



**ARROW**  
COMPANIES

# OFFICE / WAREHOUSE BUILDING

9100 85th Ave. N.

Brooklyn Park, MN

**FOR LEASE**  
**107,984 SF OFFICE / WAREHOUSE**



## FEATURES:

- 107,984 SF Office / Warehouse Building 'For Lease' in Brooklyn Park, MN.
- Includes 22,021 SF Office & 85,963 SF Warehouse / Distribution Center.
- Warehouse includes 18 docks, 1 drive-in.
- Great location off Hwy 169 in center of Brooklyn Park, Osseo & Maple Grove.
- 5.31 Acres site with outside storage available in the back of parking lot.
- Incredible Signage!!

### Lease Rate:

**\$12.00 / psf (Office)**  
**\$6.00 / psf (Warehouse)**  
**\$1.50 / psf (Outside Storage)**  
Tax: \$2.23 / psf & Cam: \$1.25 / psf



Overview .....	1
Property Info .....	2
Maps / Site Plan .....	3-4
Floor Plan .....	5-6
Photo Gallery .....	7
City Information .....	8



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## PROPERTY FACTS

**FOR LEASE**  
**107,984 SF OFFICE / WAREHOUSE**

BUILDING SIZE	107,984 Total SF 22,021 SF (Office) 85,963 SF (Warehouse)
YEAR BUILT	2005 (Addition) - 73,044 SF 1968 (Original Building) - 34,940 SF
PID #	18-119-21-33-0012 (Hennepin County)
2023 PROPERTY TAXES	\$240,655.35
LOADING	18 (8' x 10') dock doors with automatic light packages on vehicle restraints 18 dock levelers 1 Drive in door (10' x 9')
CLEAR HEIGHT	Original Building (16' - 18') - Addition (32')
COLUMN WIDTH	Addition: 58' x 56' Width between columns Original Building: 24' x 40' Width between columns
OFFICE HIGHLIGHTS	The office space can be used as a multi-tenant building. The following suites have their own private entrances:  Suite 100 - 2,855 SF Suite 120 - 2,400 SF Suite 130 - 1,355 SF (Leased)  The additional 15,411 SF pairs well with the warehouse space.
CONSTRUCTION	Precast building (new addition) New addition has 9" concrete floors.
FIRE PROTECTION	ESFR fire protection system in new addition. New addition has a smoke evacuation system.
ELECTRICITY	Heavy power throughout along with solar panels installed for reduced electrical costs.

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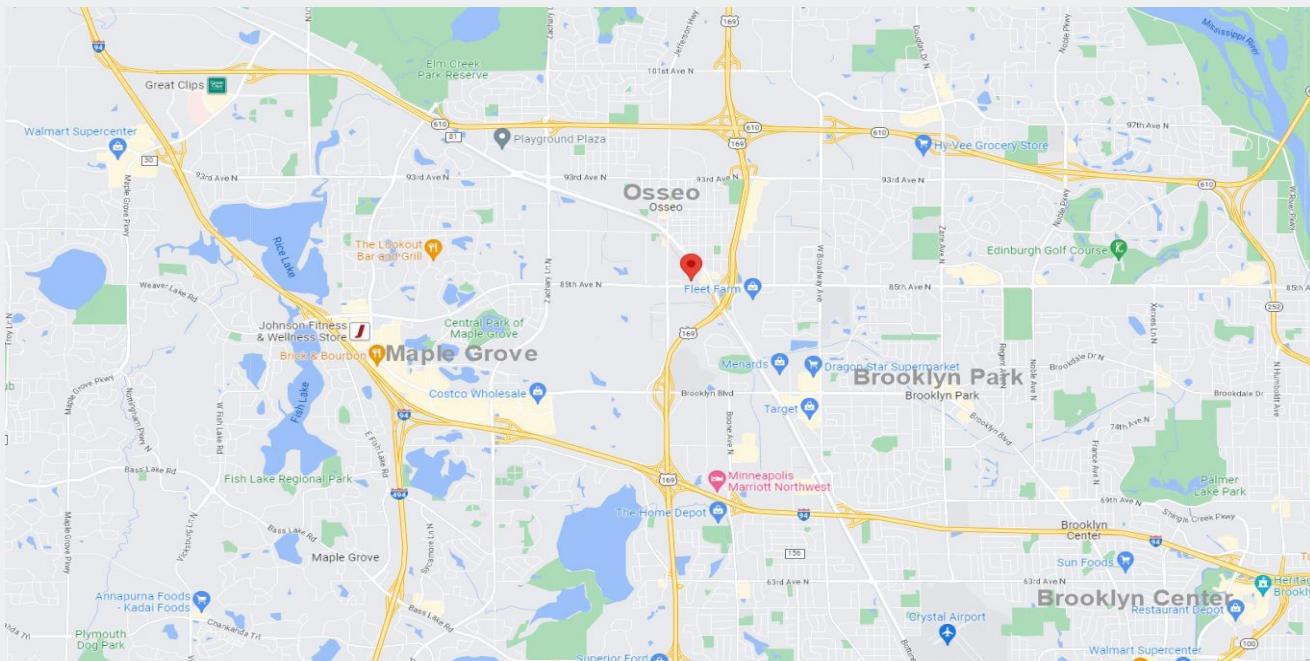
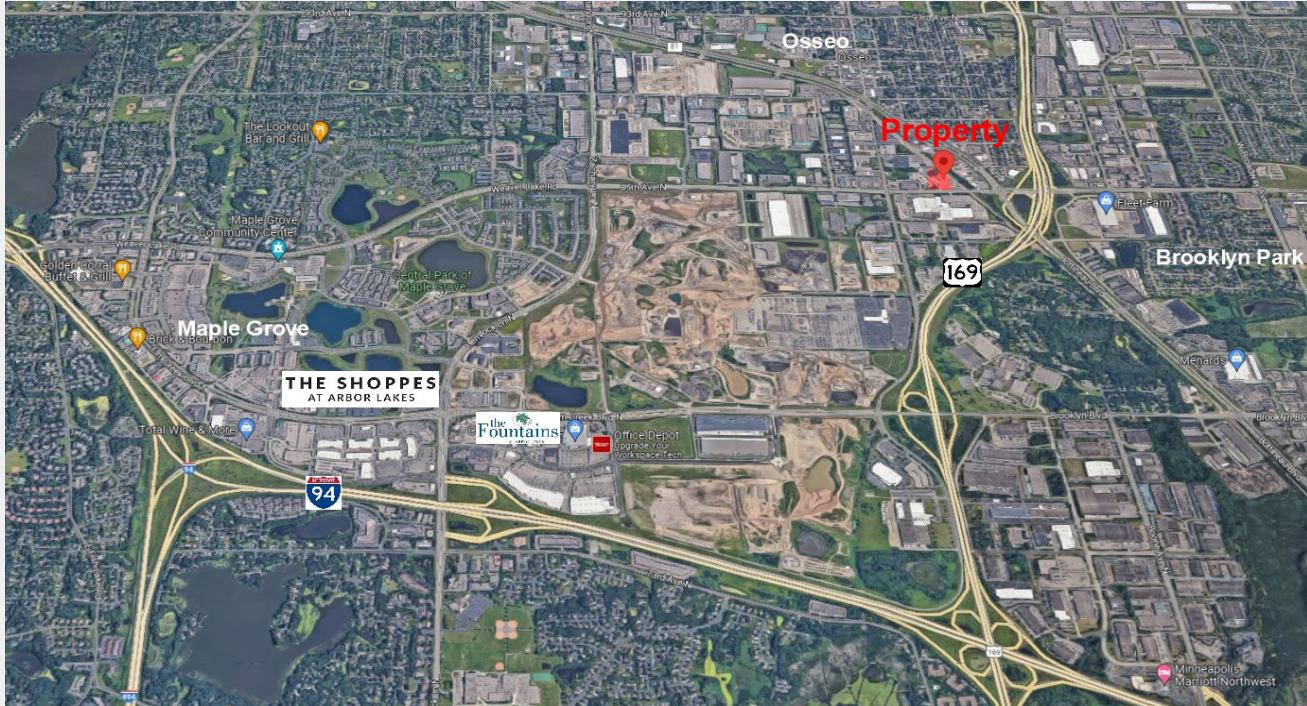
9100 85th Ave. N.

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**AERIAL & MAP**

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**SITE PLAN**

**FOR LEASE**

**107,984 SF OFFICE / WAREHOUSE**



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**FLOOR PLAN**

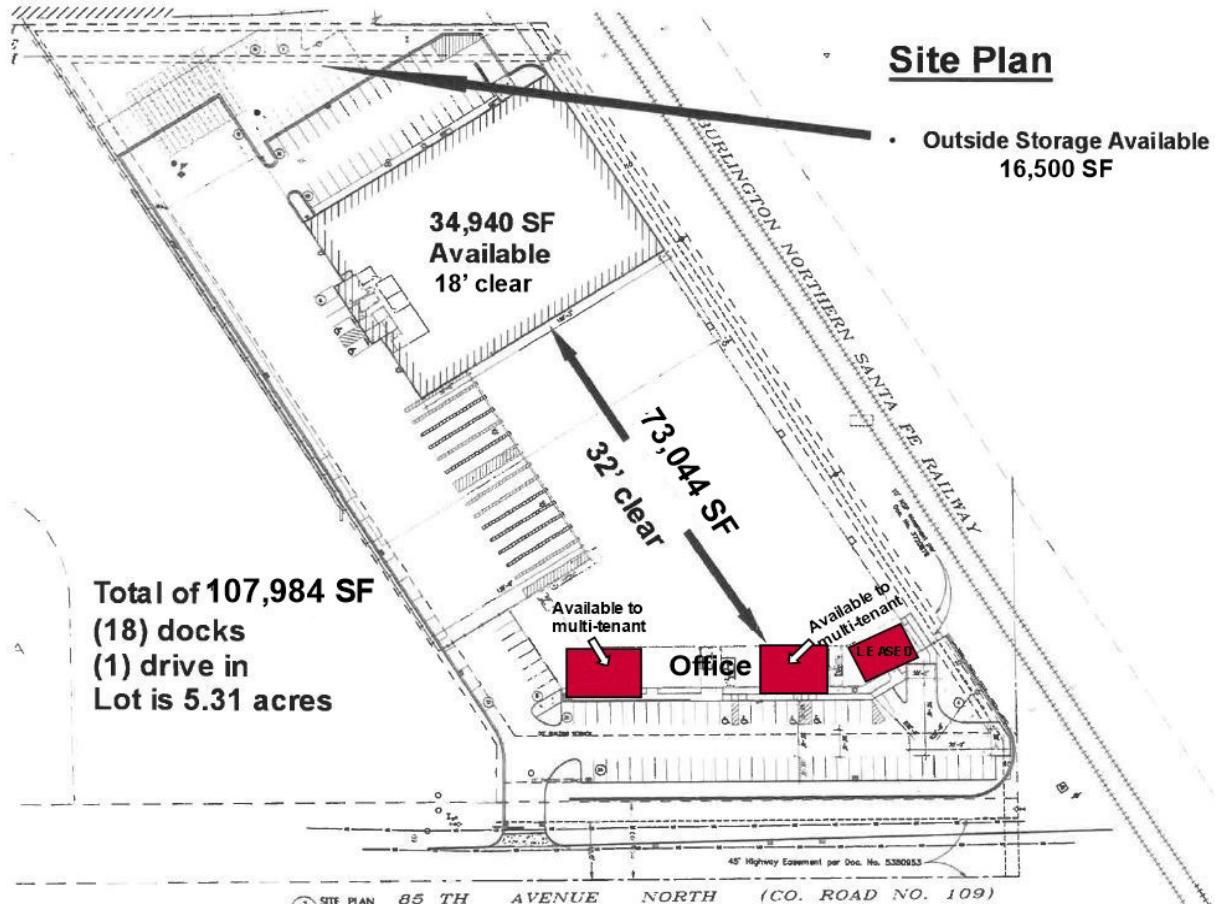
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**FLOOR PLAN**

**OFFICE / WAREHOUSE BUILDING**

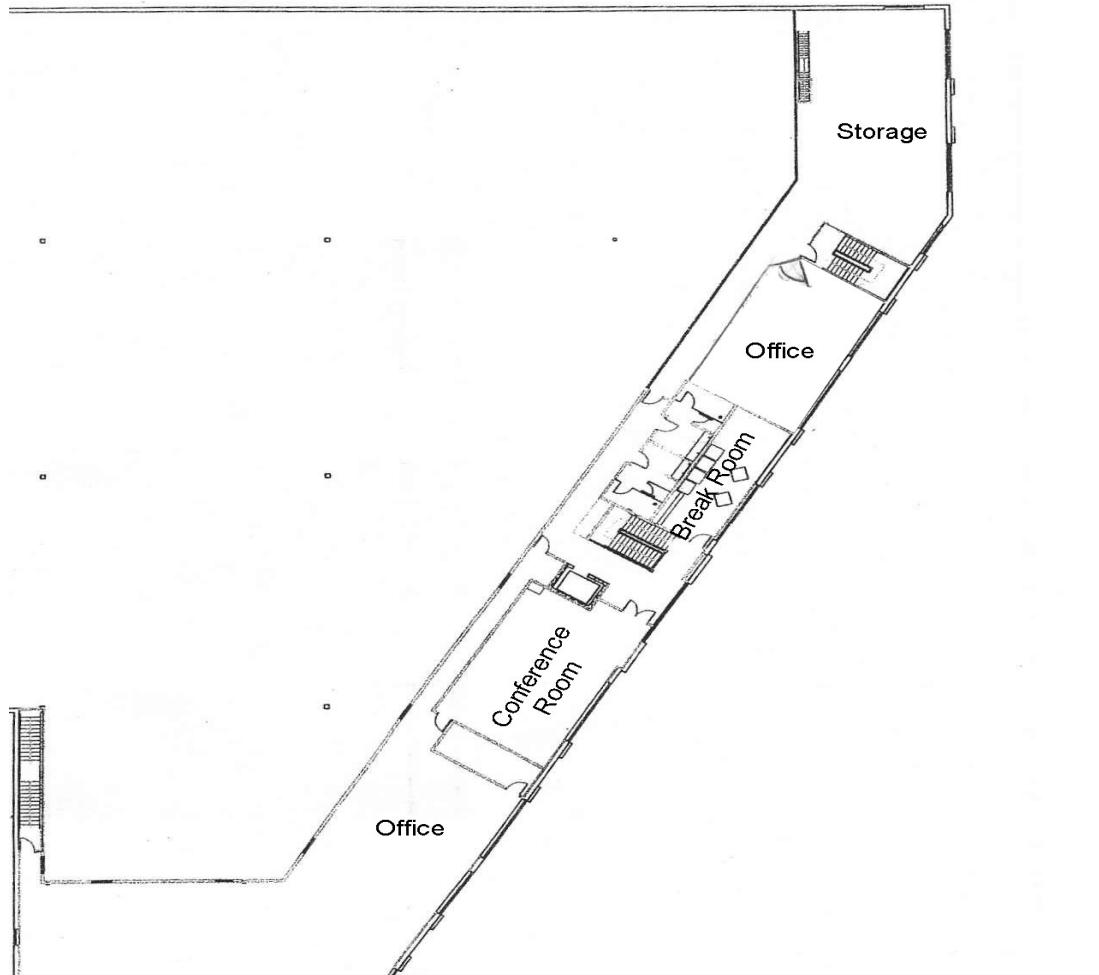
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**FOR LEASE**

**107,984 SF OFFICE / WAREHOUSE**

**SECOND FLOOR**



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## PHOTO GALLERY

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Front View



Back View



Conf. Room



Warehouse



Dock View



Upper Lobby

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## BROOKLYN PARK INFO

# OFFICE / WAREHOUSE BUILDING

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Brooklyn Park, MN

## FOR LEASE

**107,984 SF OFFICE / WAREHOUSE**

POPULATION (5 MILE RADIUS)	2010 Census - 216,549 2022 (Estimate) - 231,792 2027 (Projection) - 240,673
AVERAGE HOUSEHOLD INCOME	2022 (Estimate) - \$140,987 within 1 mile
TRAFFIC	Noble Ave. N. - 11,901 vehicles per day 97th Ave. N. - 12,599 vehicles per day Oak Grove Parkway - 4,320 vehicles per day
CITY OF BROOKLYN PARK	<p><b>Welcome to Brooklyn Park!</b></p> <p>With a population of more than 77,000 people, Brooklyn Park is the sixth-largest city in Minnesota and the fourth largest in the metropolitan area. We are a community that believes our residents are our strongest asset and the key to making Brooklyn Park thrive and prosper. Nestled along the Mississippi River, Brooklyn Park features almost 2,000 acres of parkland, two golf courses and 120 miles of trails for outdoor enthusiasts. We are also home to a community center which features a gymnasium, two hockey rinks, meeting rooms, racquetball courts and a senior center. Brooklyn Park has a residential housing stock that fits into just about every budget. We also have a unique mix of retail, commercial and industrial businesses. We make sure the needs of residents always come first. As part of our Community Engagement Initiative, we always make residents and stakeholders primary when it comes to important decision making. It is our mandate to consistently work to engage Brooklyn Park residents to make sure diverse viewpoints are shared openly and honestly. We are a proud and active community with numerous youth, adult and senior organizations, including important citizen boards that enrich our community. With all this, there is no question, Brooklyn Park is a thriving community inspiring pride where opportunities exist for all.</p> <p><b>Business and Development</b></p> <p>Brooklyn Park is a great place to locate a business. A growing population, convenient access to the Twin Cities metropolitan area, available commercial and industrial space, and well-planned infrastructure all contribute to Brooklyn Park's opportunities and advantages. The city works hard to ensure that Brooklyn Park is attractive and supportive to new and existing businesses of all sizes. Staff strives to link development opportunities with the proper tools and resources in order to help existing businesses grow and prosper and to attract new business and industry to the community.</p> <div style="background-color: #0070C0; color: white; padding: 10px; text-align: center;">  <p><b>Brooklyn Park</b>  <b>Unique. United. Undiscovered.</b></p> </div>

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