



THE
BROOKSHIRE
COMPANY

3260 Gorham Ave. St. Louis Park, Minnesota

22,400 SF Available
For Sale/Lease

Sale: \$2,576,000.00
Rate: \$7.00/SF NNN



CONTACT

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Property Description

Conveniently located off Highway 7 and Louisiana Avenue South; 3260 Gorham Avenue offers maximum accessibility and convenience. This building features warehouse only bays along with small office suites. Dock and/or drive in access for each bay, and options for convenient outdoor storage, making this a great site to operate from! Locally owned and managed.



PROPERTY HIGHLIGHTS

- 22,400 SF Building for Sale/ Lease
- 5,500 - 11,000 SF for Lease
- 9'-12' Ceiling Height
- Warehouse only bays available
- Dock & Drive-in Access
- Some outdoor storage allowed

LOCATION DESCRIPTION

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

PRICING SUMMARY

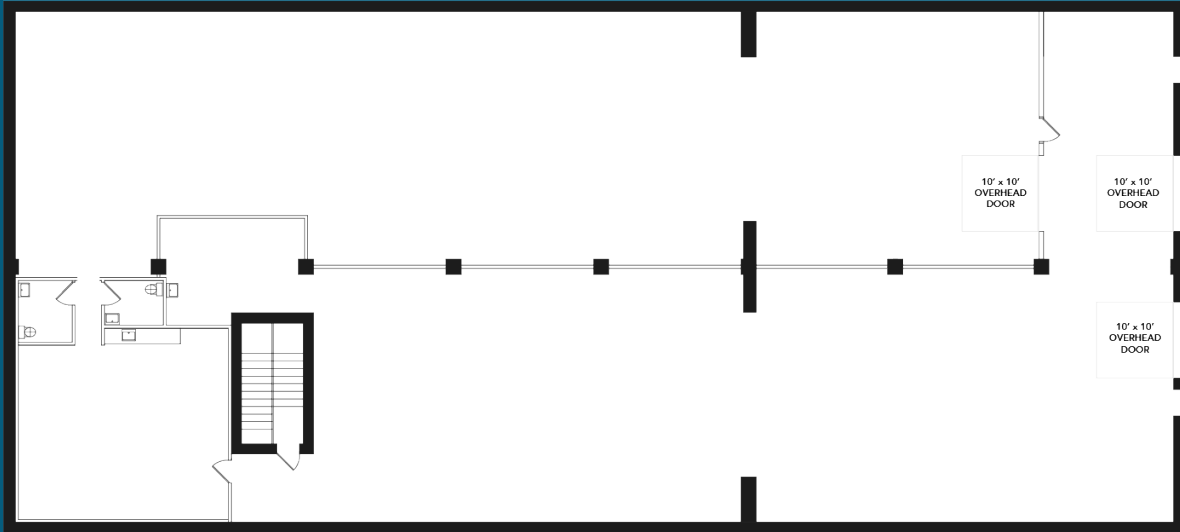
Sale Price	\$2,576,000.00
Rental Rate	\$7.00/SF NNN
Operating Expense (CAM & Tax)	\$3.65/SF (Approx)



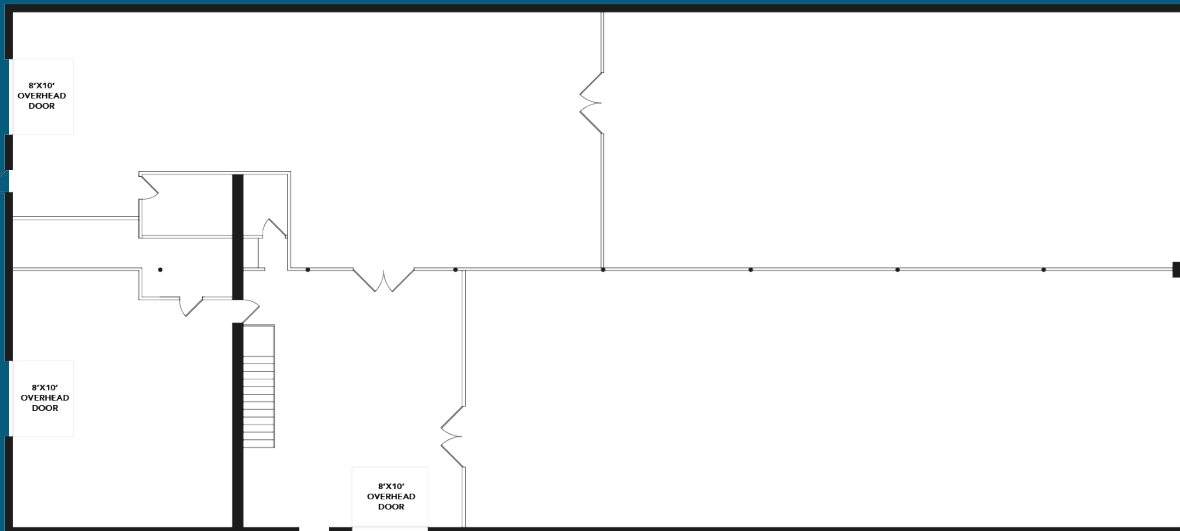


Floor Plans

Lower Level Floor Plan - 10,205 SF Total Space



Main Level Floor Plan - 5,500-11,000 SF Available for Lease



For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM

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