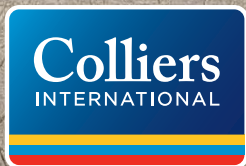


HIGH IMAGE OFFICE/WAREHOUSE > FOR SALE

7105 NORTHLAND TERRACE NORTH

BROOKLYN PARK, MN 55428

COLLIERS INTERNATIONAL
MINNEAPOLIS-ST. PAUL



Accelerating success.



7105 Northland Terrace North

Brooklyn Park, MN 55428

BUILDING INFORMATION >

Building Size	15,109 SF Main Floor Office
	14,747 SF Second Floor Office
	34,125 SF Warehouse
	63,981 SF Total
Year Built	1999
Site Size	6.53 acres
Type	Industrial
Subtype	Office/Warehouse
Ceiling Height	10' – Office 24' – Warehouse
Air Conditioned Space	100%
Expansion Capacity	Yes (20,000 SF+)
Number of Docks	4
Number of Drive-Ins	1
Existing Parking	+/- 150 (Expansion of 60+)
Sprinkler System	Yes
Electrical	Heavy / 2,000 AMP
Elevator	Yes
Building Construction	Tiltup concrete construction



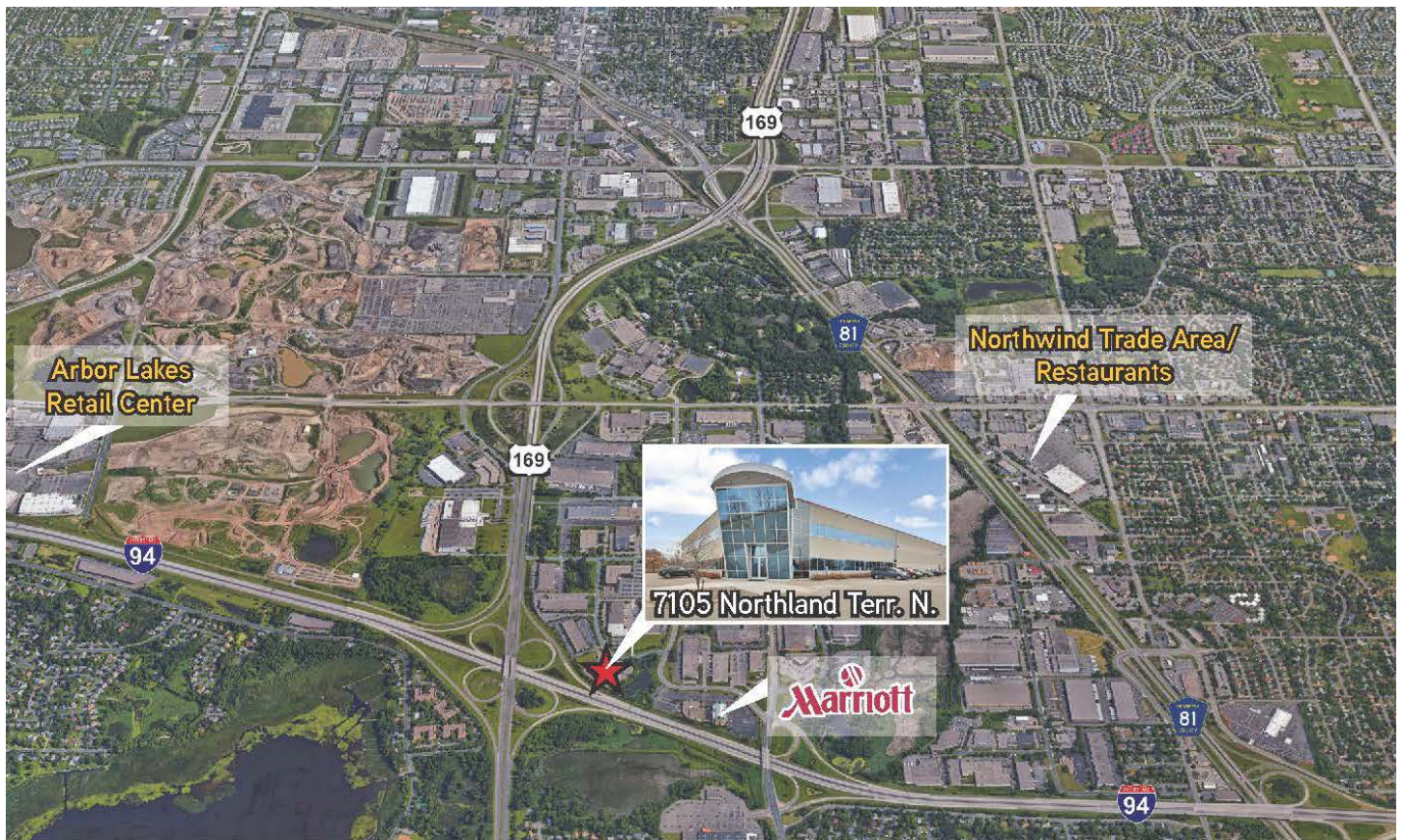
BUILDING HIGHLIGHTS

- > Unparalleled visibility and access to I-694 and Hwy 169 (200,000 traffic counts per day)
- > Site allows for excess parking/building expansion
- > Optimal truck loading with energy efficient staging area in warehouse
- > 4 dock doors, 1 drive-in door
- > Elevator in place with higher (10') ceiling heights for all office area
- > Abundant natural light to all areas
- > 100% air-conditioned space

SALE PRICING >

Sale Price	\$6,078,000 (\$95 PSF)
2018 Real Estate Taxes	\$139,763.22 (\$2.18 PSF)

PROPERTY LOCATION >



FLOOR PLAN >

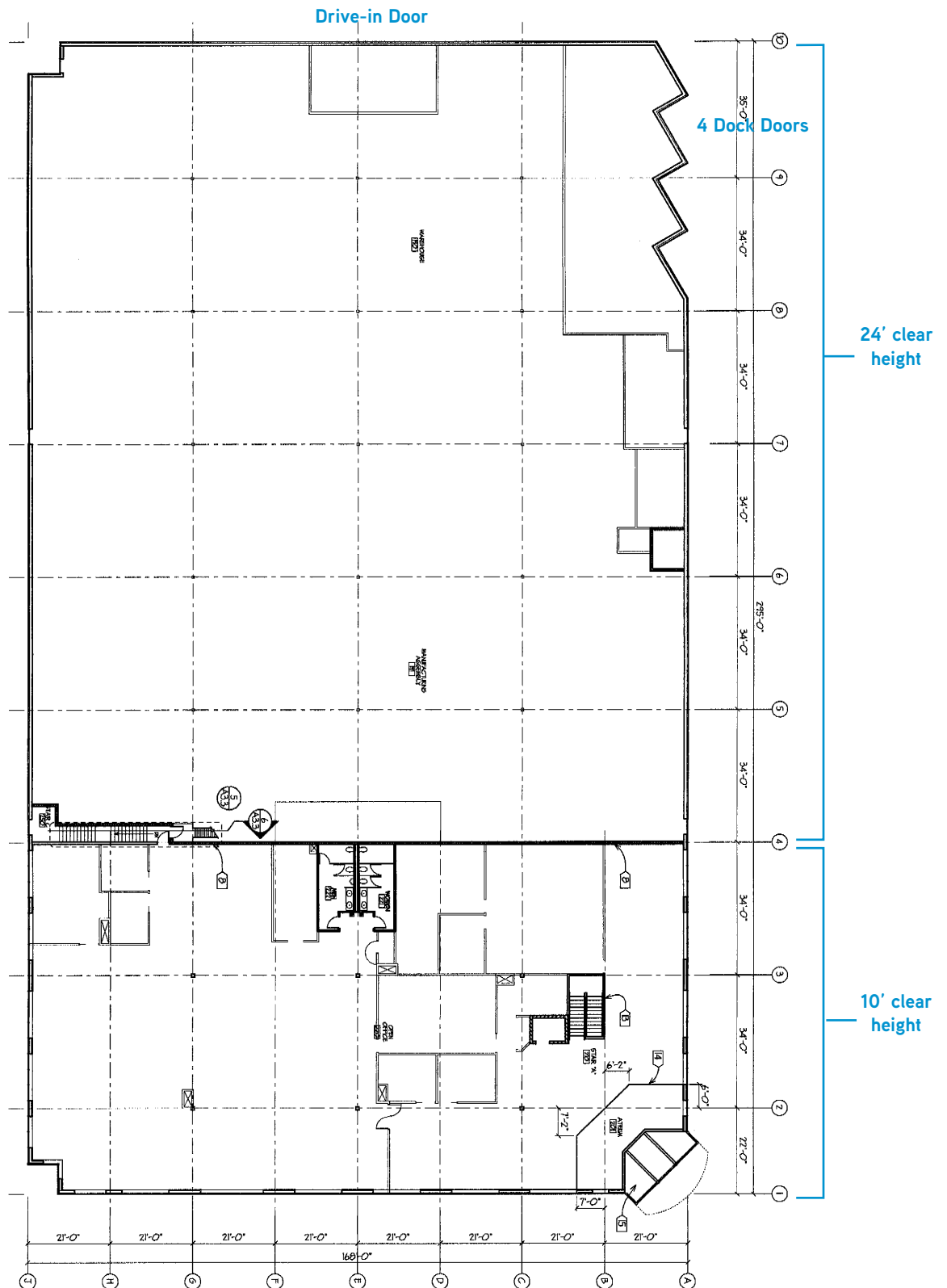
29,856 SF office

34,124 SF warehouse

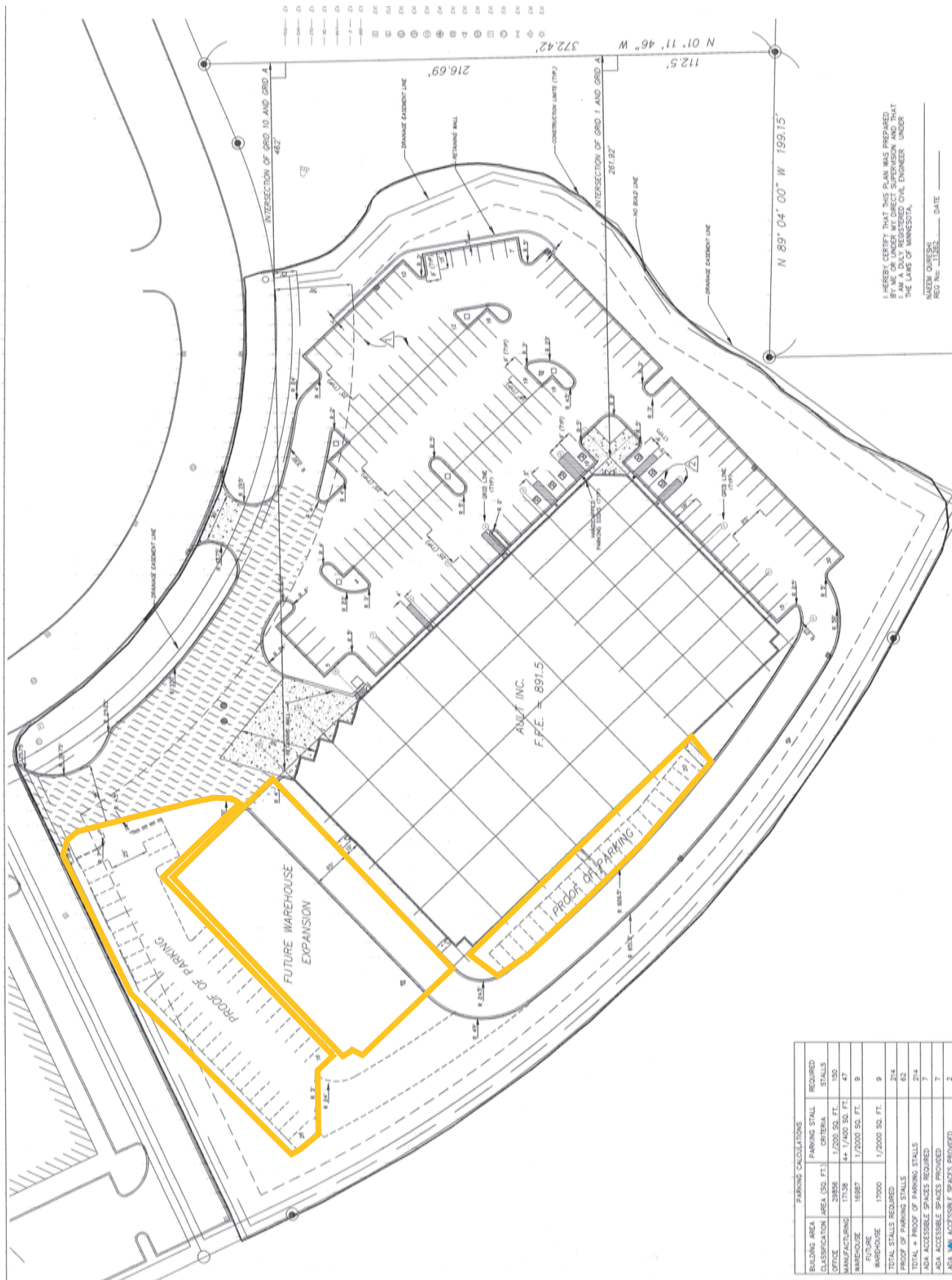
63,981 SF Total

> 4 Dock Doors

> 1 Drive-in Door



SITE PLAN >



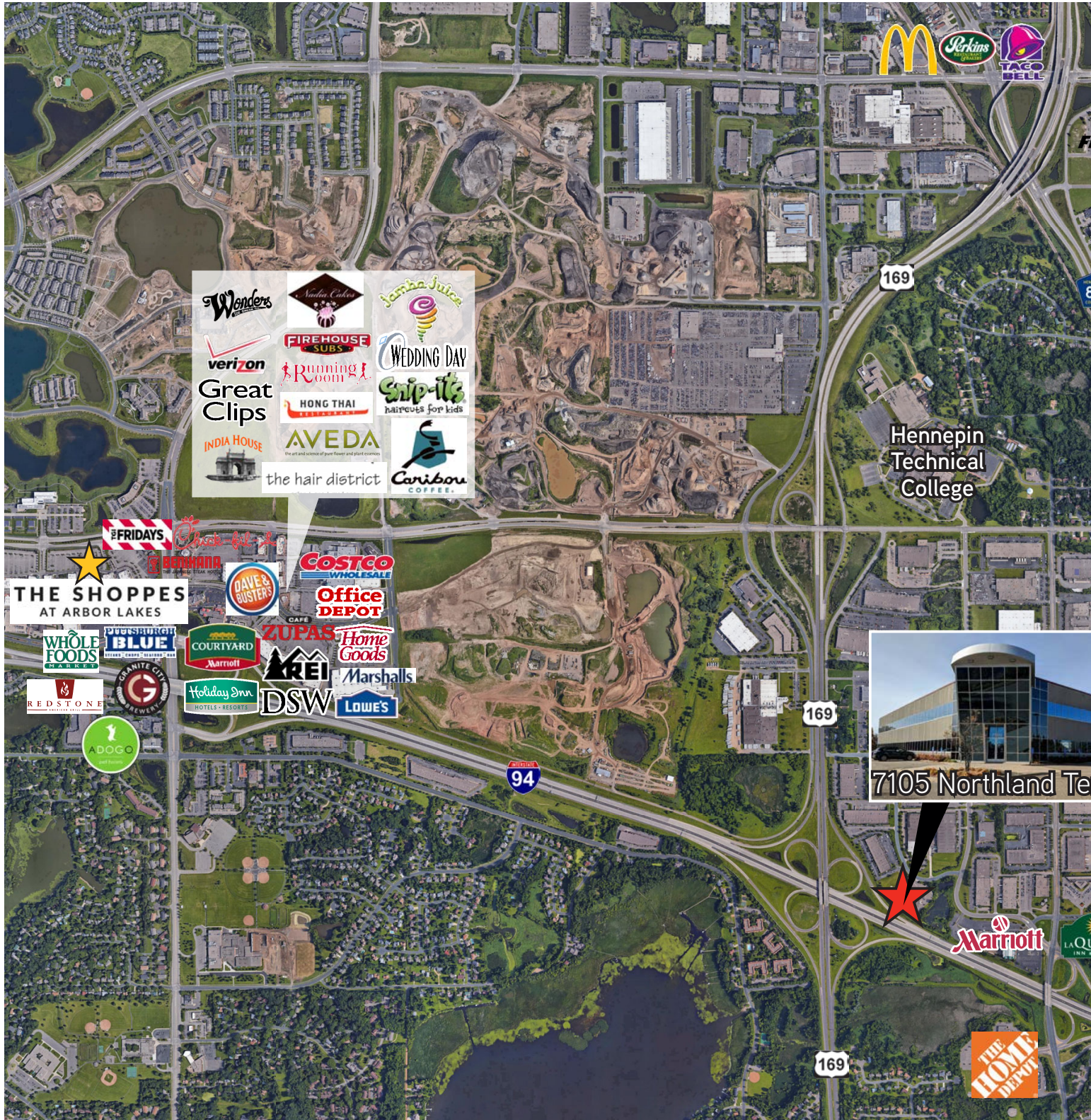
BUILDING AREA CLASSIFICATION	PARKING CALCULATIONS		REQUIRED STALLS
	AREA (SQ. FT.)	PARKING STALL 1/2000 SQ. FT.	
OFFICE	27358	1/2000 SQ. FT.	157
MANUFACTURING	19136	4+ 1/400 SQ. FT.	40
WAREHOUSE	16887	1/2000 SQ. FT.	9
WAREHOUSE	17000	1/2000 SQ. FT.	9
TOTAL STALLS REQUIRED			214
TOTAL STALLS AVAILABLE			62
TOTAL POOL OF PARKING STALLS			276
ADDITIONAL SPACES REQUIRED			138
ADJ. ACCESSIBLE SPACES REQUIRED			7
ADJ. TOTAL ADJUSTED SPACES REQUIRED			145

HIGH IMAGE OFFICE/WAREHOUSE FOR SALE >

7105 Northland Terrace North

Brooklyn Park, MN 55428

AMENITIES AERIAL >





★ THE SHOPPES AT ARBOR LAKES

FULL DIRECTORY >

- | | |
|---------------------------------|--------------------------|
| Eighteen Eight men's salon | Lane Bryant |
| American Eagle | Lens Crafters |
| Apricot Lane Boutique | Let's Dish |
| Aqua Lifestyle Nail Salon | Maurices |
| Baby Gap | MoCasa Imports |
| Bath & Body Works | Olfactory Scent Studios |
| Biaggi's Ristorante Italiano | ORECK |
| BMO Harris Bank | PacSun |
| Buckle | Patrick's Bakery |
| Center Management | P.F. Chang's |
| Claire's | Pittsburgh Blue |
| Color Me Mine | Portillo's |
| Cost Plus World Market | Potbelly Sandwich Shop |
| Diana's Alterations & Sewing | Pottery Barn |
| Evereve | Pottery Barn Kids |
| Express | Punch Pizza |
| Flaunt accessories | Redstone American Grill |
| Forever 21 | Regis Salon |
| Francesca's | Rodizio Grill |
| GAP | Bubi Jubi boutique |
| GAP kids | Savvi Formalwear |
| The Gold Guys | Sleep Number |
| Goldy's Locker Room | Soma Intimates |
| Good Things gifts | Sprint |
| Granite City food & brewery | Talbots |
| Grey Duck Games & Toys | Trader Joe's |
| H&M | ULTA Beauty |
| Hot Topic | Victoria's Secret |
| Ideal Image | White House Black Market |
| Jared - The Galleria of Jewelry | Whole Foods |
| J.jill | Williams-Sonoma |
| Jos. A. Bank | The Woodhouse Day Spa |
| Justice | Yankee Candle |
| Kirkland's home decor | |

7105 NORTHLAND TERRACE NORTH > PHOTOS



Building Entrance



Conference Room



Break Area



Natural Light to Production/Warehouse Area



Open Office/Classroom Area



24' Clear Warehouse Area



Full Set of Warehouse Restrooms/Wash Area



Expansion Area for Building/Additional Parking



Scenic Ponding Area/Buffer



Electrical/Air Conditioning Throughout Production/Warehouse Area

7105 NORTHLAND TERRACE NORTH > PHOTOS



Office Area



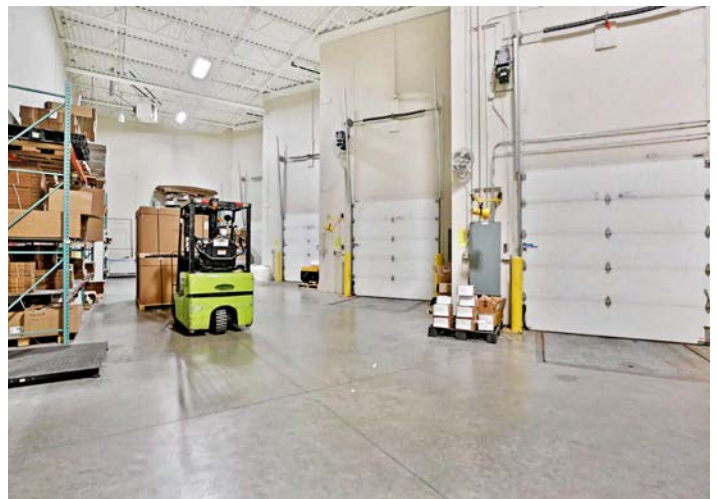
Reception/Lobby



Office/Showroom Area



Dock Doors and Drive-In Door



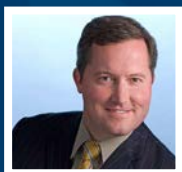
Dock Doors - Staging Area

7105 NORTHLAND TERRACE NORTH > AERIAL PHOTOS



CONTACT

colliers.com/msp



Steve Nilsson CCIM, SIOR
Vice President
steve.nilsson@colliers.com
952.897.7899



Andrew Odney
Vice President
andrew.odney@colliers.com
952.897.7709



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Colliers International | Minneapolis-St. Paul
4350 Baker Road, Suite 400, Minnetonka, MN 55343