

76,223 SF BUILDING FOR SALE

**62,664 SF AVAILABLE**



6707 SHINGLE CREEK PARKWAY

**BROOKLYN CENTER, MINNESOTA**



# PROPERTY HIGHLIGHTS

- Rare owner/user sale opportunity
- Potential to keep smaller tenant for additional income
- 24' clear

Sale Price: \$6,860,070 (\$90.00 PSF)

Building Size: 9,345 SF Office  
66,878 SF Warehouse  
76,223 SF Total\*

Available Space: 8,245 SF Office  
54,419 SF Warehouse  
62,664 SF Total

Site Area: 4.23 acres

Clear Height: 24'

Column Spacing: 40' x 33'

Loading: 8 docks, 1 drive-in available

Year Built: 1982

Roof: Overlay in 2024 - Henry ProGrade  
988 Silicon. 10-year labor and materials warranty.

Power: ± 1,000 Amps/480 Volts/3-Phase

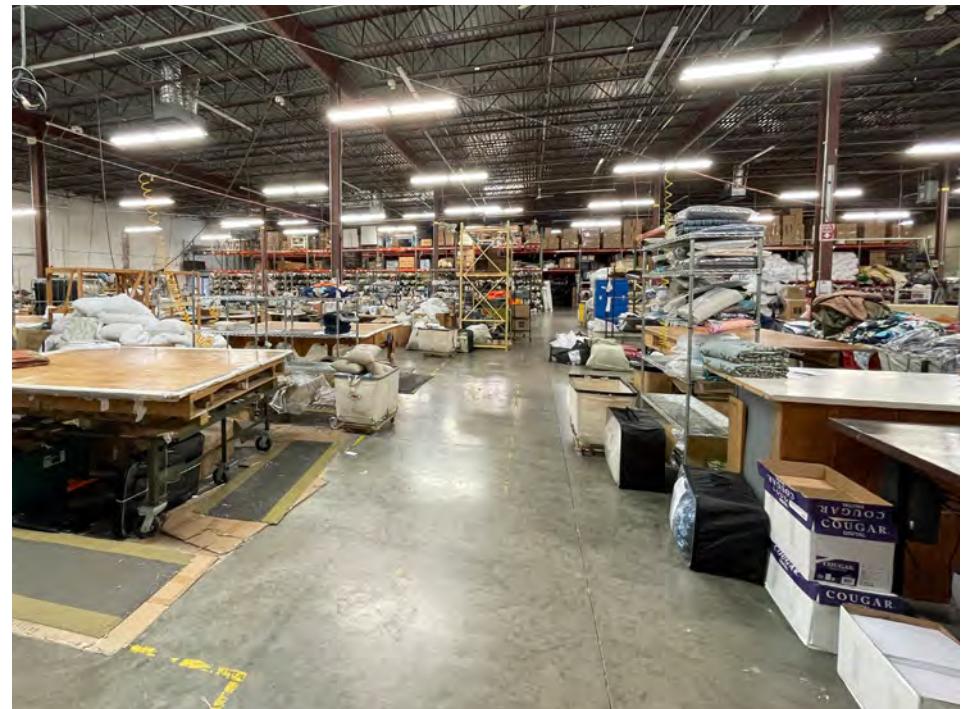
Air-Conditioning: 100%

Parking: Main lot plus 49 spaces to the south

Sprinkler: 100%

2024 Taxes: \$197,348.20 (\$2.59 PSF)

\*Tenant occupies 13,559 SF leased through April 30, 2026.  
Tenant does not have any renewal rights.



# FLOOR PLAN

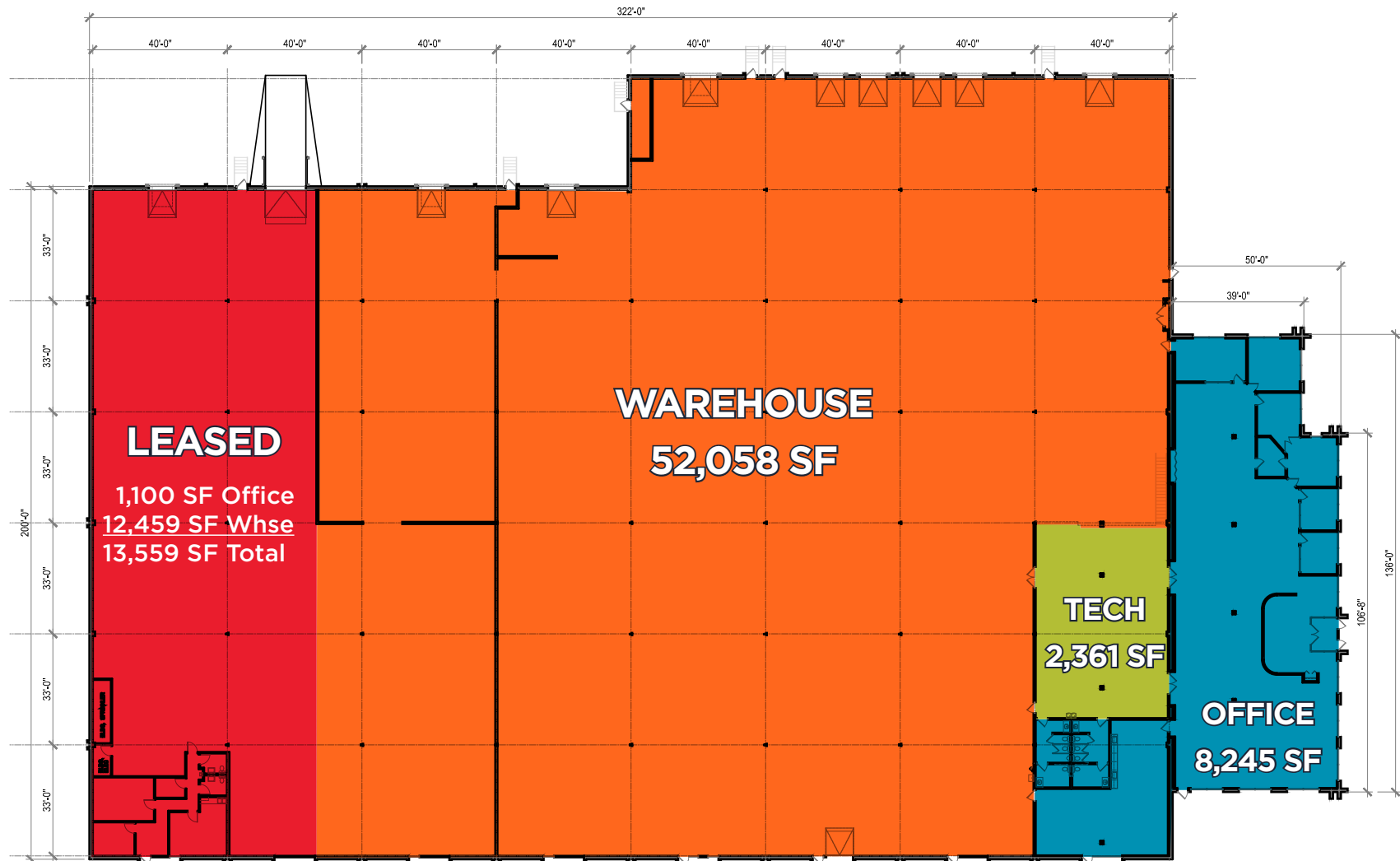
## 76,223 SF TOTAL BUILDING BREAKDOWN:

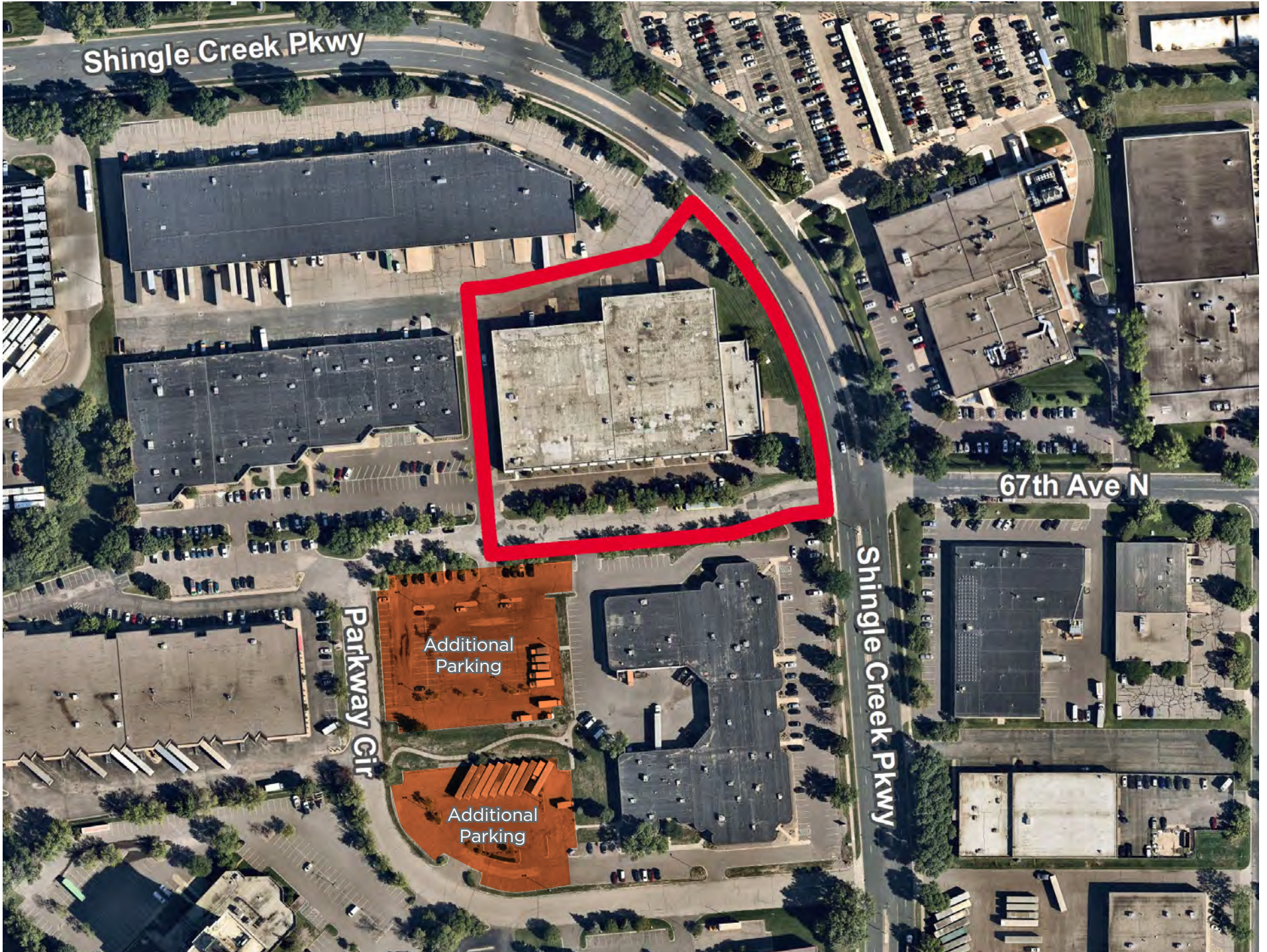
### AVAILABLE

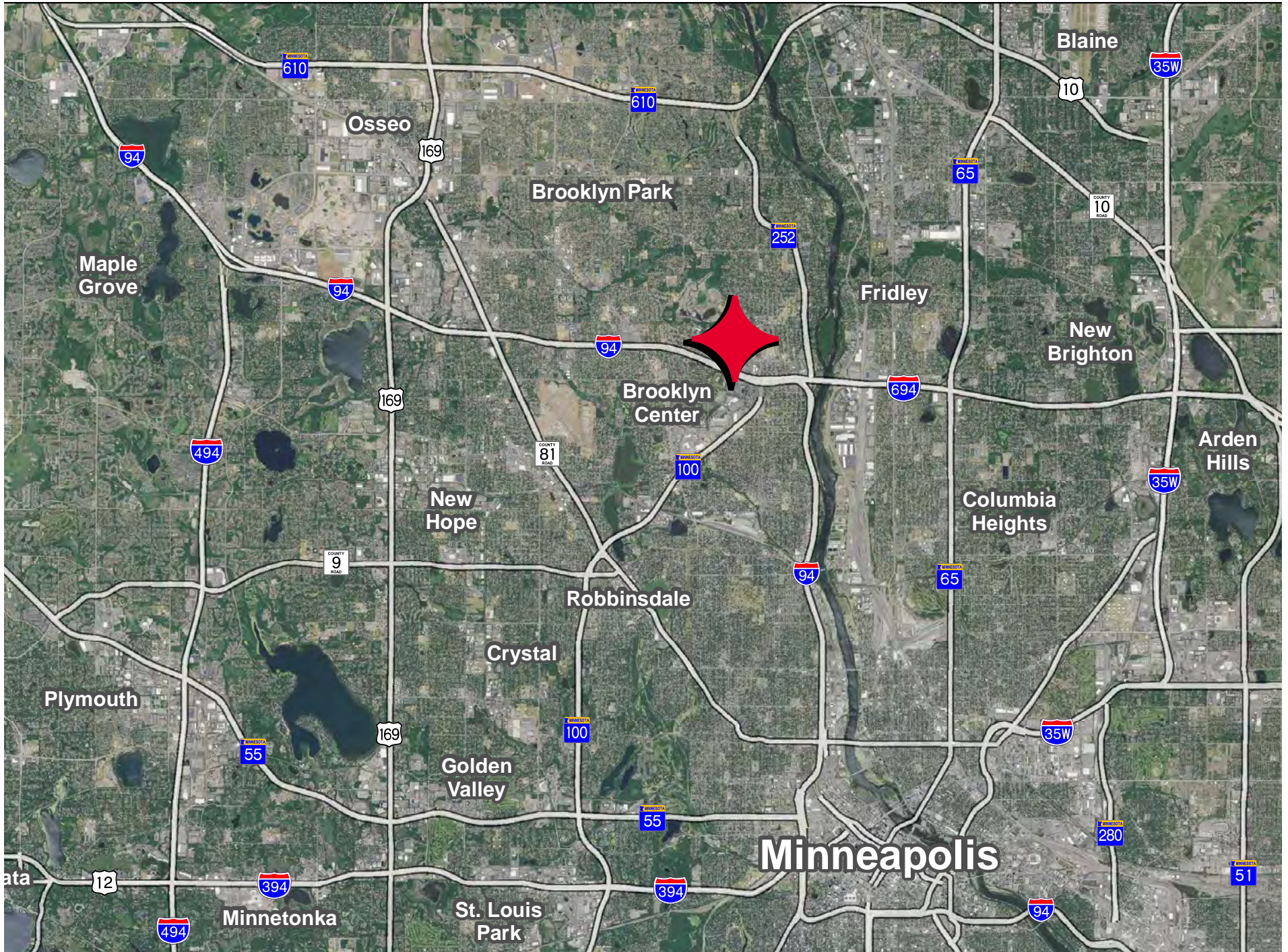
8,245 SF Office  
2,361 SF Tech  
52,058 SF Warehouse  
62,664 SF Total

### TENANT

1,100 SF Office  
12,459 SF Warehouse  
13,559 SF Total









# CONTACT INFORMATION

**Hudson Brothen**

Executive Director  
+1 952 893 8261  
hudson.brothen@cushwake.com

**Brent Masica**

Executive Managing Director  
+1 952 893 8231  
brent.masica@cushwake.com

**Danny McNamara**

Managing Director  
+1 952 893 8895  
danny.mcnamara@cushwake.com

3500 American Blvd W,  
Suite 200  
Minneapolis, MN 55431  
+1 952 831 1000  
IndustrialMN.com

