

AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

7035 Winnetka Avenue North, Brooklyn Park, MN

Up to 20,000 SF Available on a 1-3 year term



RARE OUTDOOR STORAGE OPPORTUNITY

Call 312-212-0933 Now for More Information



JIM SIEGEL, SIOR

President & CEO

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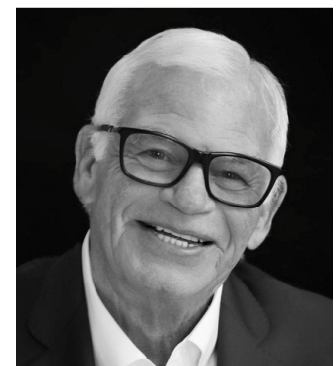


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BUILDING SPECIFICATIONS

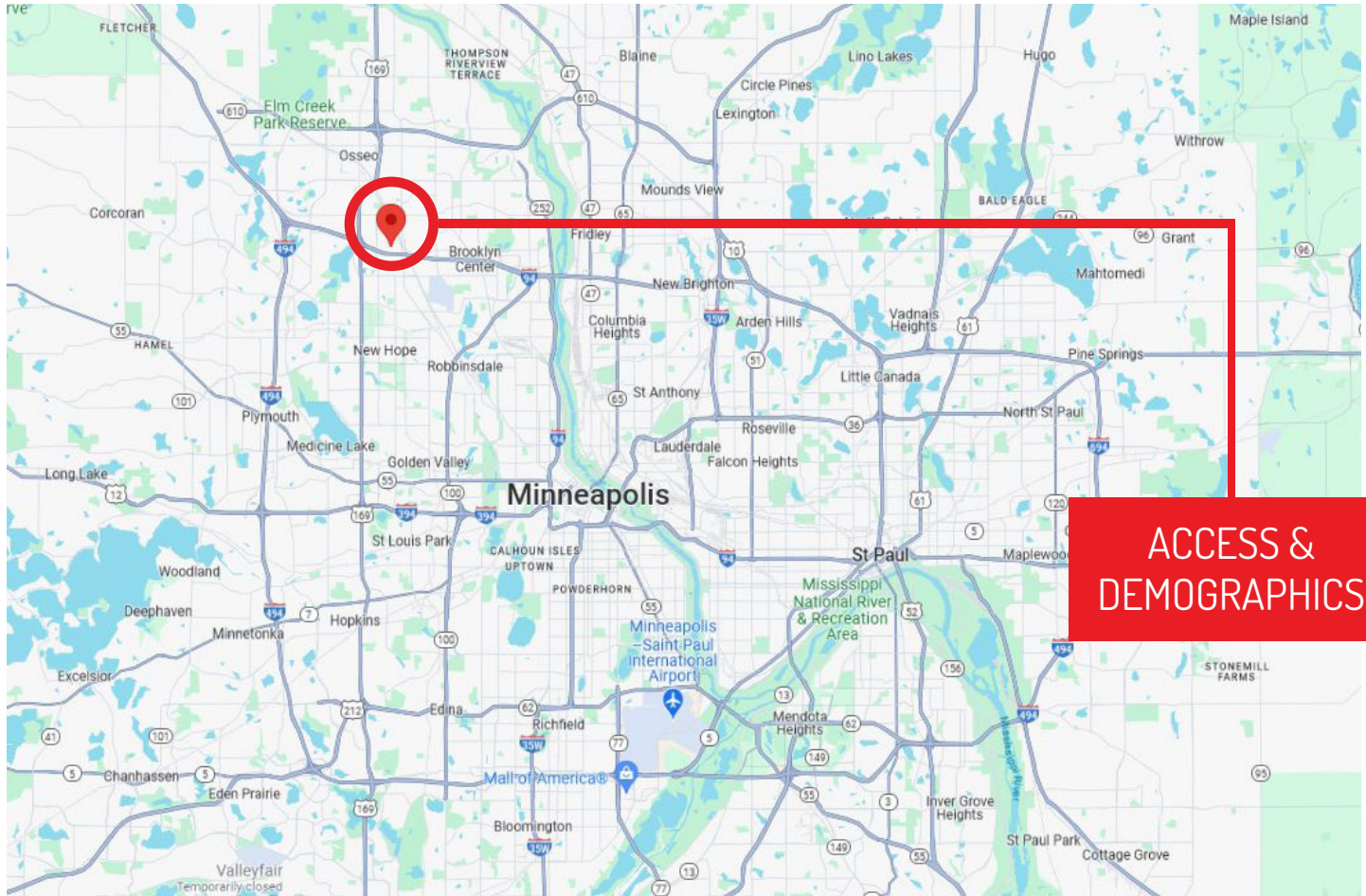
- Asking Rate of \$7.50 PSF NNN
- TICAM: \$3.43 PSF
- Up to 20,000 SF Available
- 32' Clear Ceiling Height
- 4 Loading Docks
- 50' x 50' Column Spacing
- Advanced ESFR Sprinkler Heads
- Rare Outdoor Storage Opportunity



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- 27 Minutes to Minneapolis-Saint Paul International Airport
- Excellent access to I-94 and Highway 169
- Average Household Income of \$103,733 within a 10-mile radius