



THE
BROOKSHIRE
COMPANY

3260 Gorham Ave. St. Louis Park, Minnesota

For Sale

22,400 SF Building

For Lease

Lower Level Bay (4,740 SF)

Main Level Bay (5,500 SF)

Price/Rate

\$2,576,000.00

\$4,950/Month Gross (\$8/PSF NNN)

\$5,730/Month Gross (\$8/PSF NNN)

**CONTACT**

Royce Pavelka

(952) 960-4744 | ROYCE@BROOKSHIRECO.COM

Mario Hadley

(952) 960-4648 | MARIO@BROOKSHIRECO.COM

PROPERTY HIGHLIGHTS

- 22,400 SF Building for Sale - 3 Current Tenants
- Great Owner/User Opportunity
- Warehouse only bays available
- Some outdoor storage allowed
- Restroom located in each suite

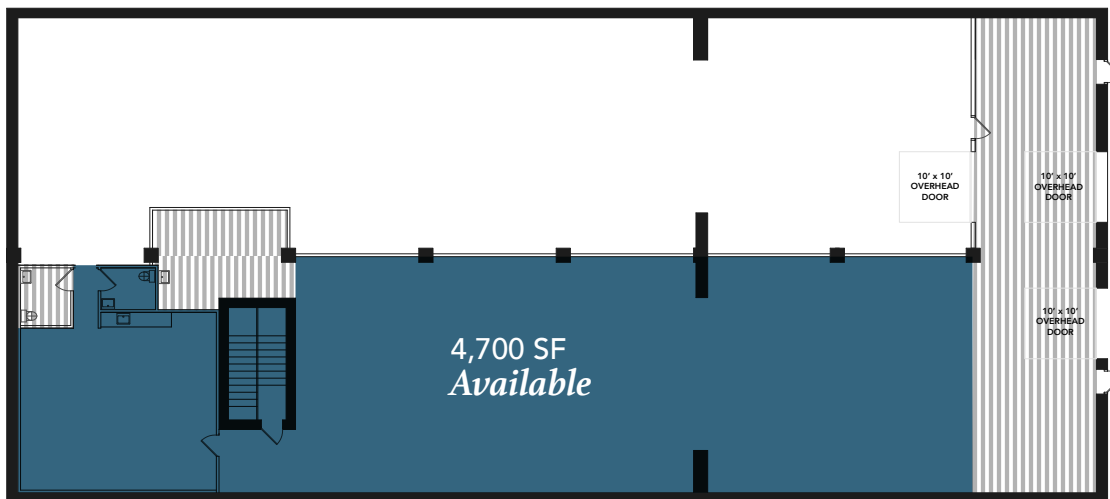
LOCATION DESCRIPTION

- Nearby highways: Hwy 7 & Hwy 100
- Great St. Louis Park location
- 14 miles to MSP International Airport

PRICING SUMMARY

Sale Price	\$2,576,000
Main Level Bay (5,500 SF)	\$5,730/Month Gross (\$8/PSF NNN)
Lower Level Bay (4,750 SF)	\$4,950/Month Gross (\$8/PSF NNN)
Operating Expense (CAM & Tax)	\$4.50/SF (Approx)

Lower Level Floor Plan - Available Now



Main Level Floor Plan - Available Now

