



Xerxes Commerce Center

8467 - 8471 Xerxes Ave. N.

Brooklyn Park, MN 55444

FOR LEASE
8,474 SF Industrial Condo



FEATURES:

- 8,474 SF Industrial Condo FOR LEASE in Brooklyn Park, MN.
- High-end buildout including multiple kitchens, freezer & learning area.
- Includes 7 offices, Conf. Room, Reception Desks, Cubicles & bathrooms.
- Great location in Brooklyn Park on the corner of 85th Ave & Xerxes Ave.

LEASE RATE:

NEGOTIABLE

Tax \$4.15 / psf & CAM \$1.50 / psf

Overview 1

Aerial Maps 2

Property Facts 3

Floor Plan 4

Photo Gallery 5-6

City Information 7



Chad Weeks
612.619.9911
cweeks@arrowcos.com



Steve Fischer
612.619.9991
sfischer@arrowcos.com

Contact

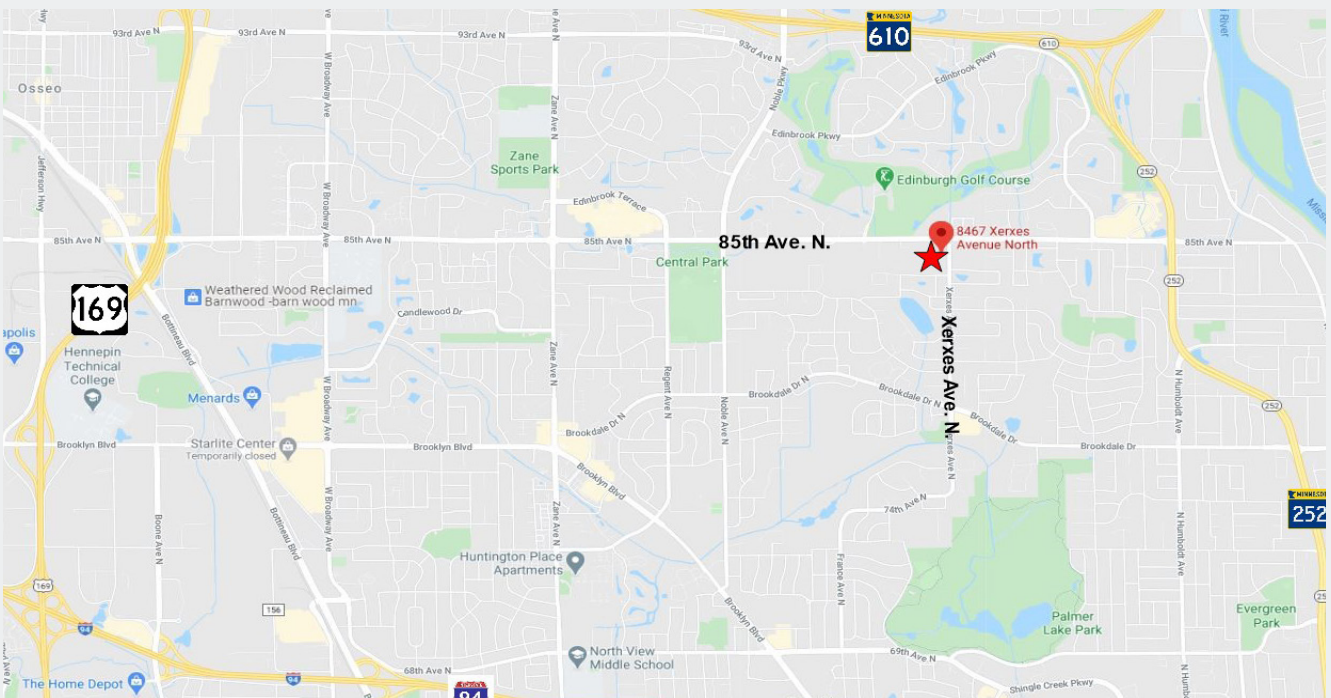
Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

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PROPERTY FACTS

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BUILDING SIZE	8,474 SF
YEAR BUILT	2003
PID #	(8467) 22-119-21-11-0069 (Hennepin County) (8471) 22-119-21-11-0068 (Hennepin County)
ROOF	Rubber
DRIVE IN DOOR	2 - (12' x 14') Drive In Doors.
ELECTRICAL	(2) - 200 Amp / 3 phase / panels
HVAC	Entire space including warehouse has AC.
CONSTRUCTION	Masonry
RESTROOMS:	Men's & Women's Restrooms
PARKING	Ample
AVAILABLE	Negotiable
ASSOCIATION DUES	\$991.00 / per month
2024 REAL ESTATE TAXES	8467 Xerxes - \$18,560.52 <u>8471 Xerxes - \$16,597.5</u> Total - \$35,158.04

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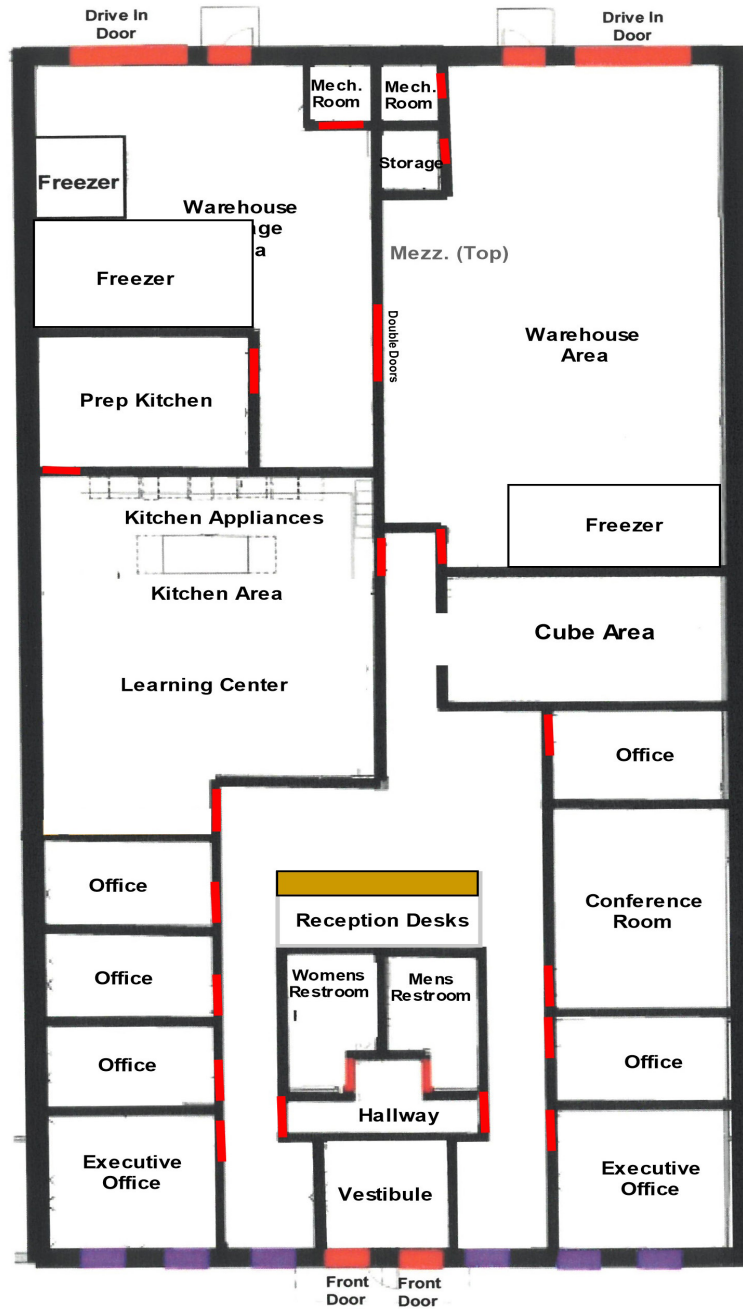
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FLOOR PLANS

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Private Office

Cubicle Area

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PHOTO GALLERY

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CITY INFORMATION

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POPULATION (5 MILE RADIUS)	2010 Census - 230, 755 2020 (Estimate) - 244,167 2025 (Projection) - 252,523
AVERAGE HOUSEHOLD INCOME	2020 (Estimate) - \$82,089
TRAFFIC	85th Ave. N. - 17,759 vehicles per day Xerxes Ave. N. - 8,306 vehicles per day
CITY INFO	<p>Brooklyn Park is the sixth largest city in Minnesota and continues to be a rapidly growing second-ring suburb. This former agriculture community offers a wide range of commercial, industrial and residential development opportunities. The city occupies approximately 17,020 acres—27 square miles, bounded on the south by Brooklyn Center, Crystal and New Hope, Champlin on the north, and Maple Grove and Osseo on the west. Brooklyn Park is about 85 percent developed, with the next area of growth under development north of Highway 610.</p> <p>The community provides excellent recreational opportunities, ranging from an extensive park and trail system to a nationally recognized public golf course. The city offers a number of amenities including unique parks and recreation programs, beautiful shoreline along the Mississippi River and a historical farm with seasonal activities. Residents and visitors alike are encouraged to enjoy the natural side of Brooklyn Park. A strong residential housing market, retail commercial market and industrial base complement the city's natural elements.</p>

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