



Industrial Building

Available

7509 Boone Ave N, Brooklyn Park, MN 55428

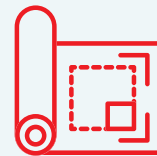
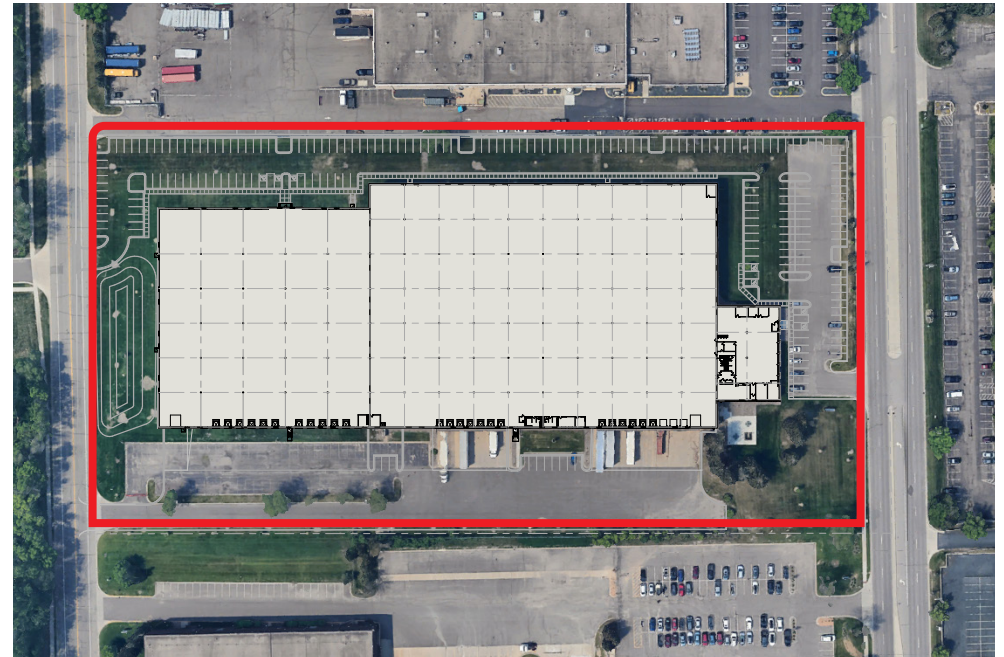
191,120 SF Available

 **JLL** SEE A BRIGHTER WAY

 **SCANNELL**
PROPERTIES

Building specifications

Building Size	8,284 SF Office
	119,068 SF Warehouse
	63,768 SF Building addition <i>(available 6/1/2026)</i> 191,120 SF* <i>*Divisible</i>
Year Built	1986/2026
PID	3011921210009
Lot Size	10.12 acres
Clear Height	22' - 28'
Dock Doors	24 dock doors with levelers Three (3) 2' dock doors
Column Spacing	49'3" x 41'
Auto Parking	215 stalls
Truck Court Depth	120'
Lighting	LED lights
Sprinkler	Fully sprinklered (wet system)
Power	3000 amps, 277/480v, 3-phase
Zoning	BP - Business Park District
Lease rate	Negotiable
Tax/CAM	\$2.68 PSF Tax
	<u>\$0.98 PSF CAM</u>
	\$3.66 PSF Total
Available	Existing building: Now Building addition: 6/1/2026



63,768 SF building addition

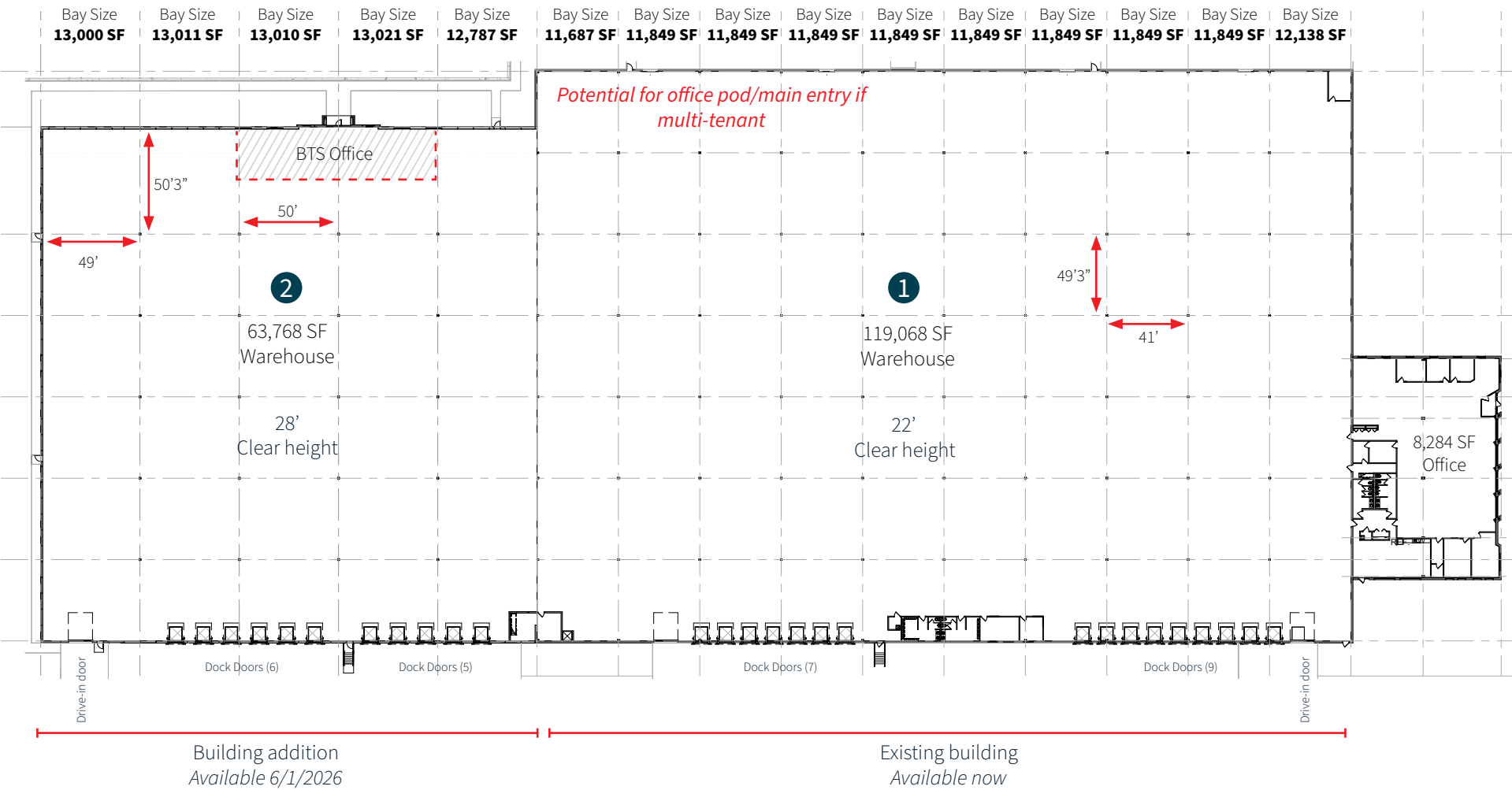


Located in the heart of the NW submarket, with immediate access to I-94/694 and Highway 169



Outdoor storage permitted

Floor plan

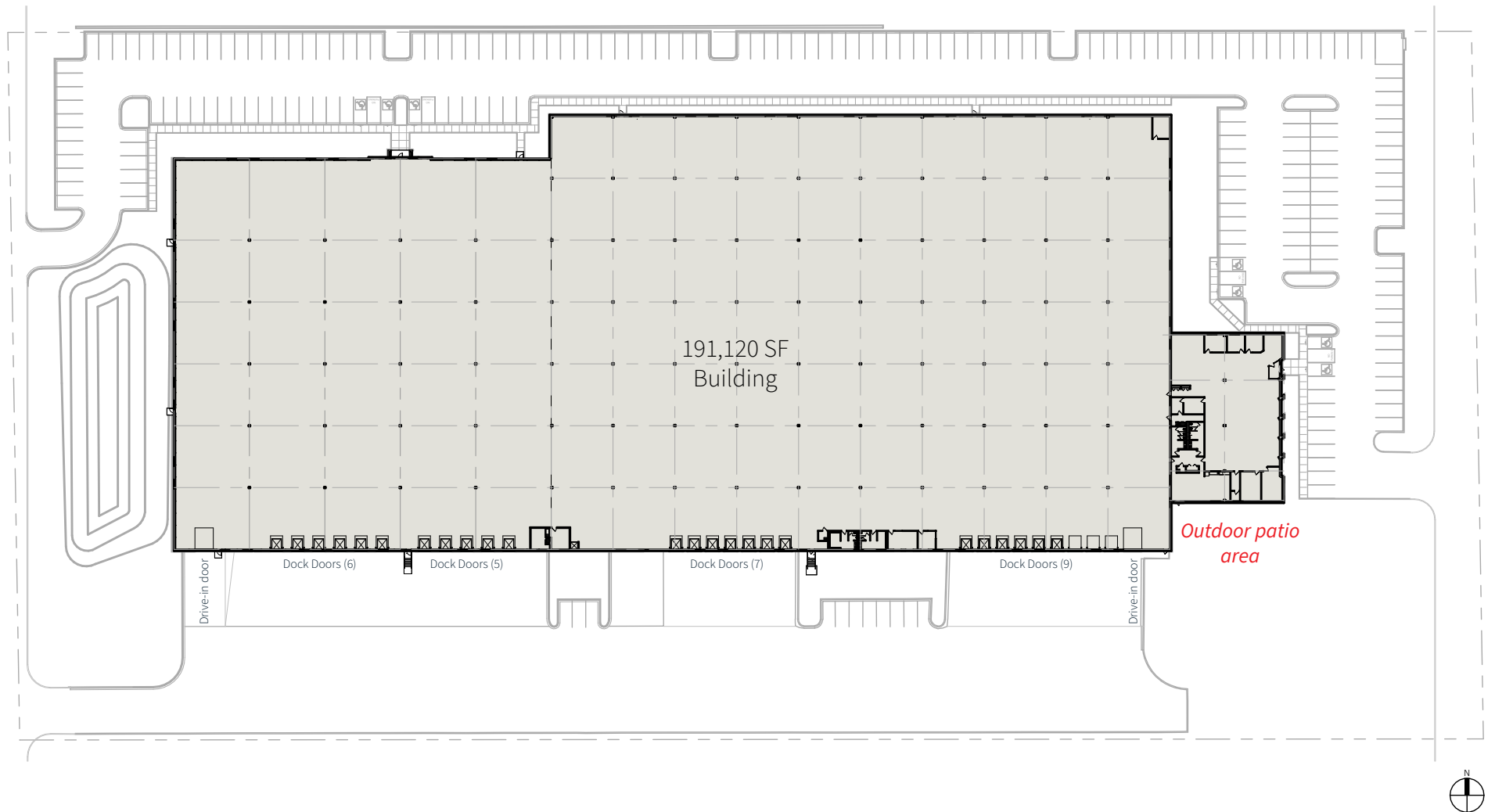


191,120 SF
Available

27
Dock Doors (24 with levelers)

Two
Drive-in Doors

Site plan



215
Stalls

140'
Truck Court Depth

Outdoor
Patio Area

Building Photos



Building Photos



Site access



Drive Times

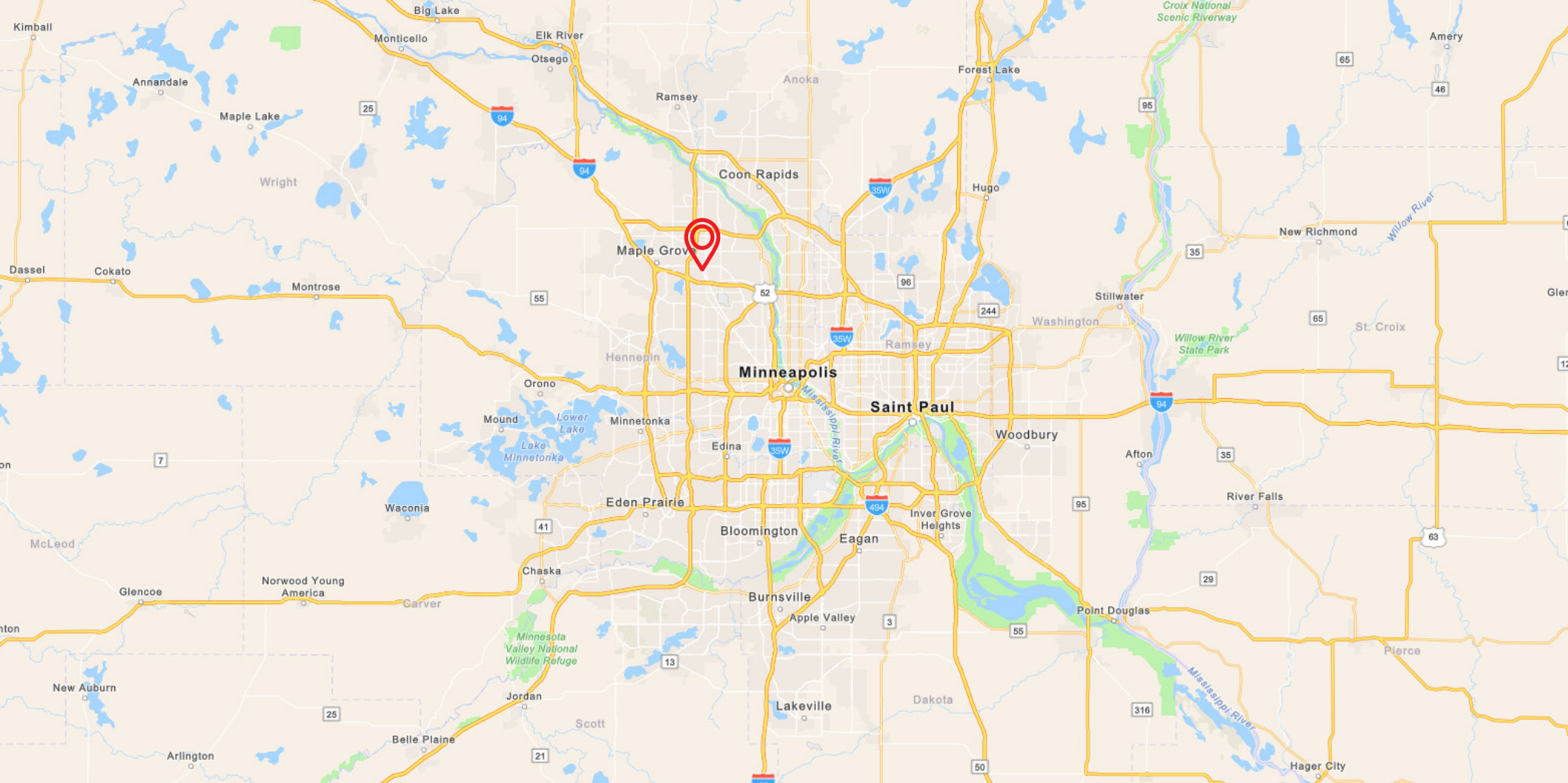


3 min
I-94

5 min
I-494

16 min
Downtown Minneapolis

23 min
Downtown St. Paul



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