

610 JUNCTION IV

XXXX 94TH AVE, BROOKLYN PARK, MN 55445

SPECULATIVE BUILDING FOR LEASE



24,000-88,000 SF



**UNITED
PROPERTIES**
CREATING DEEP ROOTS



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

CHRIS GARCIA, SIOR
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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



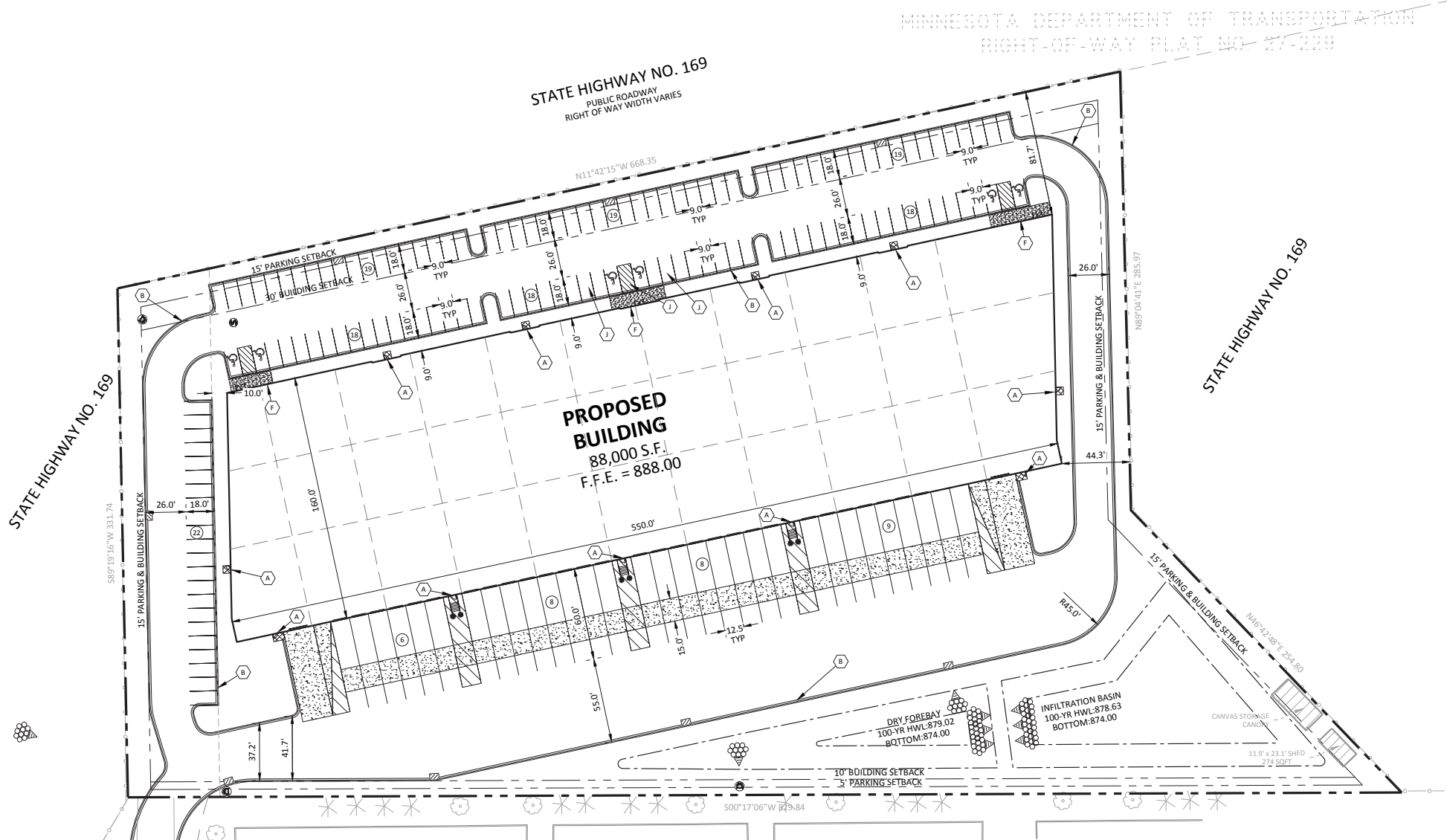
CITY APPROVALS



BUILDING PERMIT



GROUNDBREAKING



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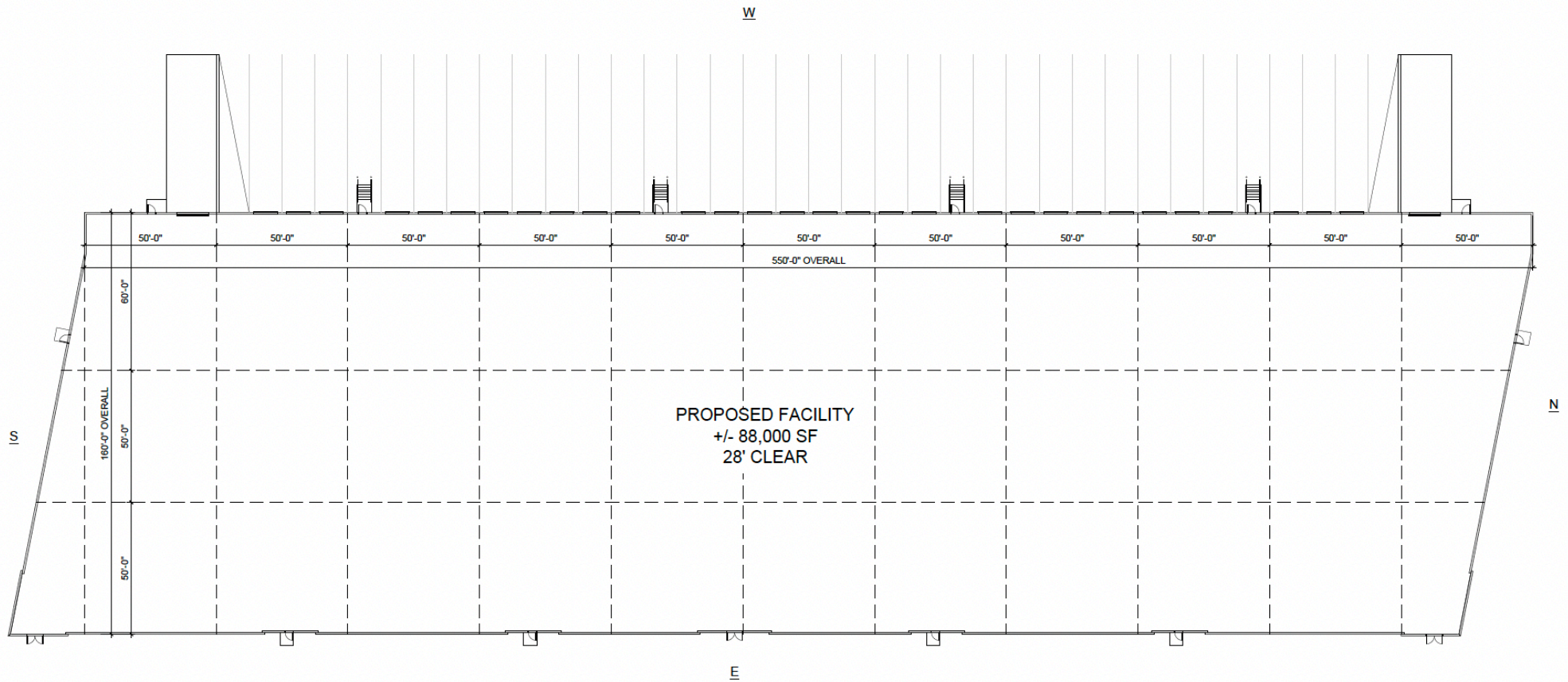


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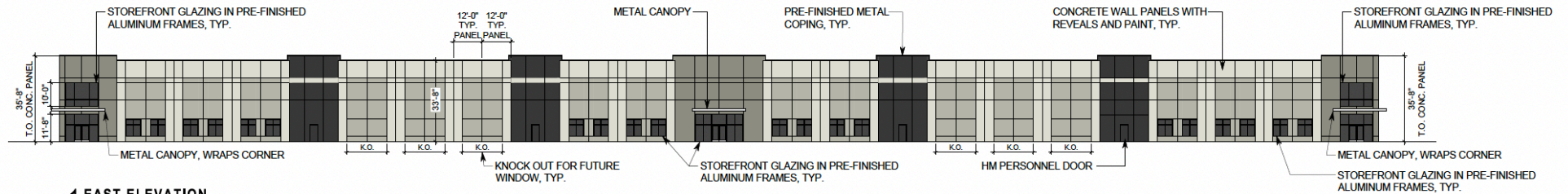
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FLOOR PLAN - BUILDING 4

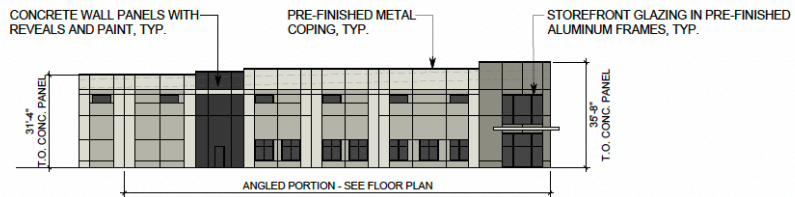


1 OVERALL FLOOR PLAN
1" = 20'-0" (24X36 SHEET)

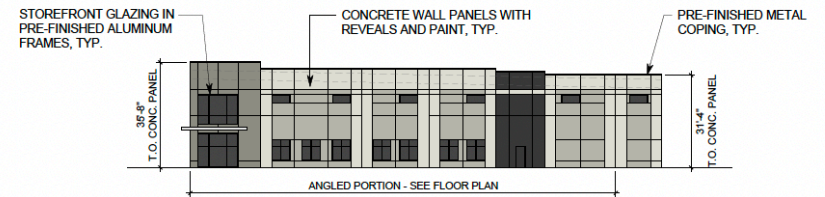
ELEVATIONS - BUILDING 4



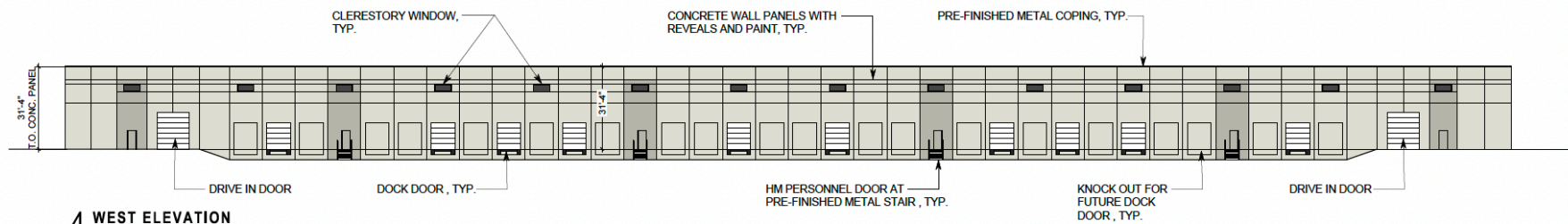
1 EAST ELEVATION
1" = 20'-0" (24X36 SHEET)



2 SOUTH ELEVATION
1" = 20'-0" (24X36 SHEET)



3 NORTH ELEVATION
1" = 20'-0" (24X36 SHEET)



4 WEST ELEVATION
1" = 20'-0" (24X36 SHEET)

AMENITIES MAP



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SURROUNDING BUSINESS MAP





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