



Shingle Creek Commerce Center I

6820 Shingle Creek Parkway
Brooklyn Center, MN 55430

63,550 SF
Office/Warehouse for lease

63,550 SF

Office/Warehouse space for lease

Shingle Creek Commerce Center is a 146,870 sf high image office/warehouse building located in Brooklyn Center with immediate access to I-694, I-94 & Highway 100. Featuring monument signage, ample double-loaded parking and many area amenities.

Property features

- Quality warehouse space
- 20' clear height
- Drive-through capabilities with trench drains, flammable waste trap and make-up air
- Outstanding in-fill location near Hwy 694 & 100 interchange
- Area amenities include lodging, retail and restaurants
- Immediate access to I-694, I-94 & Highway 100
- Ample double-loaded car parking
- Fiber in building
- Monument signage available

Specifications



Building Size
146,870 SF total



Available SF
Suites 4-16:
4,163 SF Office
59,387 SF Warehouse
63,550 SF Total



Year Built
1973



2024 Est. Tax & CAM
Tax: \$2.62
CAM: \$1.89
Total: \$4.51



Clear Height
20'



Loading
Ten (10) dock doors
Two (2) 20' w x 12' h drive-in doors
One (1) 10; w x 10' h drive-in door

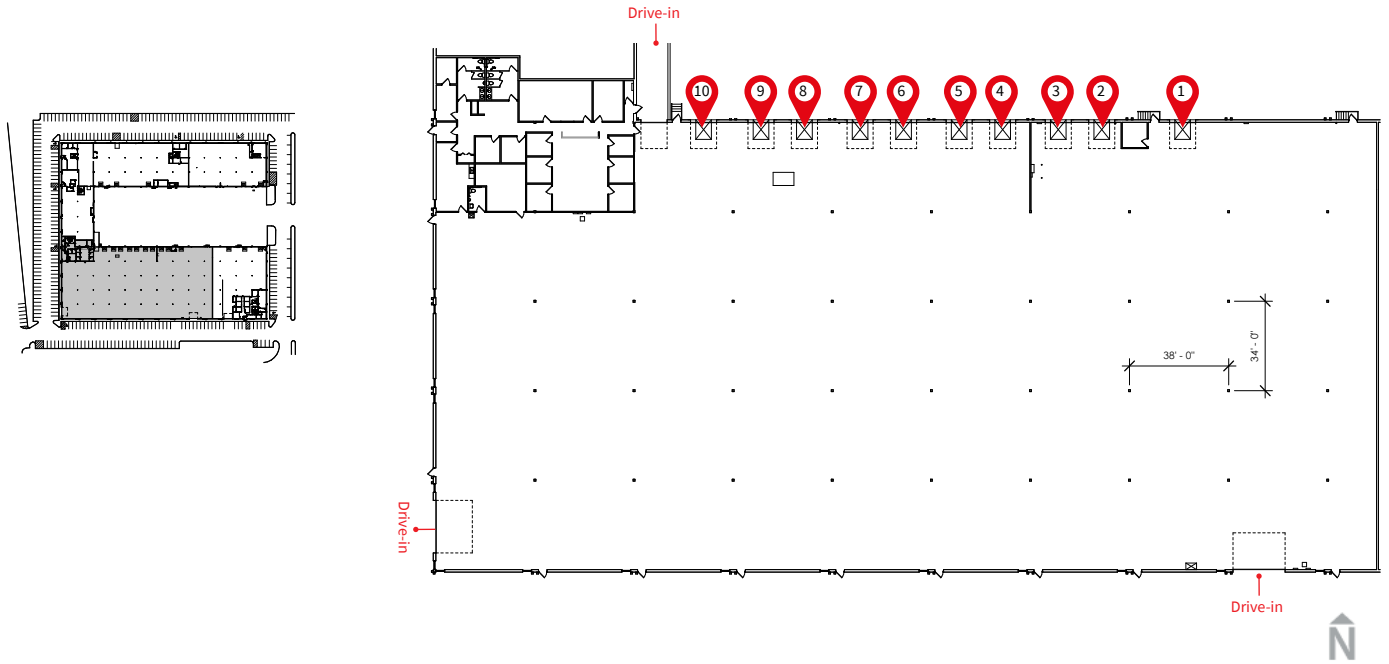


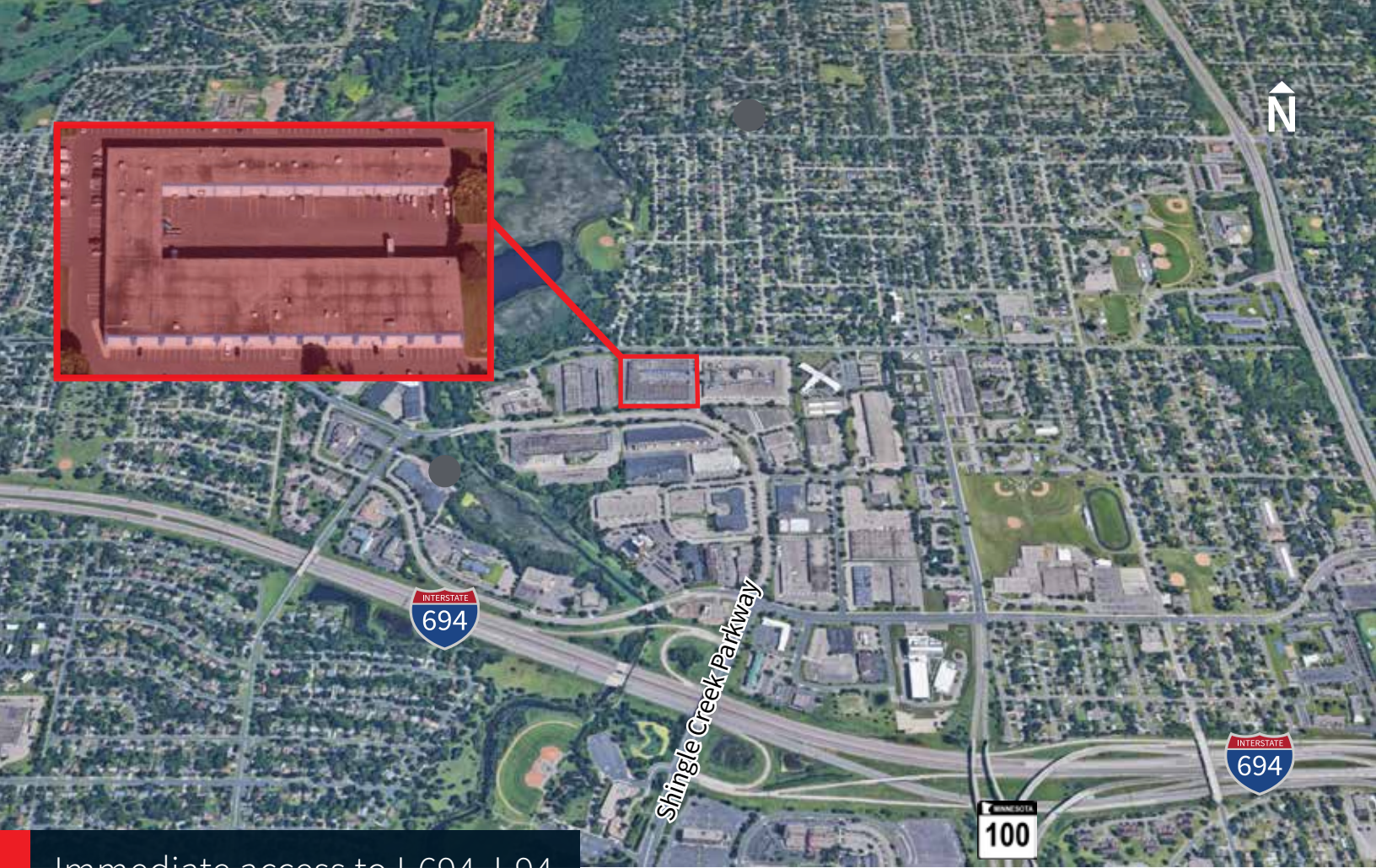
Rental Rate
\$10.50 PSF Office
\$5.25 PSF Warehouse



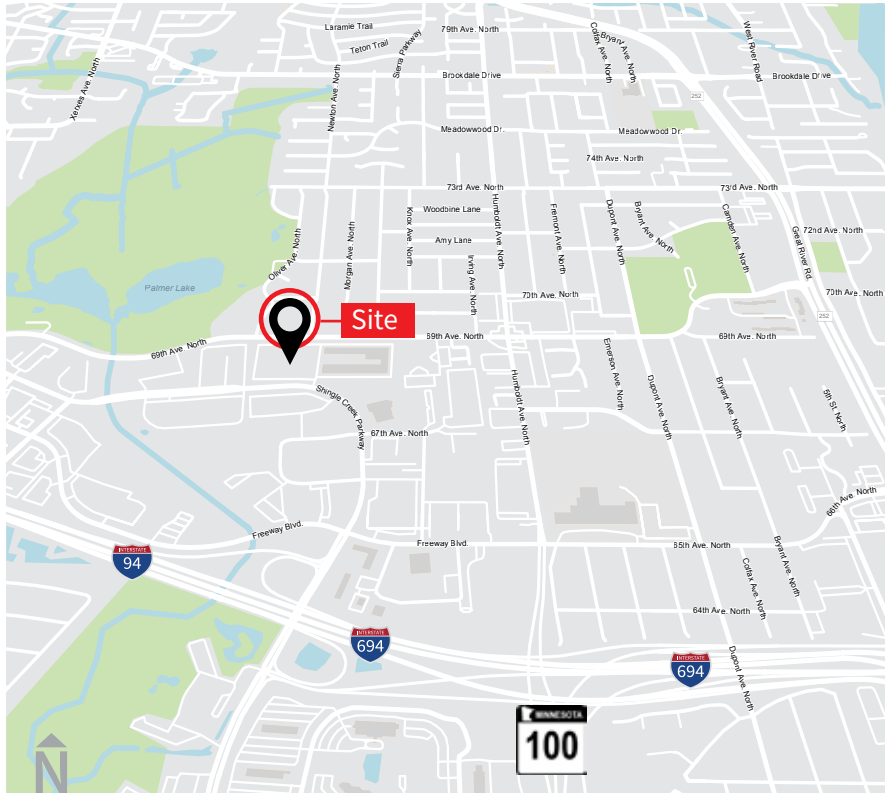
Parking
3.00/1,000 SF

Floor plan





Immediate access to I-694, I-94 and Highway 100



Eric Batiza, SIOR
 +1 612 217 5123
 eric.batiza@jll.com

Dan Larew, CCIM SIOR
 +1 612 217 6726
 dan.larew@jll.com

Kyle Rafshol
 +1 612 217 6780
 kyle.rafshol@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.