



# FOR SALE

20,266 SQUARE FEET

INDUSTRIAL BUILDING  
3715 50<sup>TH</sup> AVE. N.  
BROOKLYN CENTER, MN 55429



**CHAD WEEKS**

612.619.9911  
cweeks@arrowcos.com  
[arrowcos.com](http://arrowcos.com)



**JEFF PENFIELD**

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**ARROW COMPANIES**

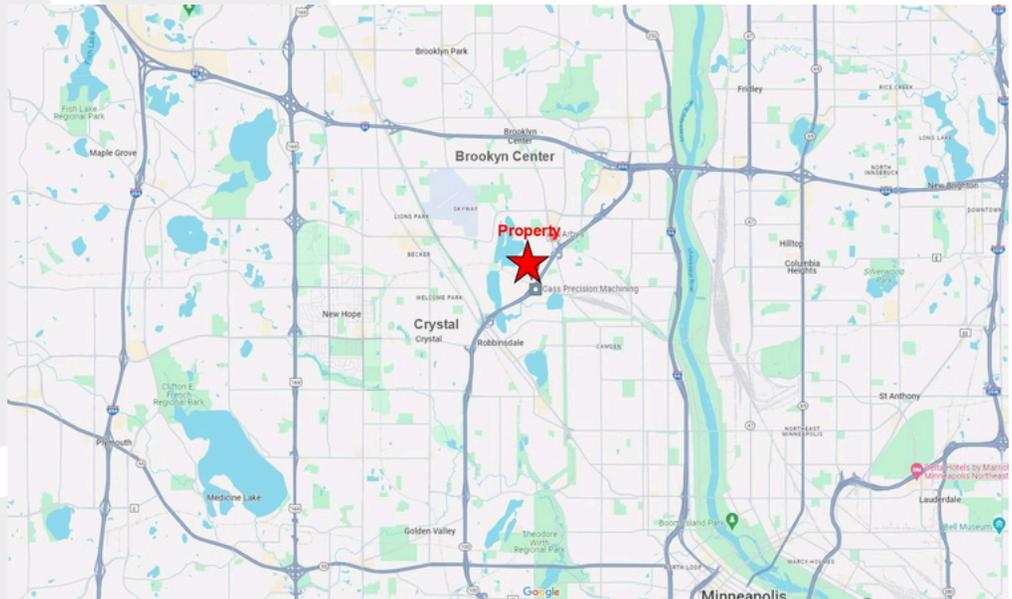
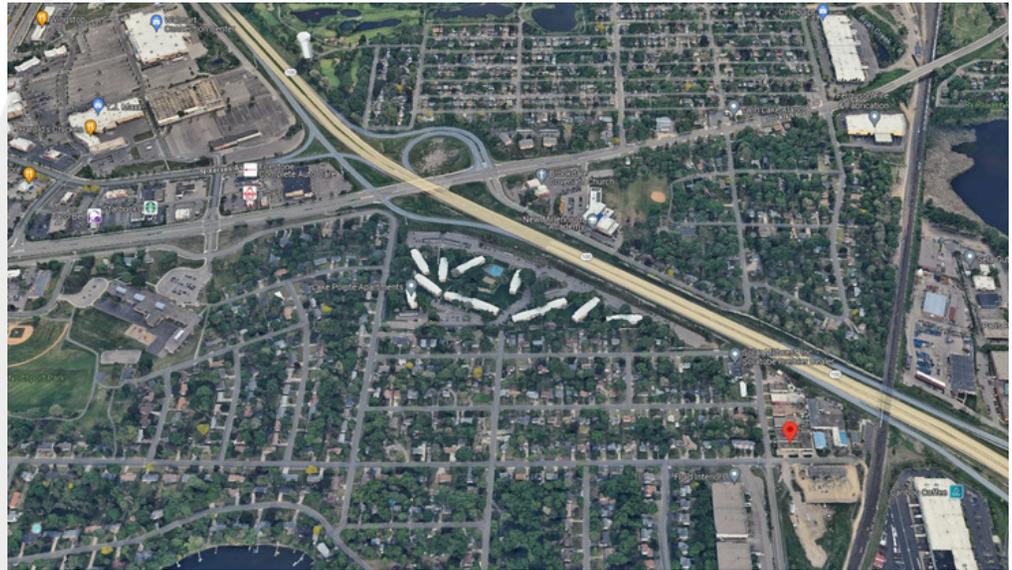
7365 Kirkwood Court N., #335  
Maple Grove, MN 55369  
(763) 424-6355

# PROPERTY HIGHLIGHTS

Position your business for success with this highly functional 20,266 SF industrial facility in the heart of Brooklyn Center. Situated on 0.69 acres, this versatile property offers a strong combination of warehouse, production, and showroom potential —ideal for companies seeking convenience, practicality, and exceptional access to the metro.

Built in 1952, the building features a durable masonry structure with a rubber roof, providing long-term reliability and flexible usability across its three distinct bays. With multiple loading options, convenient parking, and close proximity to major highways, this property is well-suited for distribution, light manufacturing, service businesses, or owner-users looking for a strategic location.

This is a rare opportunity to secure a highly adaptable industrial building in a central, established business corridor. The layout supports a wide range of operational needs, while the transportation access ensures efficient movement of goods and staff. Whether expanding, relocating, or investing, this property delivers strong value in a supply-constrained industrial market.



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# PROPERTY FACTS

- Built in 1952
- Property - 0.69 Acres
- 2025 Hennepin County Property Taxes - \$62,690.64 (Parcel Numbers: #10-118-21-13-0080)
- Building Size: 20,266 SF (Consisting of three bays)
- Masonry structure featuring a rubber roof
- Clear Height (Warehouse):  
Bay 1 (14') / Bay 2 (16') / Bay 3 (13') (two climate controlled)
- Office Showroom Area
- Loading options:  
1 Interior dock (12' x 12')  
2 Drive-in doors (8' x 10') & (12' x 14')
- Convenient access to Hwy. 100 & I-694
- 5 parking stalls & street parking
- Zoning info (I-2 General Industrial)
- Heavy Power Available

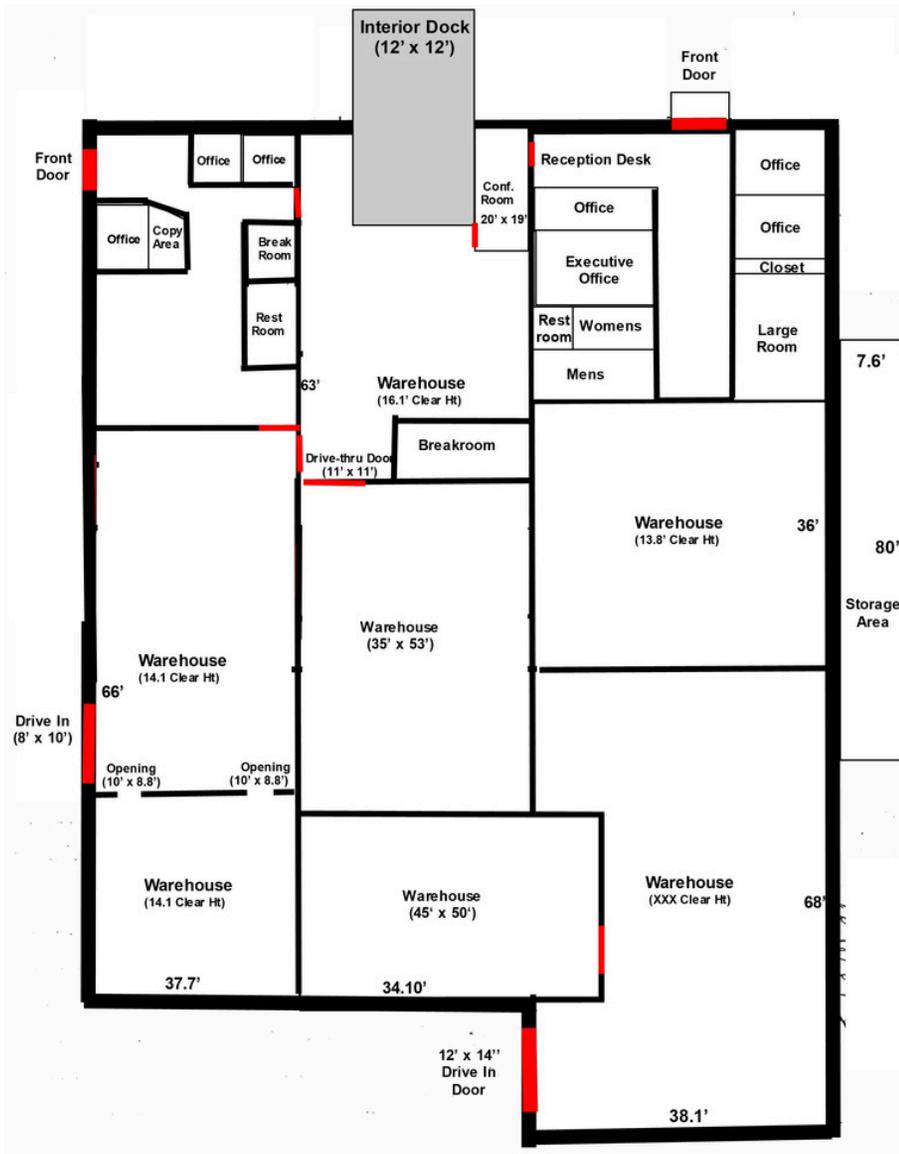
## LIST PRICE:

**\$2,228,500**



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# FLOOR PLAN



**INDUSTRIAL BUILDING**  
**3751 50<sup>th</sup> AVE. N.**  
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OFFICE / SHOWROOM

# PHOTOS



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# WAREHOUSE PHOTOS



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# CITY INFO

## BROOKLYN CENTER

LOCATED ALONG THE BANKS OF THE MISSISSIPPI RIVER, BROOKLYN CENTER IS 10 MINUTES FROM DOWNTOWN MINNEAPOLIS AND IS THE PERFECT PLACE TO EXPERIENCE THE EXCITEMENT OF BOTH THE METROPOLITAN AREA AND THE GREAT OUTDOORS. IT IS HOME TO THE HISTORIC HERITAGE CENTER AND THE STATE'S ONE AND ONLY TOPGOLF LOCATION! THE CITY HAS HOTEL OPTIONS TO FIT YOUR EVERY NEED, INCLUDING EMBASSY SUITES, COUNTRY INN & SUITES BY RADISSON, AND BEST WESTERN PLUS. WHEN YOU VISIT BROOKLYN CENTER, YOU CAN EXPLORE THE BEAUTY OF NORTH MISSISSIPPI REGIONAL PARK AND STEP BACK IN TIME FOR A NOSTALGIC MEAL AT 50'S GRILL.

BROOKLYN CENTER IS ONE OF THE MOST DIVERSE CITIES IN THE STATE AND THE MINNEAPOLIS NORTHWEST AREA, AND ITS DIVERSITY IS REFLECTED IN ITS WIDE VARIETY OF RESTAURANTS AND BUSINESSES. FROM AUTHENTIC AFRICAN FOOD TO JAMAICAN FLAVORS AND VIETNAMESE DELICACIES, YOU'LL TAKE YOUR TASTE BUDS ON AN ADVENTURE HERE! ENJOY KENYAN AND LIBERIAN RECIPES AT JAMBO AFRICA, CARIBBEAN FLAVORS AT NADIA'S JAMAICAN KITCHEN, AND TASTE THE GIANT EGG ROLL ON A STICK FROM QUE VIET VILLAGE HOUSE III, ANY TIME OF THE YEAR (IT'S A MINNESOTA STATE FAIR FAVORITE!).

EVEN WITH ITS CLOSE AND CONVENIENT PROXIMITY TO MINNEAPOLIS, BROOKLYN CENTER BOASTS SOME GREAT ESCAPES INTO NATURE, INCLUDING THE BEAUTIFUL PALMER LAKE PARK, A 271-ACRE BASIN WITH MORE THAN THREE MILES OF TRAILS AROUND THE LAKE AND SURROUNDING MARSHES; AND NORTH MISSISSIPPI REGIONAL PARK, WITH SPECTACULAR VIEWS OF THE MISSISSIPPI RIVER AND THE SURROUNDING WOODS AND PRAIRIE. THE PARK IS PART OF THE MISSISSIPPI RIVER PADDLE SHARE PROGRAM, GIVING YOU THE OPPORTUNITY TO RENT A KAYAK AND FLOAT DOWN THE RIVER. FOR MORE FRESH-AIR FUN, HEAD TO TOPGOLF WHERE YOU CAN ENJOY HIGH-TECH GOLF FUN YEAR-ROUND IN ONE OF ITS CLIMATE-CONTROLLED HEATING BAYS.

THERE'S NO BETTER PLACE FOR HOSTING A MEETING, EVENT, TRADESHOW, CONFERENCE OR SOCIAL EVENT THAN THE CHARMING HISTORICAL HERITAGE CENTER. THIS PREMIER CONFERENCE AND EVENT CENTER HAS PLENTY OF SPACE TO ACCOMMODATE A WIDE VARIETY OF EVENTS WITH ITS 40,000 SQUARE FEET OF EVENT SPACE AND 17 MEETING ROOMS. THE STATE-OF-THE ART EVENT CENTER IS ALSO CONVENIENTLY CONNECTED, VIA AN ENCLOSED WALKWAY, TO THE 175-ROOM EMBASSY SUITES MINNEAPOLIS - NORTH AND IS WALKABLE FROM THE NEARBY FAIRFIELD INN & SUITES MINNEAPOLIS NORTH.



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