



FOR LEASE

Office/Warehouse with outdoor storage For lease

7211 N Winnetka Ave, Brooklyn Park, MN

Zoned Industrial – Industrial zoning outdoor storage is a permitted accessory use and can occupy up to 80% of the property.

Accelerating success.

Building Features



Quick access to I-694, US-169, MN-100



Cross-dock doors



Fenced outdoor storage



2 levels of office

Joe Owen CCIM, SIOR

Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

George Brekke

Associate
+1 952 210 1953
george.brekke@colliers.com

Corbin Chapman

Vice President
+1 952 374 5811
corbin.chapman@colliers.com



Property Facts

Address	7211 N Winnetka Ave, Brooklyn Park, MN
Building SF (approximately)	15,000 SF
Building Areas (approximately)	1,500 SF 1st Floor Office 3,000 SF 2nd Floor Office 5,000 SF Warehouse 9,500 SF TOTAL (63.33% pro-rata share)
Loading	10 dock doors
Clear Height	12' - 14.5'
Employee Parking	30 surface stalls
Outdoor Storage	Contractor yards are permitted
Year Built	1988
Roof	Steel Panel
Site Size	6.87 acres
Approx. Usable Yard	1.5 paved acres (see aerial)
Proposed 2026 pro-rata monthly taxes	\$5,298.33
Zoning	Business District: Industrial (Industrial Outdoor Storage) approved
Lease Rates	Negotiable

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Features

- Office/Warehouse building
- Cross-dock & drive-through bays
- 1st and 2nd level office
- Approximately 1.5 paved acres of fenced outdoor storage

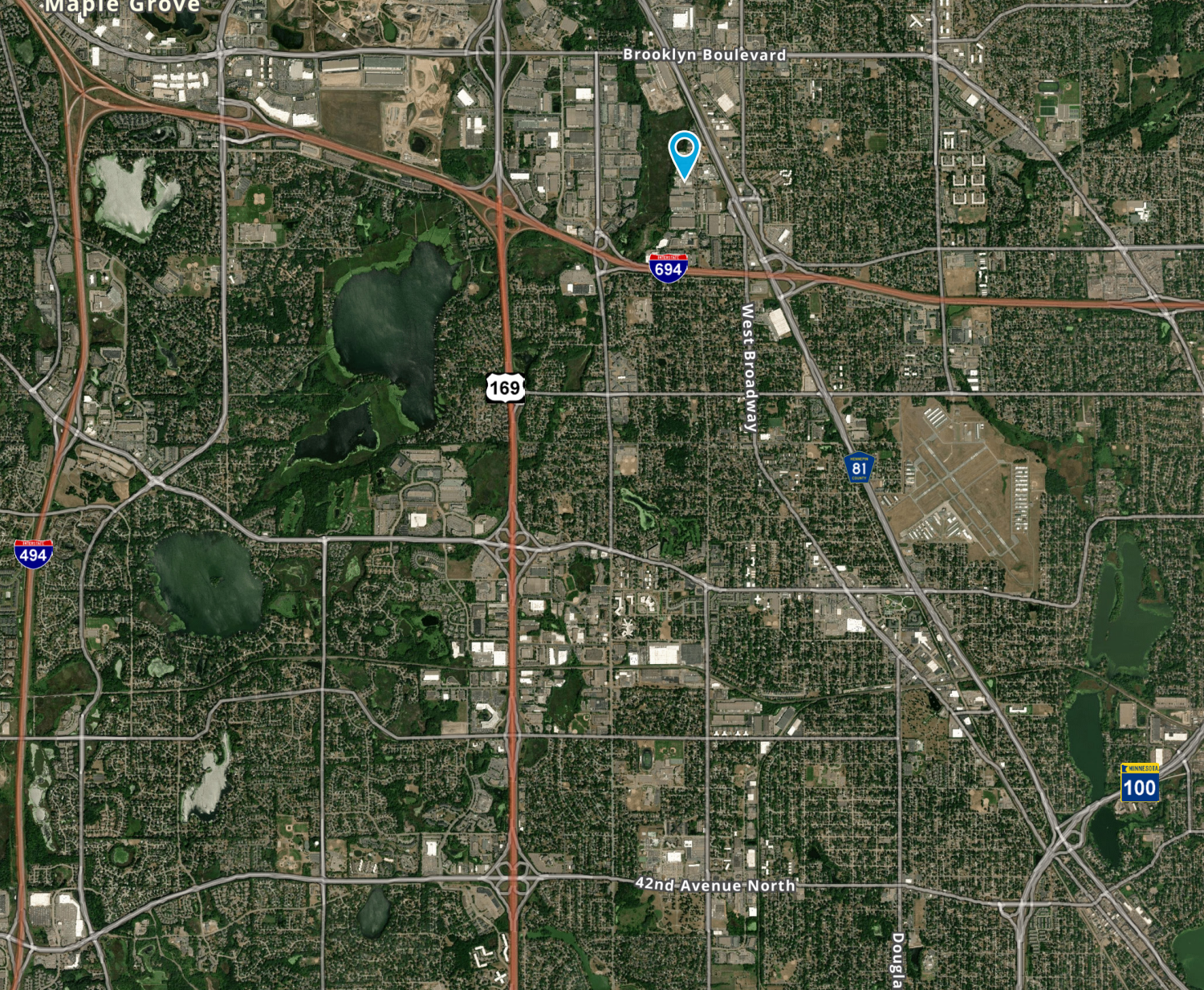
9,500
square feet available

Outdoor Storage

Within Industrial zoning, outdoor storage is a permitted accessory use and can occupy up to 80% of the property.

Property Plan





Joe Owen CCIM, SIOR
Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

George Brekke
Associate
+1 952 210 1953
george.brekke@colliers.com

Corbin Chapman
Vice President
+1 952 374 5811
corbin.chapman@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

9,500
square feet
available

colliers.com/msp