



PARTNERS

# FOR SALE/LEASE

**1601 67th Ave N | Brooklyn Center, MN**

- Approx 34,756 Total (Additional 4,800 SF Mezz)
- Approx 9,951 - 15,313 Available
- 18' Clear , Platform Dock/Drive-in
- Multi-Tenant Building with Tenants in Place
- Easy Access to I-694, I-94, Hwy 100 , & Hwy 252
- Zoning MX-B (Formerly I-1)
  
- CAM/Tax: \$3.85 PSF
- Sale Price: \$3,650,000 (\$105 PSF)



## CONTACT:

**Eric Riemer**

Broker

Phone: 612-730-4631

[eric@creminnesota.com](mailto:eric@creminnesota.com)

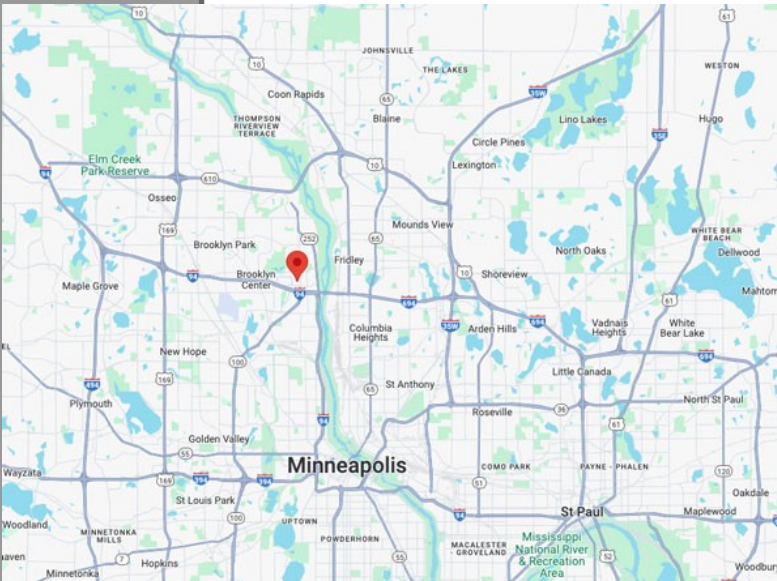
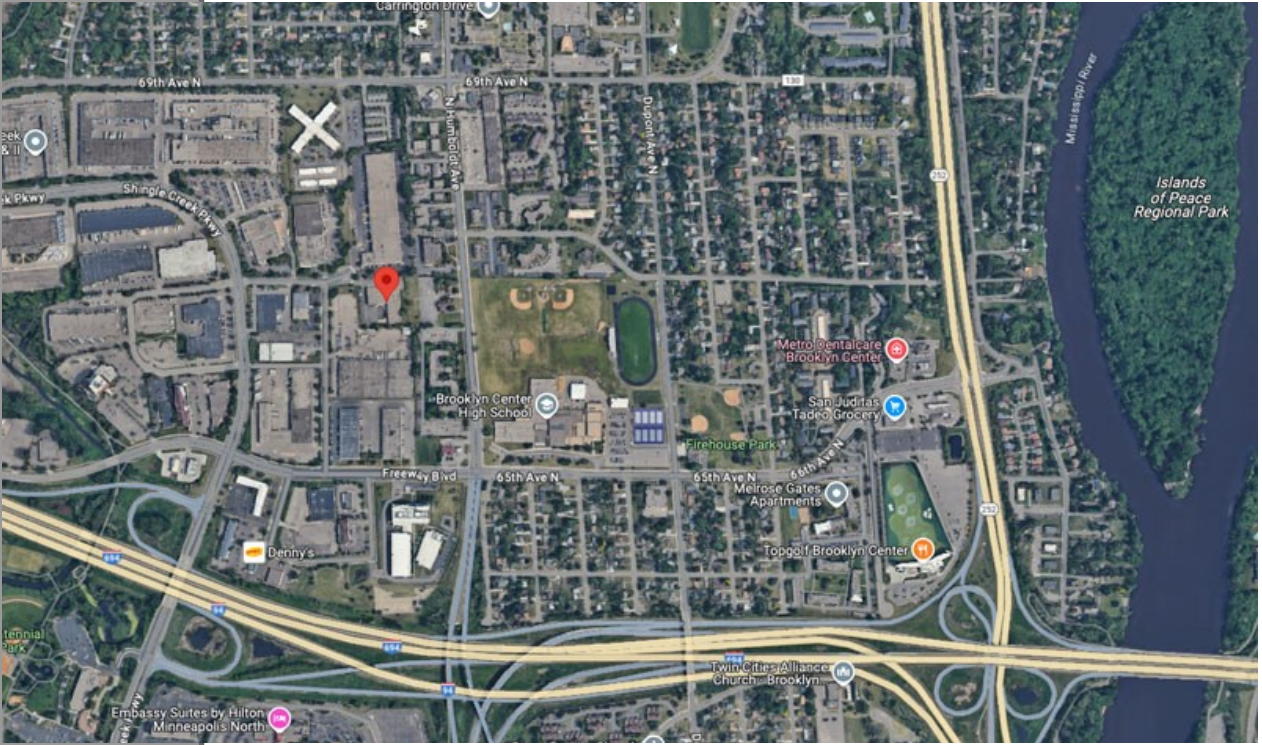
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CRE<sup>TM</sup>

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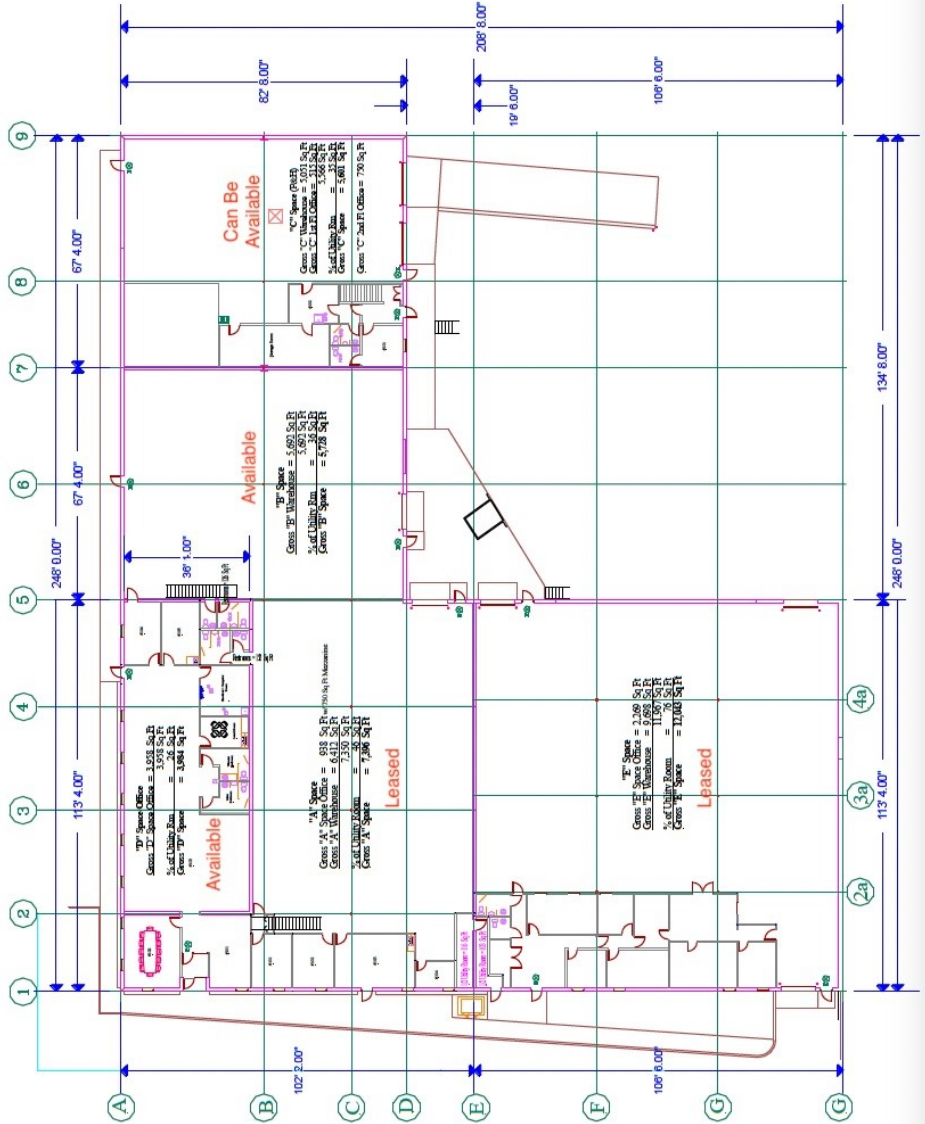
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Entire Building | Approx - Not to Scale



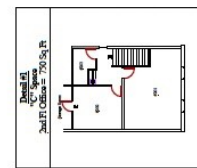
**Sunlife Properties**  
1801 Chicago Center, Suite 300  
Brooklyn Center, MN 55430  
2021

**FLOOR PLAN**

GROSS TENANT SPACE	34,537 SQ FT
GROSS BUILDING UTILITY	279 SQ FT
TOTAL GROSS BUILDING AREA	34,816 SQ FT
TOTAL GROSS 2 <sup>ND</sup> MEZZANINE AREA	402 SQ FT

2<sup>ND</sup> North Mezzanine  
Gross 2<sup>ND</sup> North Mezzanine = 1,124 SQ FT  
Gross 2<sup>ND</sup> North Mezzanine Utility = 218 SQ FT  
(See Mezzanine Details)

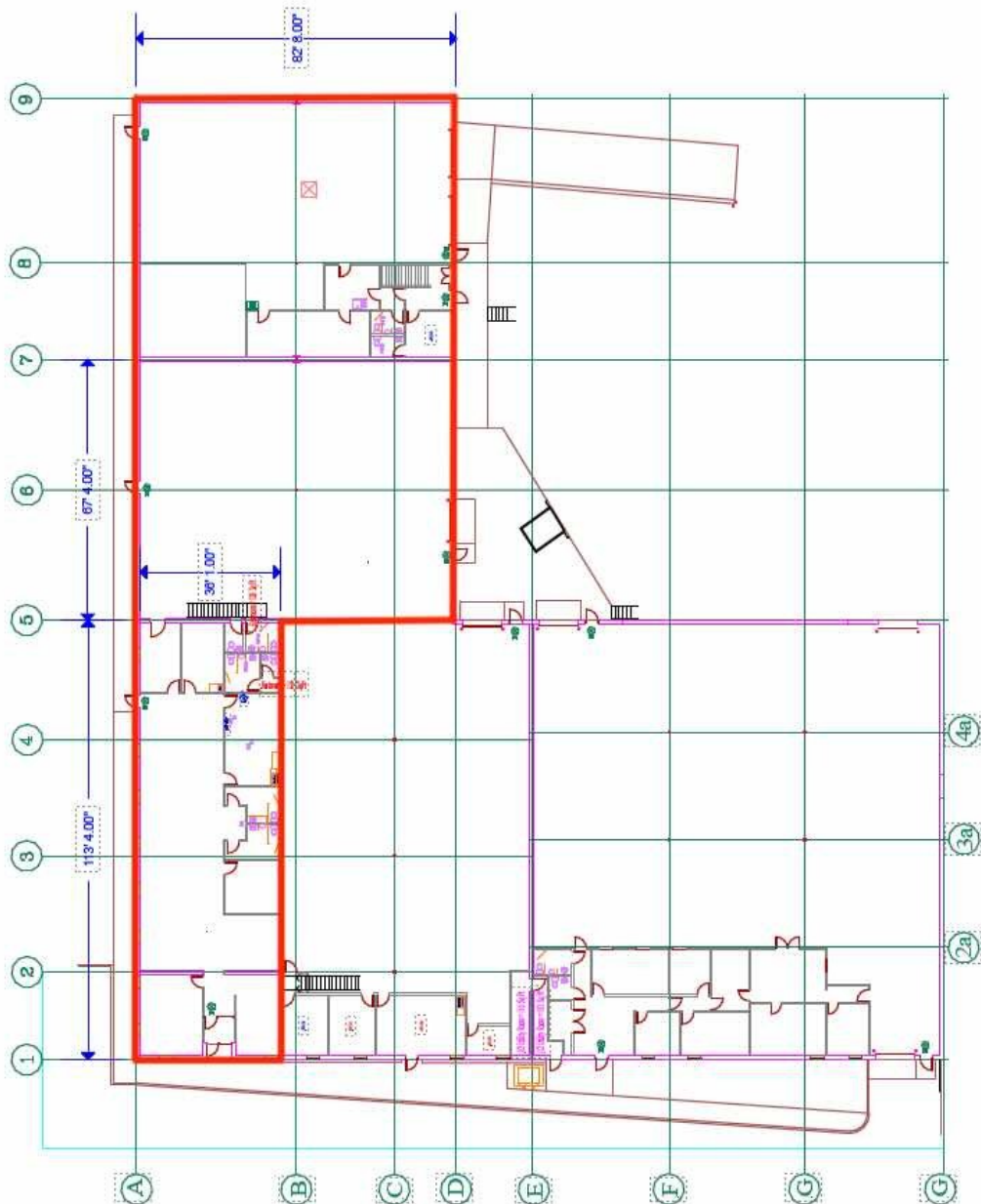
2<sup>ND</sup> South Mezzanine  
Gross 2<sup>ND</sup> South Mezzanine = 1,124 SQ FT  
Gross 2<sup>ND</sup> South Mezzanine Utility = 218 SQ FT  
(See Mezzanine Details)



# FLOOR PLAN

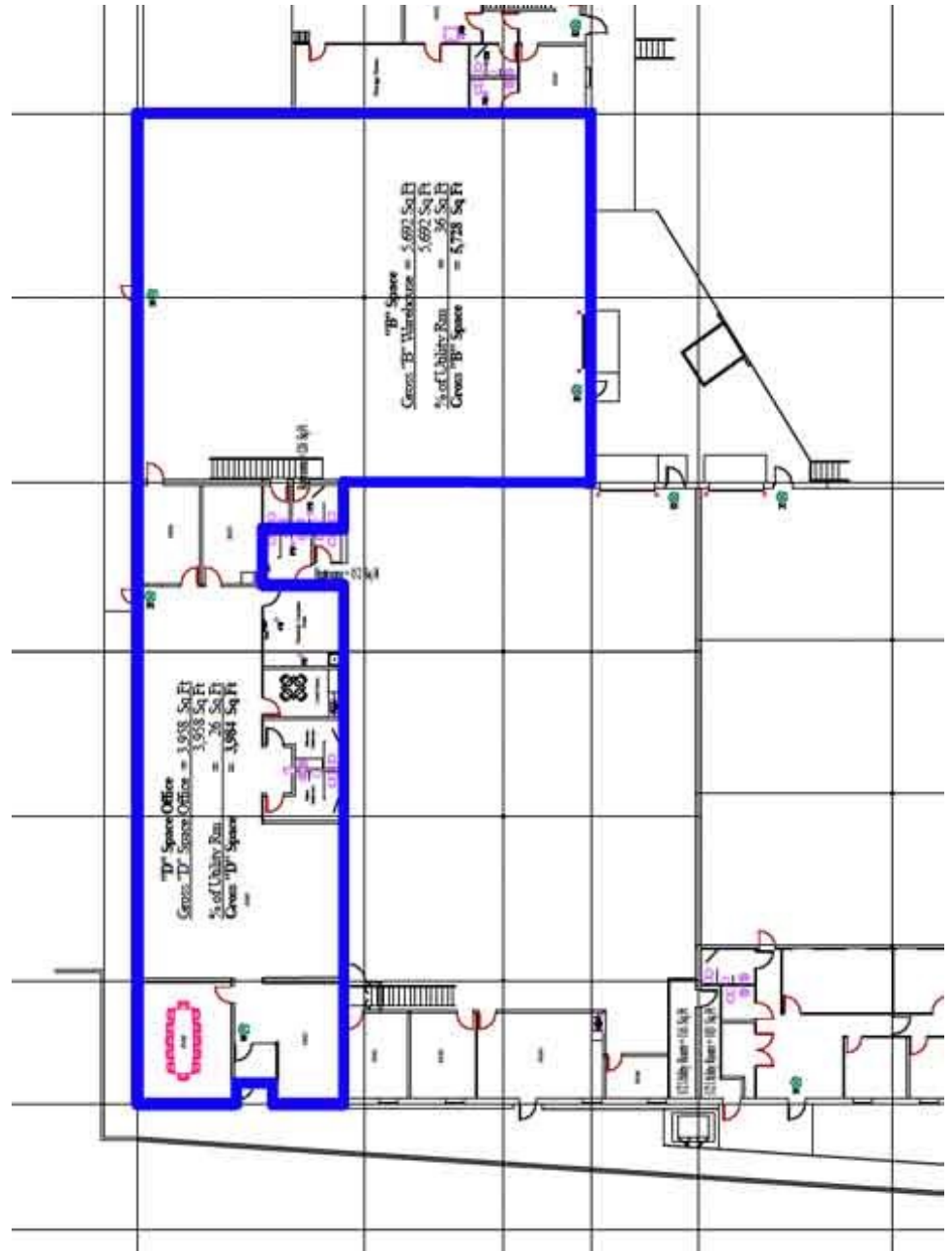
**Available Space | 15,313 SF**

- Approx 3,984 SF Office & 11,329 SF Warehouse
- 768 SF of Mezz Office & 3,772 Mezz Warehouse (not included in SF)
- Crane & Flammable Waste Trap
- Drive-in Door & Shared Dock



**Available Space | 9,712 SF**

- Approx 3,984 SF Office & 5,728 SF Warehouse
- 3,772 Mezz Warehouse (not included in SF)
- Shared Dock & Access to Platform Drive-in
- Lease Rates: Negotiable





Website: [1601 67th Ave N, Brooklyn Center](http://160167thAveN.com)  
Learn More: [Brooklyn Center Warehouse Space](http://BrooklynCenterWarehouseSpace.com)