



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Highly Visible Flex / Industrial Space for Lease

8459 Xerxes Ave N, Brooklyn Park
Brooklyn Park, MN 55444

Location Highlights

- Great location on 85th Ave and Xerxes Ave
- Convenient access to Hwy 610 / 252 / I-94

Building Specifications

- 4,244 total square feet
- Office / Warehouse Breakdown
 - +/- 659 SF Office / Showroom
 - +/- 3318 SF Warehouse
- (1) 14' tall drive-in door
- 18' clear height
- Floor drains
- 200 amp / 3 phase power



Lease Rates:

Lease Rate: \$11.00 PSF (Blended Rate)
Estimated CAM / Tax: \$4.95 PSF (2026)

FOR MORE INFORMATION, CONTACT

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	Size	Rate PSF	Annual	Monthly
Office	4244	\$ 11.00	\$ 46,684.00	\$ 3,890.33
CAM / Tax		\$ 4.95	\$ 21,007.80	\$ 1,750.65
Total			\$ 67,691.80	\$ 5,640.98



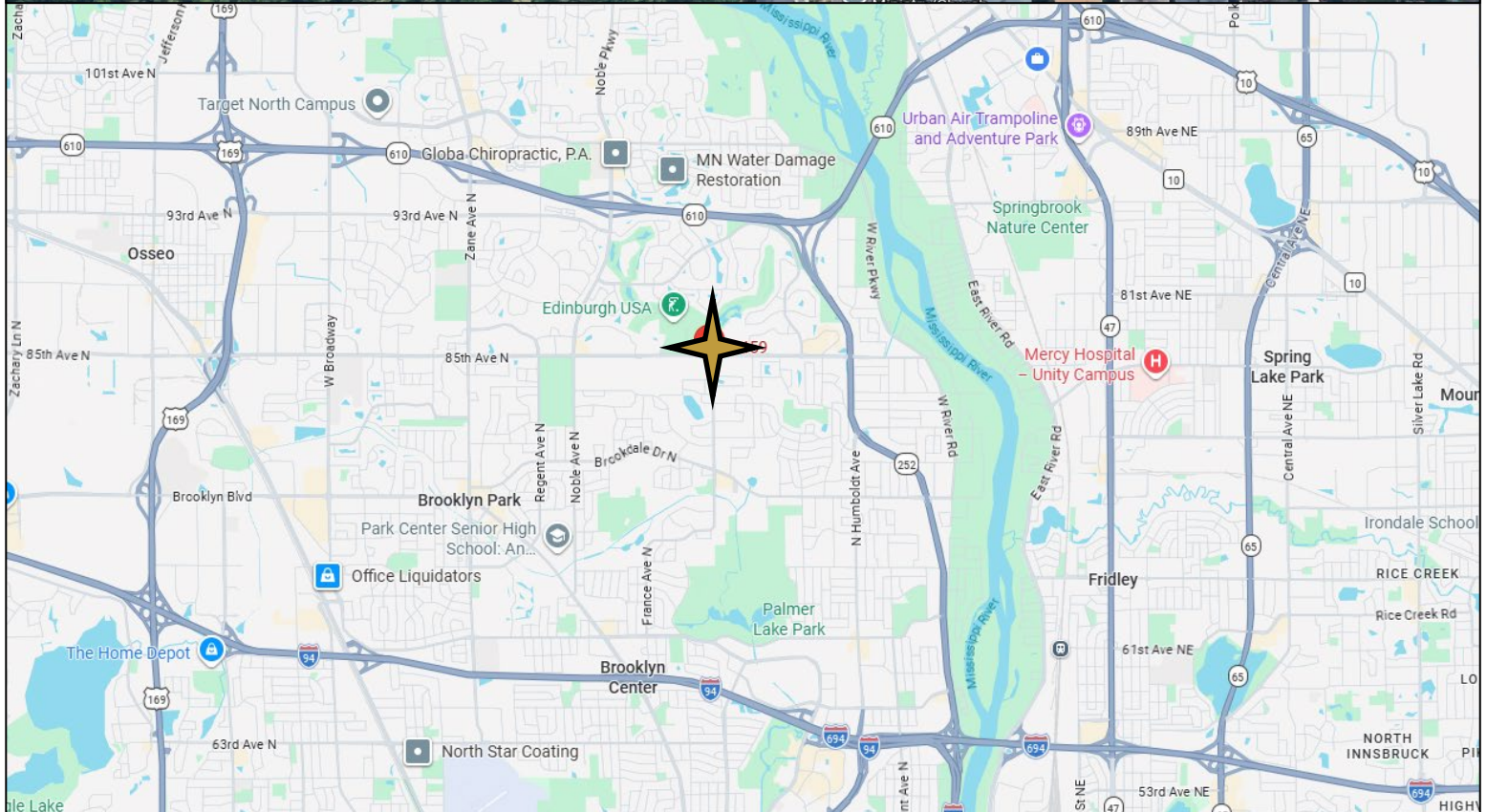
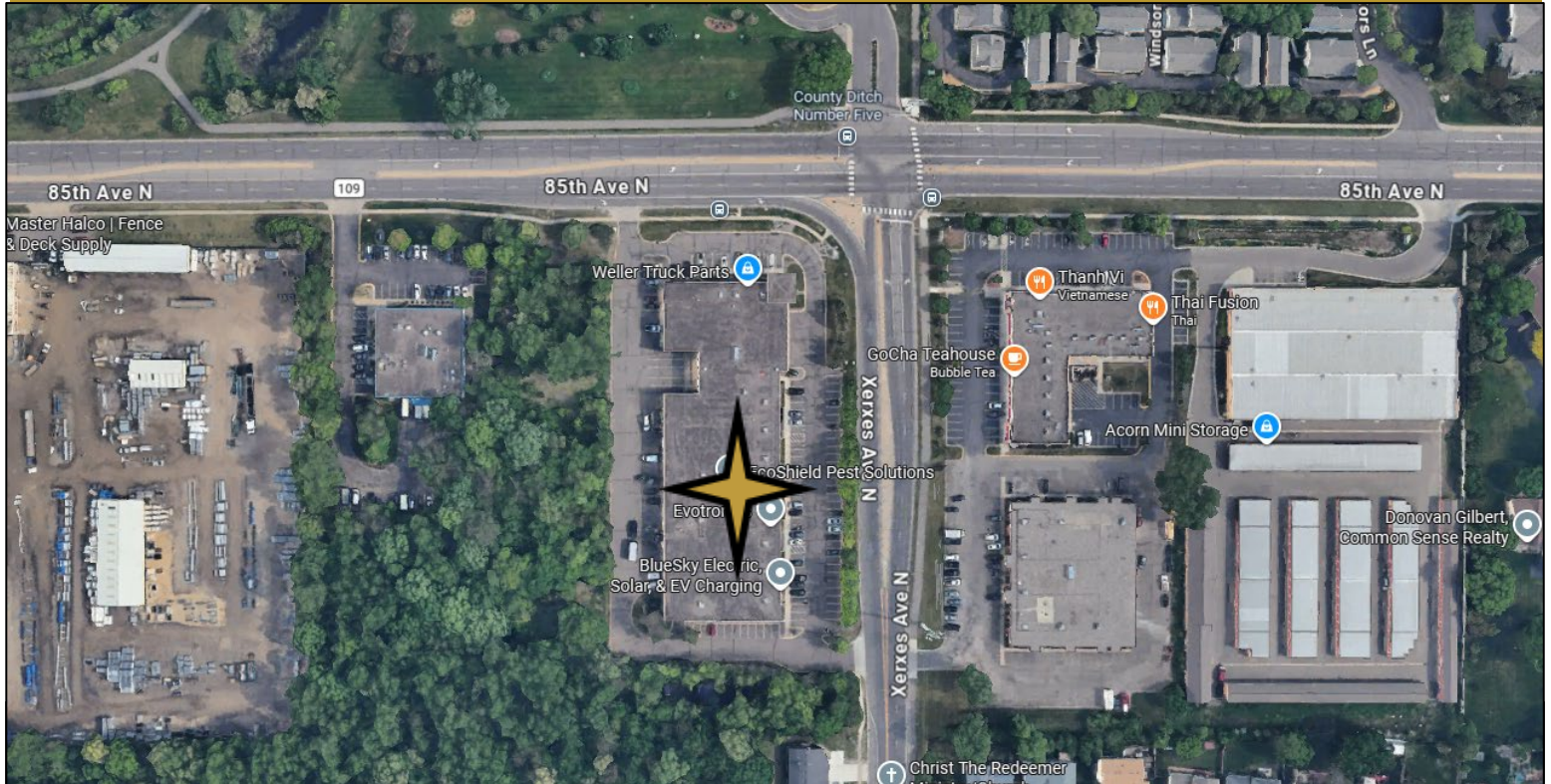
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