



Shingle Creek Commerce Center II

6840 Shingle Creek Parkway
Brooklyn Center, MN 55430

Office/Warehouse Space for Lease

13,737 - 14,480 SF

Office/Warehouse Space for Lease

Shingle Creek Commerce Center II is a 113,510 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 complex located in NW Submarket totaling 260,380 SF
- 20' clear height
- Flexible dock and drive-in loading
- 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
- Monument signage available for both buildings

Specifications



Available

Suite 1: 14,480 SF
Available: 11/1/2024
Two (2) dock doors
One (1) drive-in door

Suite 22: 13,737 SF
Available: 60 day notice
Two (2) dock doors
Two (2) 12'W x14"H
drive-in doors



Building Size

113,510 SF total



Parking

294 stalls



Year Built

1972



Rental Rate

Negotiable



Clear Height

20'



2024 Tax/CAM

Tax: \$2.51 PSF
CAM: \$2.06 PSF
Total: \$4.57 PSF

Floor plans

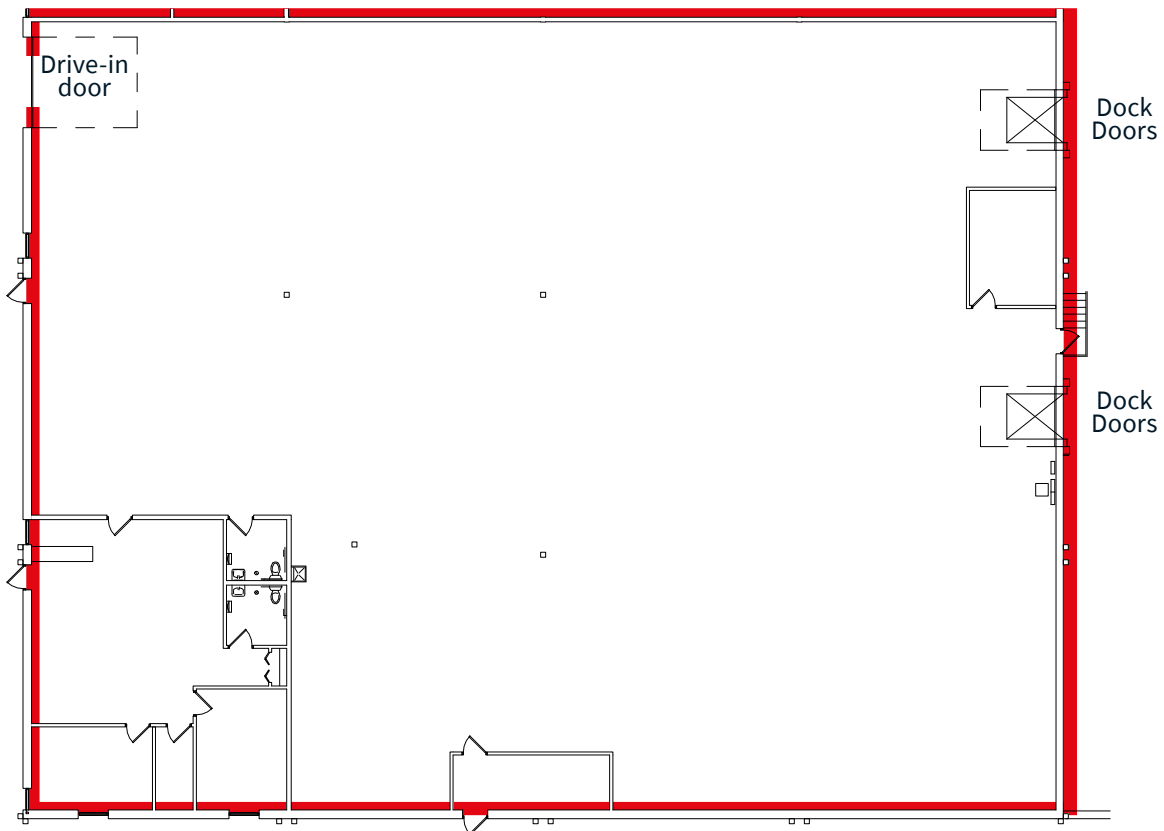
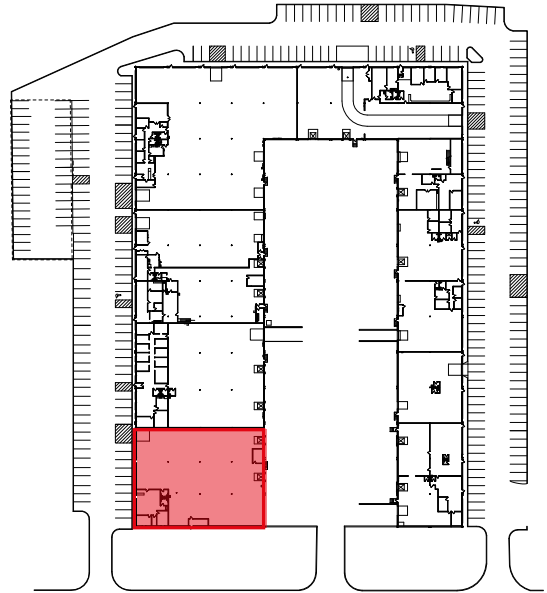
Suite 1

Office: 1,407 SF

Warehouse: 13,073 SF

Total: 14,480 SF

Loading: Two (2) dock doors
One (1) drive-in door



Floor plans

Suite 22

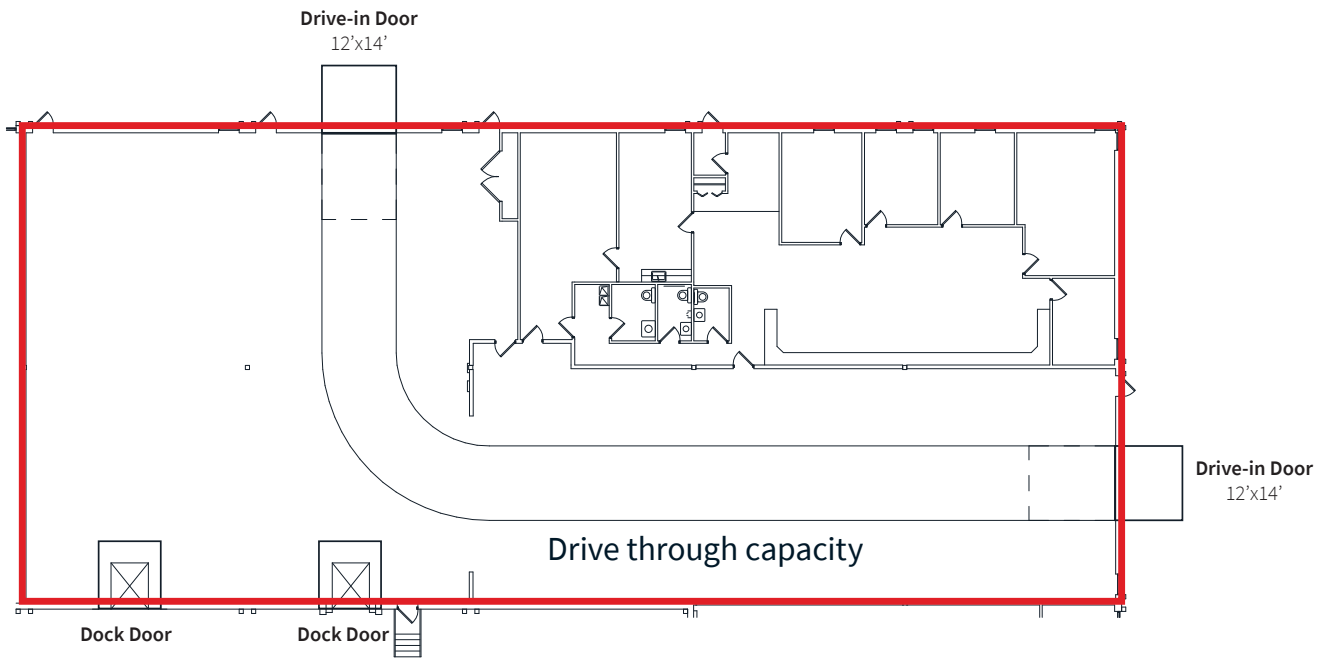
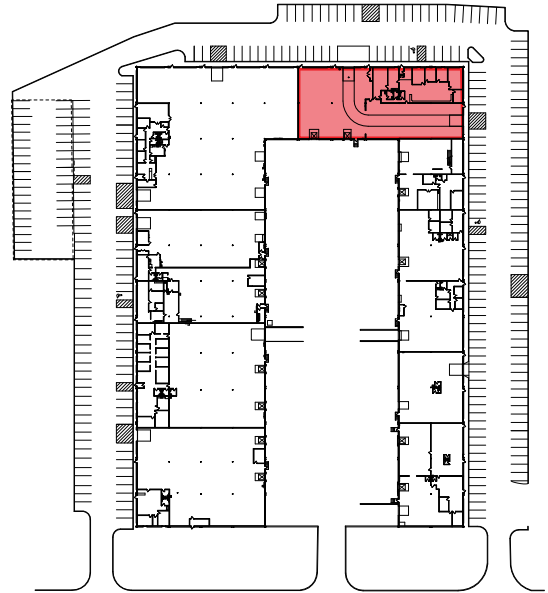
Office: 3,747 SF

Warehouse: 9,990 SF

Total: 13,737 SF

Loading: Two (2) dock doors

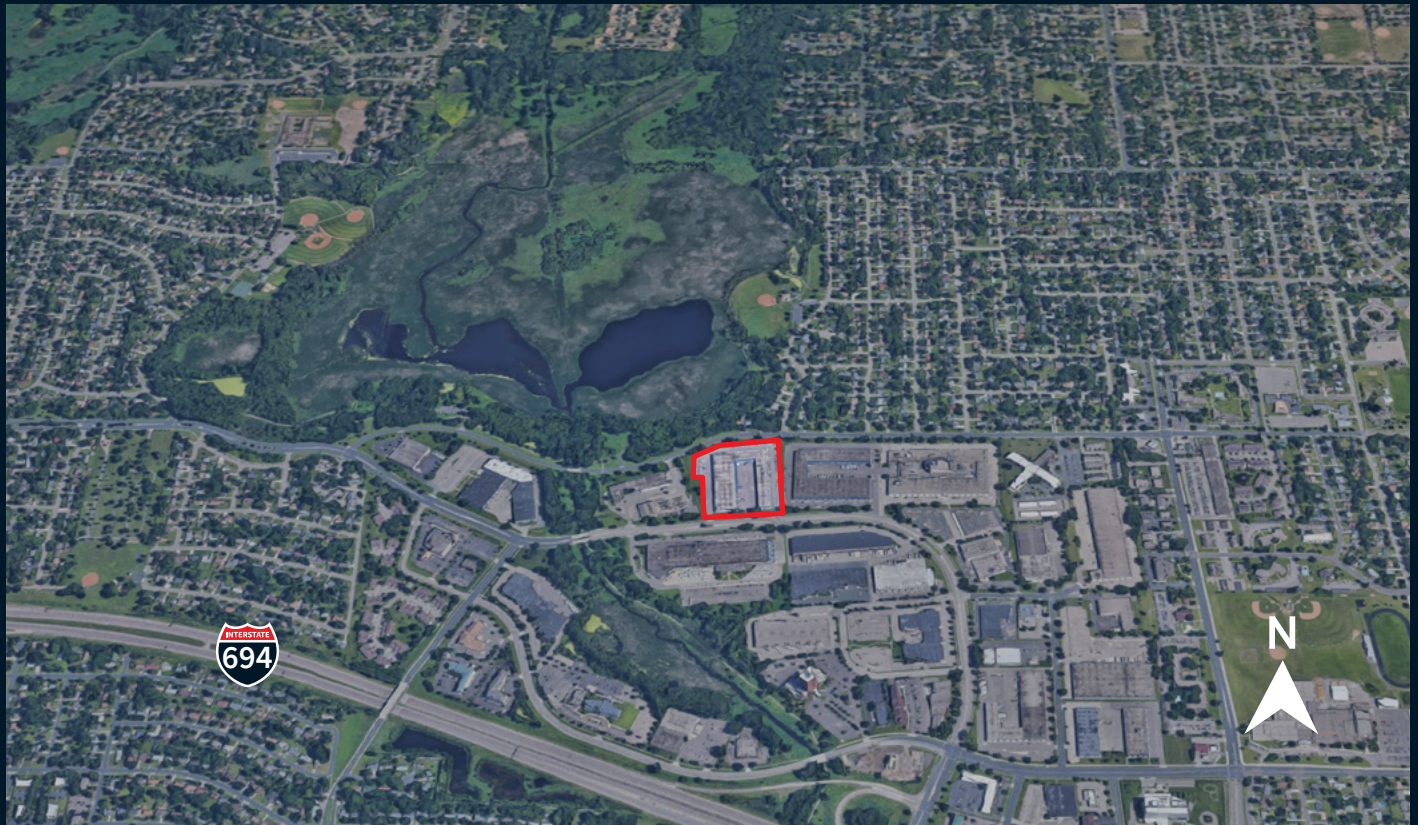
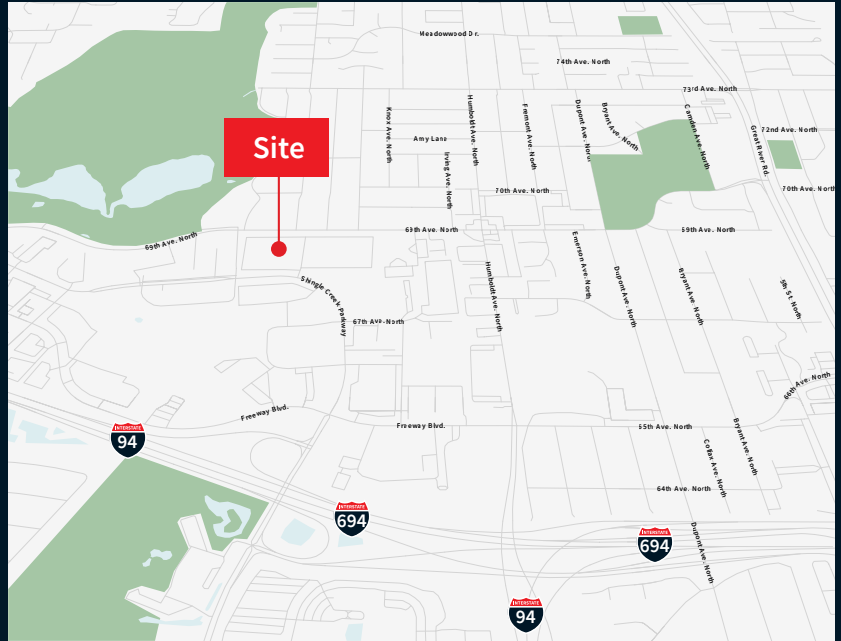
Two (2) 12'W x14'H drive-in doors





Prime access

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Brooklyn Park, MN



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