

# 610 JUNCTION IV

XXXX 94TH AVE, BROOKLYN PARK, MN 55445

SPECULATIVE BUILDING FOR LEASE



**24,000-88,000 SF**

# PROPERTY FEATURES

Breaking Ground in Q3 2025

PID: 20907238

Address: xxxx 94th Ave, Brooklyn Park MN 55445

Space Available: 24,000-88,000 sf

Building Size: 88,000 sf

Lot Area: 6.4 acres

Clear Height: 28 ft

Building Depth: 160 ft

Dock Doors: 10

Drive-in Doors: 2

Car Parking Stalls: 141

Lease Rates: Negotiable

Annual Average Daily Traffic: 63,842

Bay spacing: 50'x50' with 60' speed bay

Truck court depth: 115'

Electrical Service: 1,600 amps, 480v, 3-phase

Fire Protection: ESFR

Roofing: 60 mil EPDM - 20 year warranty

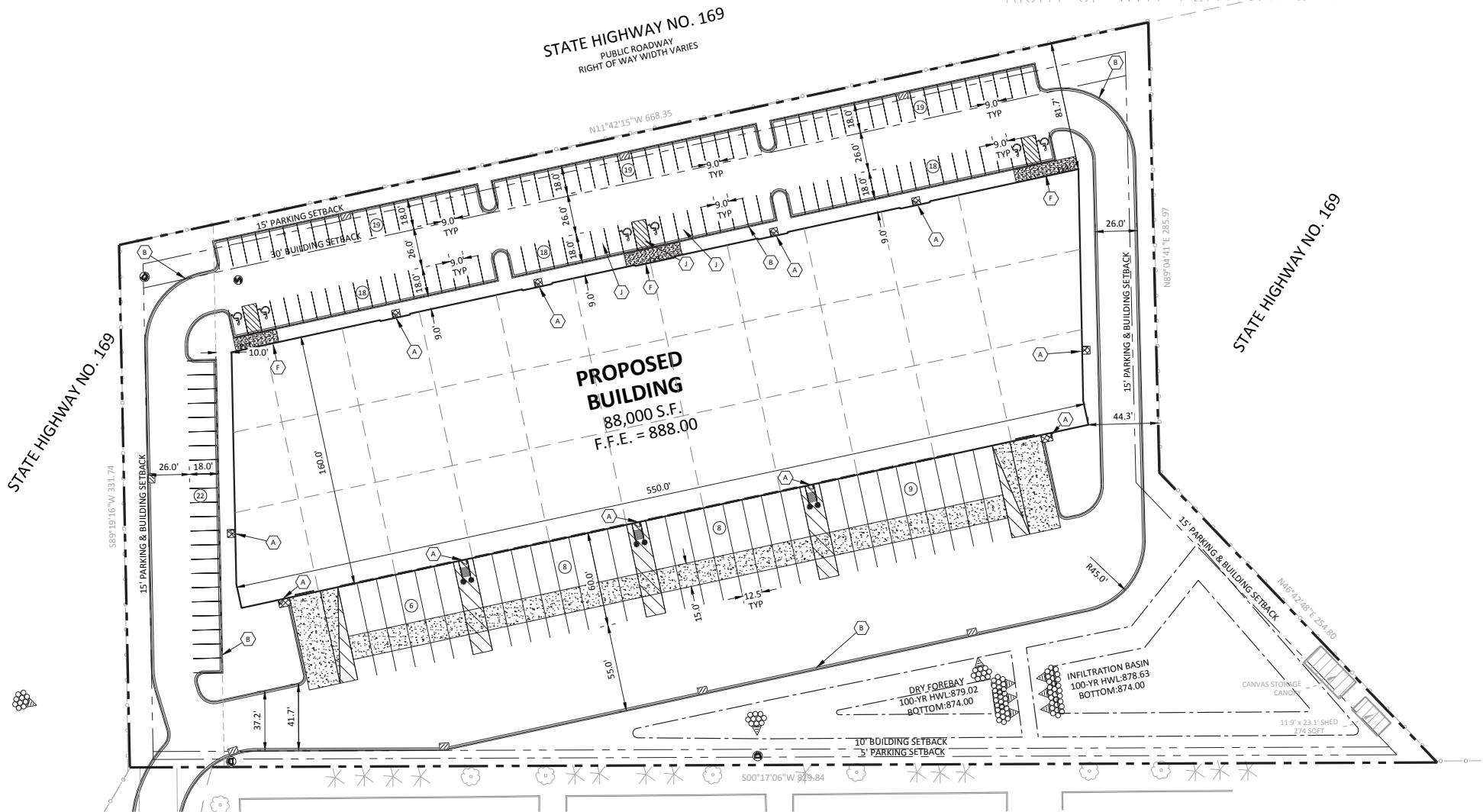
Floor Slab: 7" unreinforced

HVAC: Gas-fired unit heaters



# STAGES OF CONSTRUCTION COMPLETED

EAW     CITY APPLICATION     CITY APPROVALS     BUILDING PERMIT     GROUNDBREAKING



# UNITED PROPERTIES

CREATING DEEP ROOTS



The logo for Lee & Associates consists of a stylized red 'L' and 'A' graphic followed by the company name in red and grey text: LEE & ASSOCIATES. Below this, the text COMMERCIAL REAL ESTATE SERVICES is displayed in a smaller, grey, sans-serif font.

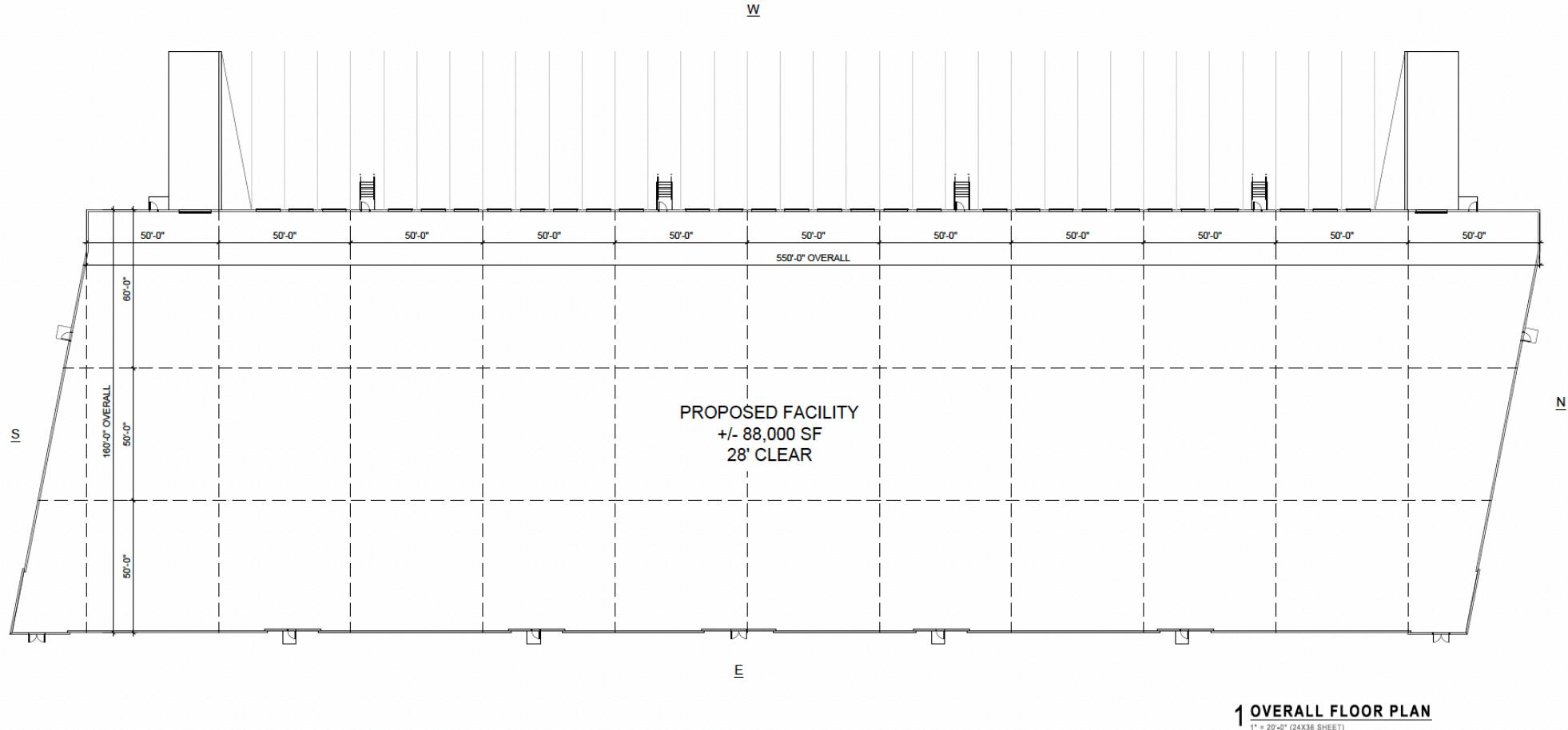
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#### COMMERCIAL REAL ESTATE SERVICES

**CHRIS GARCIA, SIOR**  
Principal  
cgarcia@lee-associates.com  
651.253.6395

**NICK STREINE**  
Associate  
nstreine@lee-associates.com  
651.785.7057

# FLOOR PLAN - BUILDING 4



## ELEVATIONS - BUILDING 4



# UNITED PROPERTIES



The logo for Lee & Associates Commercial Real Estate Services. It features a stylized red 'L' and 'A' icon followed by the company name in a serif font, with 'LEE &' in red and 'ASSOCIATES' in grey. Below the icon, the text 'COMMERCIAL REAL ESTATE SERVICES' is written in a smaller, grey, sans-serif font.

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# AMENITIES MAP



# SURROUNDING BUSINESS MAP





**CHRIS GARCIA, SIOR**

PRINCIPAL

[cgarcia@lee-associates.com](mailto:cgarcia@lee-associates.com)

651.253.6395



**NICK STREINE**

ASSOCIATE

[nstreine@lee-associates.com](mailto:nstreine@lee-associates.com)

651.785.7057



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