



For lease

Northland Distribution Center IV

7180 Northland Circle, Brooklyn Park, MN

6,325 - 20,696 SF Available

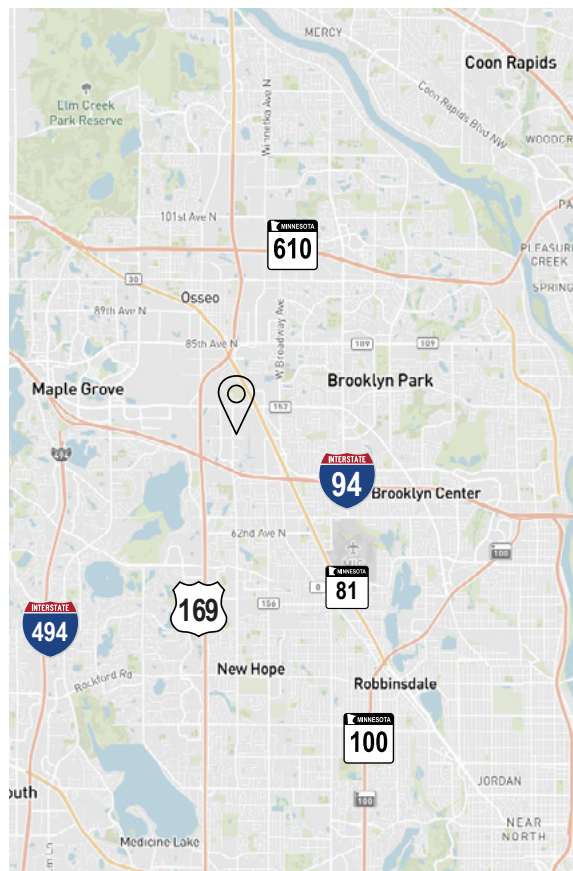
 **Capital Partners**

 **JLL** SEE A BRIGHTER WAY

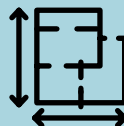
Building specifications

Northland Distribution Center IV is a 62,486 SF high quality office/warehouse building featuring a great location, excellent visibility, and abundant parking

Building size	62,466 SF	
Year built	1974	
Available SF	Suite 130 3,410 SF Office 745 SF 2nd Floor Office 668 SF 2nd Floor Storage <u>15,873 SF Warehouse</u> 20,696 SF Total	Suite 136 931 SF Office <u>5,394 SF Warehouse</u> 6,325 SF Total
	Loading	Three (3) dock doors One (1) drive-in
Clear height	18'5"	
Parking	70 spaces total	
Lease rate	Negotiable	
2024 Tax & CAM	\$2.40 Tax	
	<u>\$2.48 CAM</u> \$4.88 Total	



62,466 SF high quality office/warehouse building



6,325 SF - 20,696 SF available now



Ideal smaller bay size



480V 3-phase electrical

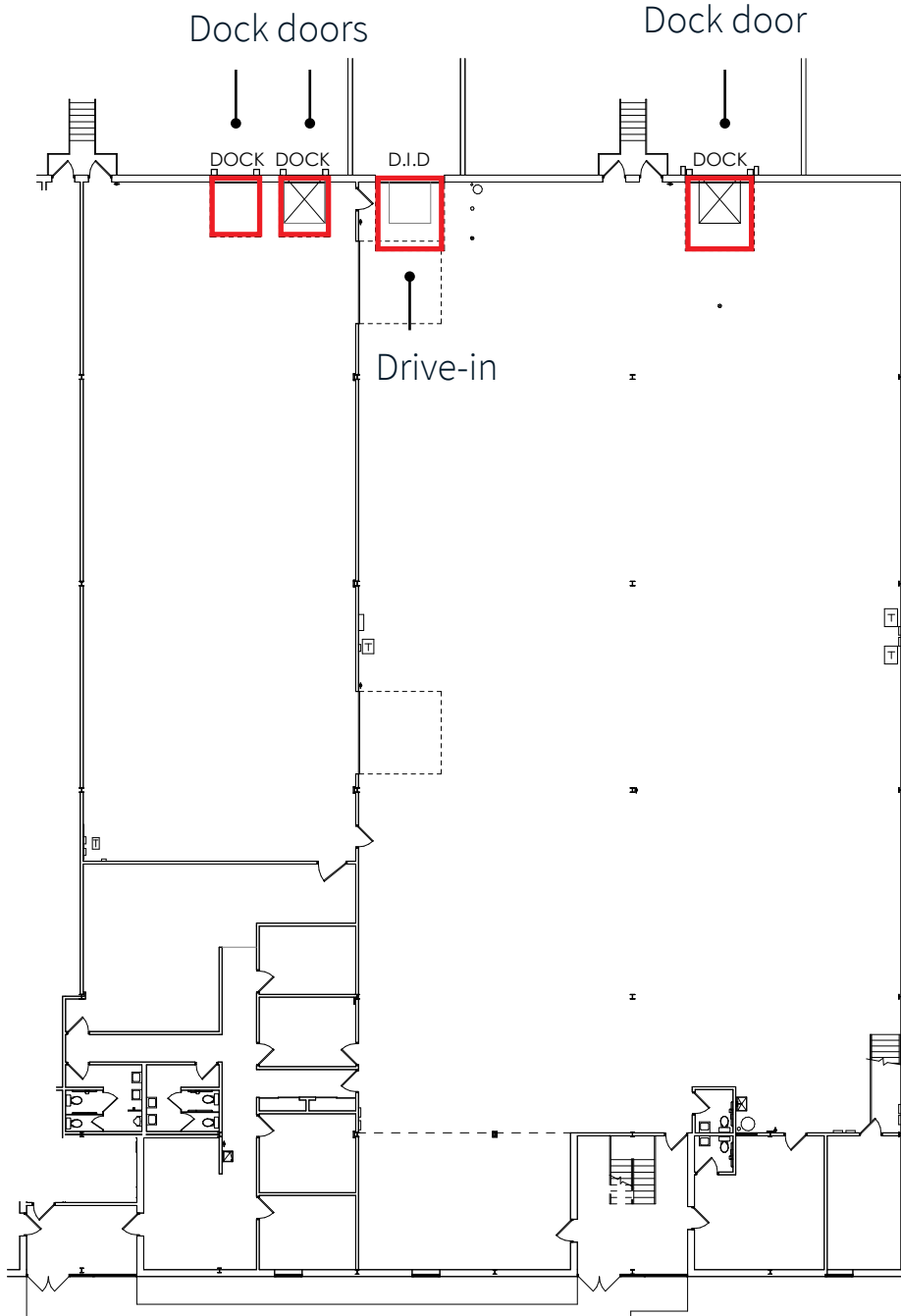


Excellent access to I-94/I-694, Hwy 81, and Hwy 169



Fully sprinklered space

Floor Plan - Suite 130



Suite 130

3,410 SF Office

745 SF 2nd Floor Office

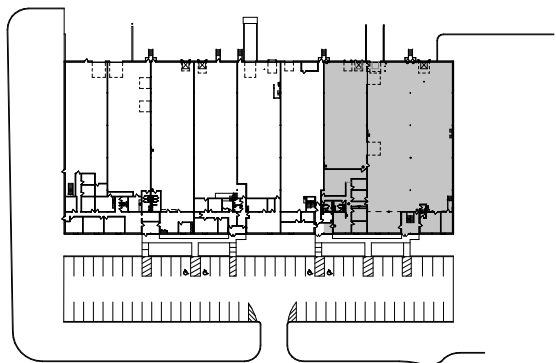
668 SF 2nd Floor Storage

15,873 SF Warehouse

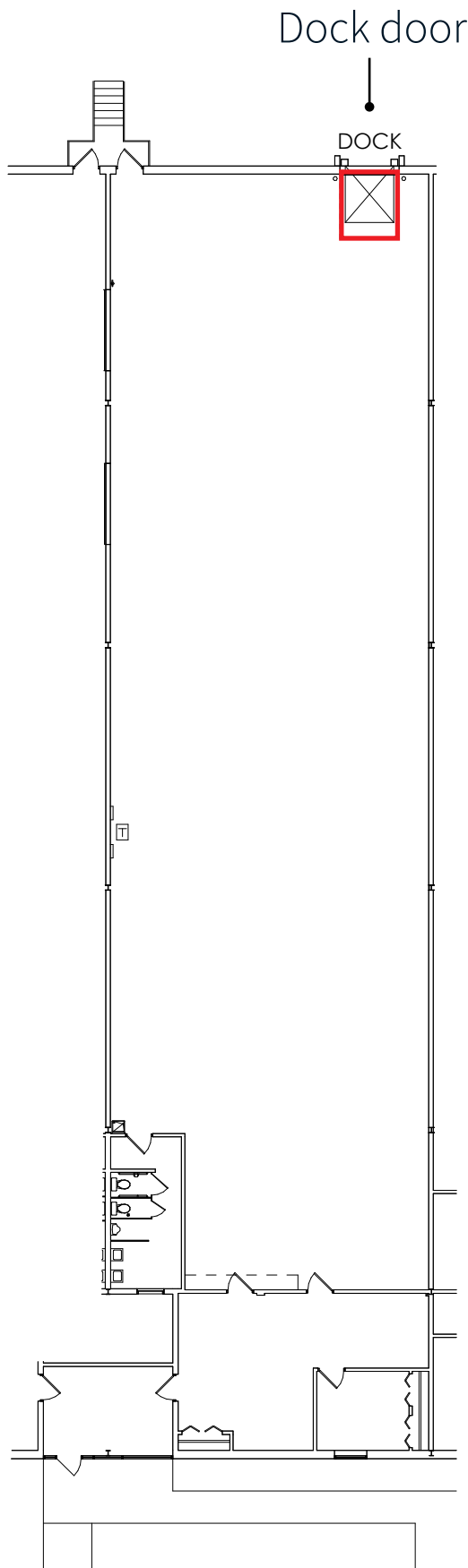
20,696 SF Total

Three (3) dock doors

One (1) drive-in



Floor Plan - Suite 136



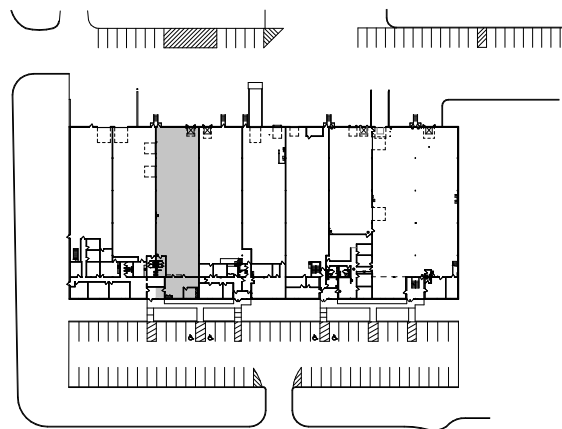
Suite 136

931 SF Office

5,394 SF Warehouse

6,325 SF Total

One (1) dock door





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