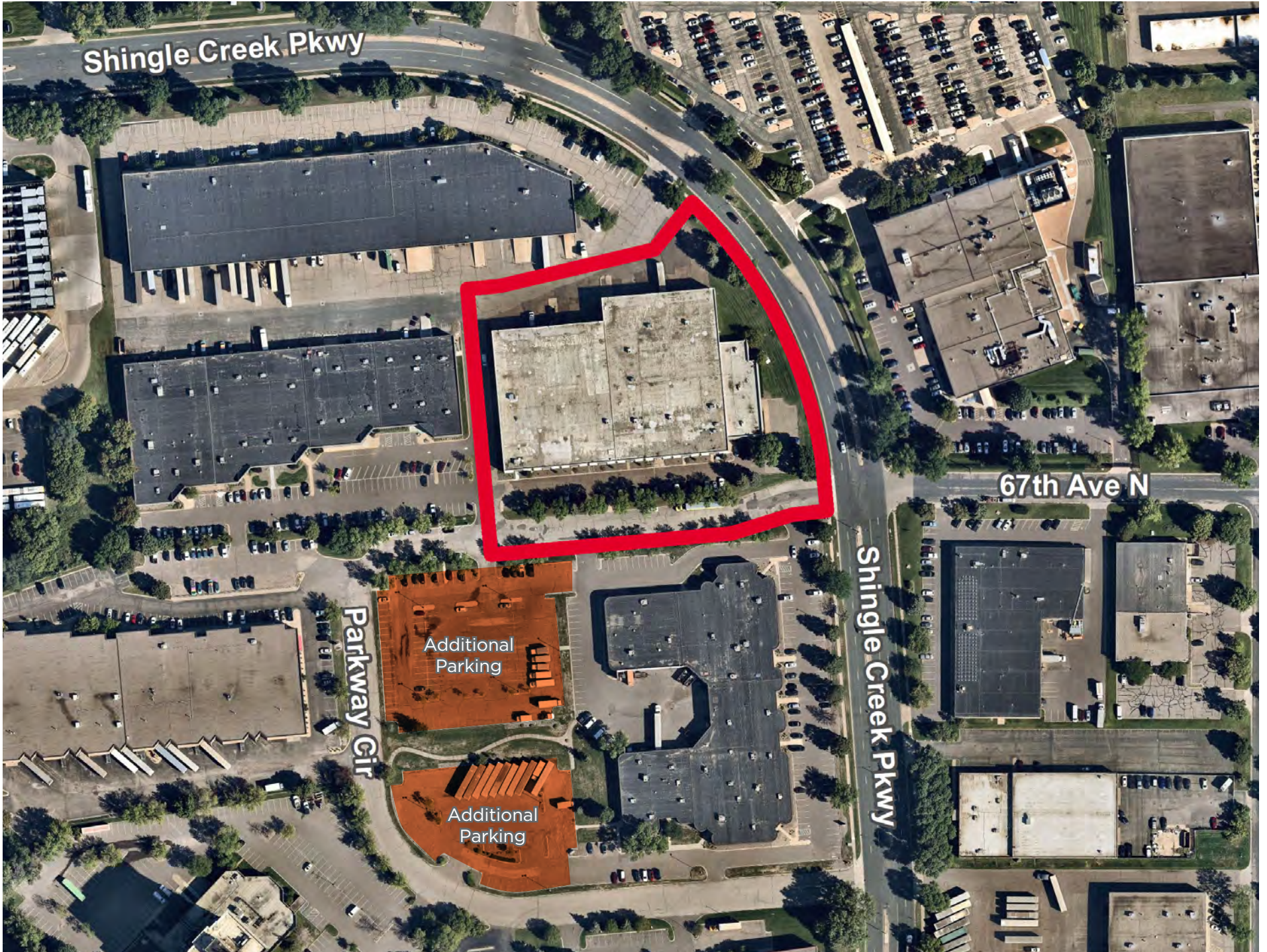
AVAILABLE

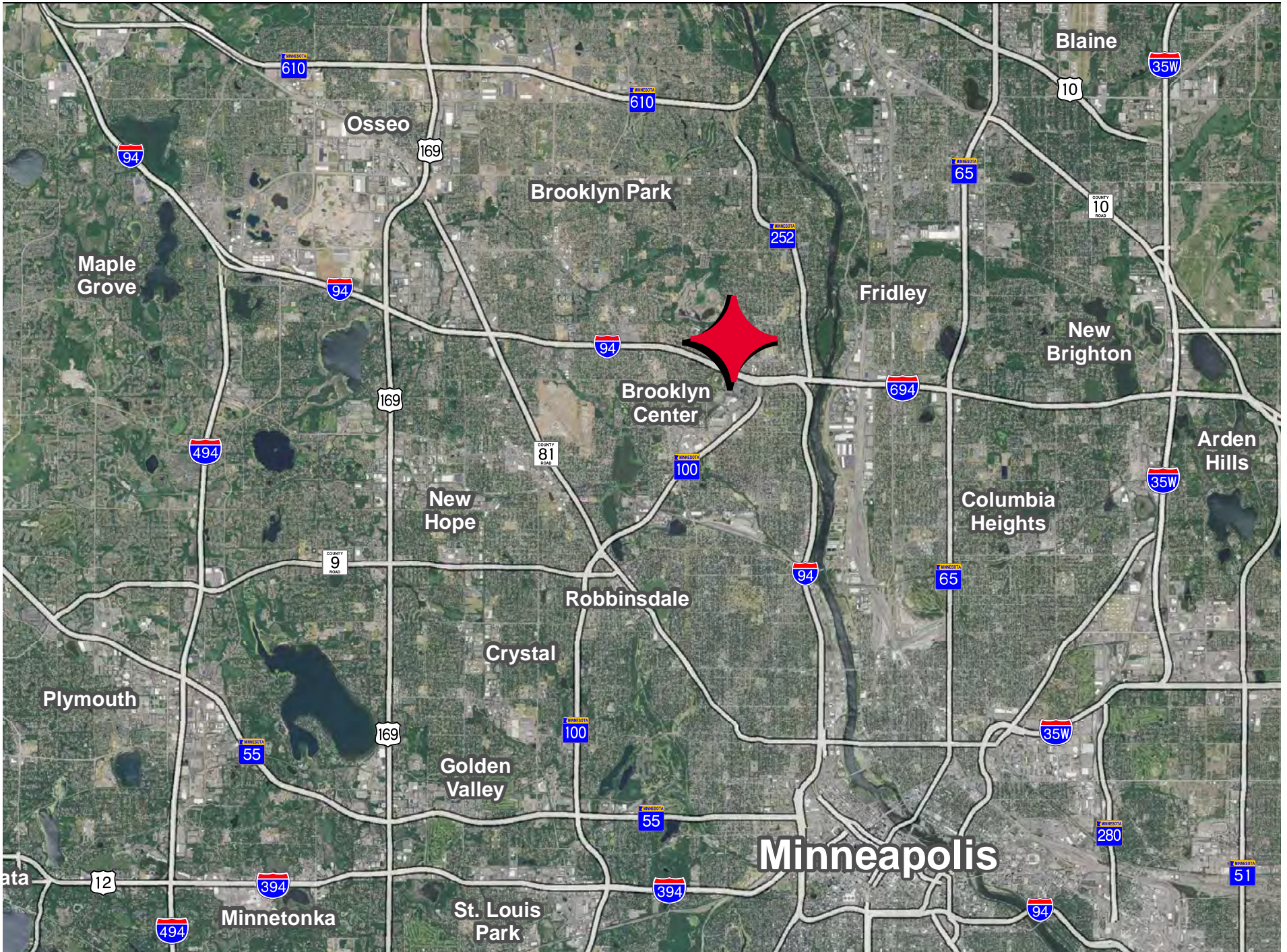
8,245 SF Office
2,361 SF Tech
40,638 SF Warehouse
51,244 SF Total

TENANT

1,100 SF Office
23,879 SF Warehouse
24,979 SF Total









CONTACT INFORMATION

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