

FOR LEASE > OFFICE/WAREHOUSE SPACE



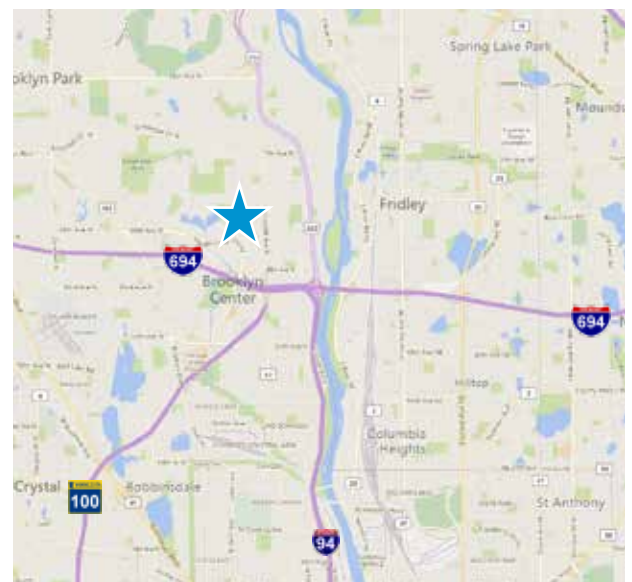
Shingle Creek Commerce Center I & II

6820 & 6840 SHINGLE CREEK PARKWAY | BROOKLYN CENTER, MN 55430



Building Amenities

- > Quality office/warehouse buildings located in NW Submarket totaling 260,380 SF
- > 20' clear height
- > Flexible dock and drive-in loading
- > Outstanding in-fill location near Hwy 694 & 100 interchange
- > Area amenities include lodging, retail and restaurants
- > Ample double loaded car parking
- > Immediate access to Highways 694 & 100
- > T-8 lighting in warehouse
- > Potential outside storage
- > Fiber in building
- > Monument signage available for both buildings



Shingle Creek I

PROPERTY ADDRESS:

6820 Shingle Creek Parkway
Brooklyn Center, MN

TOTAL BUILDING SIZE:

146,870 SF

TOTAL SF AVAILABLE:

1,450 SF office
17,998 SF warehouse*
19,448 SF total
*Vacancy prep done

LOADING:

Two (2) docks
One (1) drive-in
(Additional easily added)

PARKING:

3/1,000 parking ratio
(50 stalls)

CLEAR HEIGHT:

20'

NET RENTAL RATES:

\$9.50 PSF office
\$4.75 PSF warehouse

**2018 EST. CAM &
REAL ESTATE TAX:**

\$1.13 PSF CAM
\$1.52 PSF Tax
\$2.65 PSF Total

AMENITIES:

- Immediate access to Hwy 694 & 100
- Ample parking & loading
- Infill location
- Flexible sizes/loading
- Potential outside storage
- Monument signage available
- New lights
- White warehouse walls

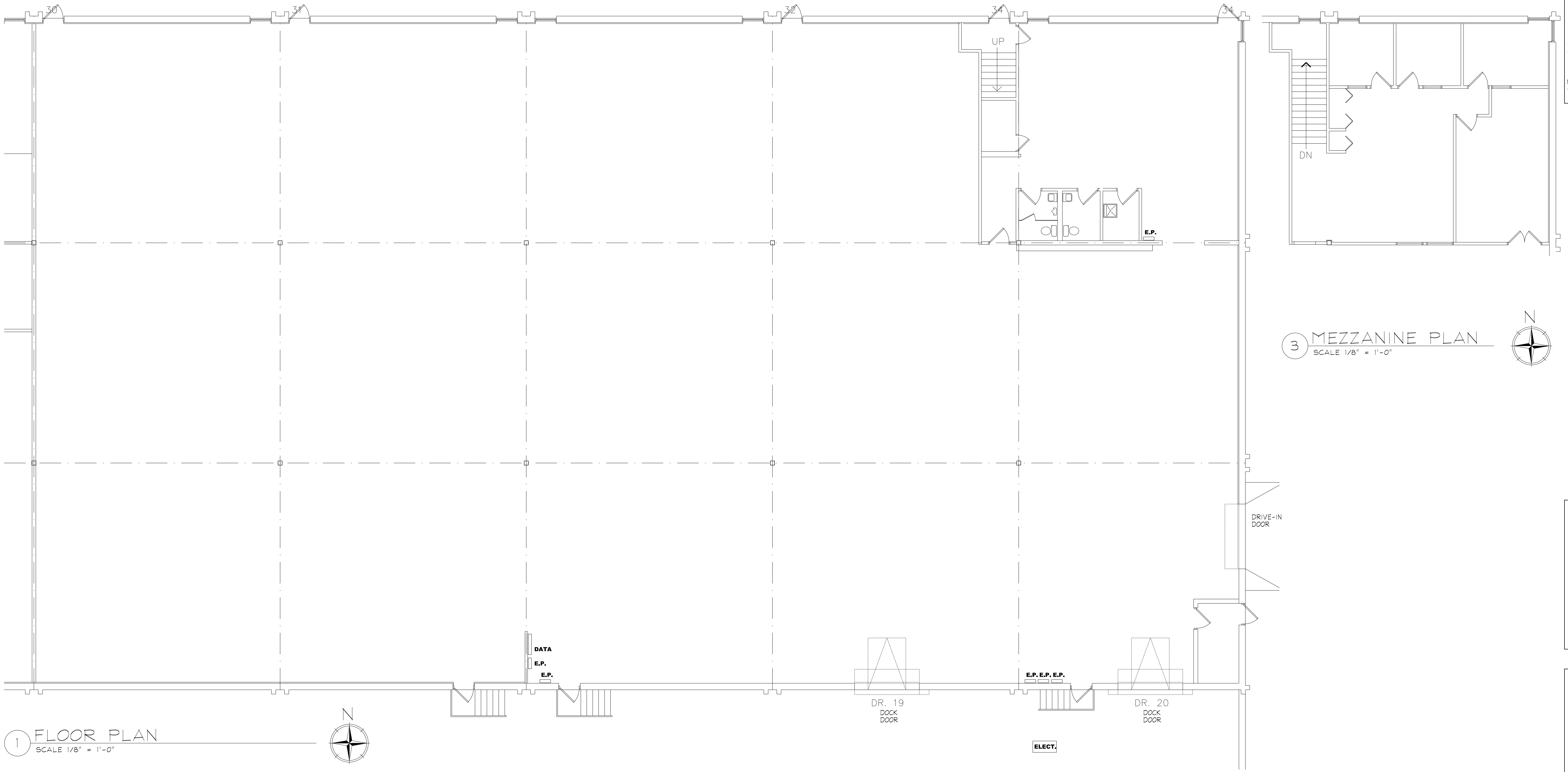


FOR LEASING INFORMATION, CONTACT:

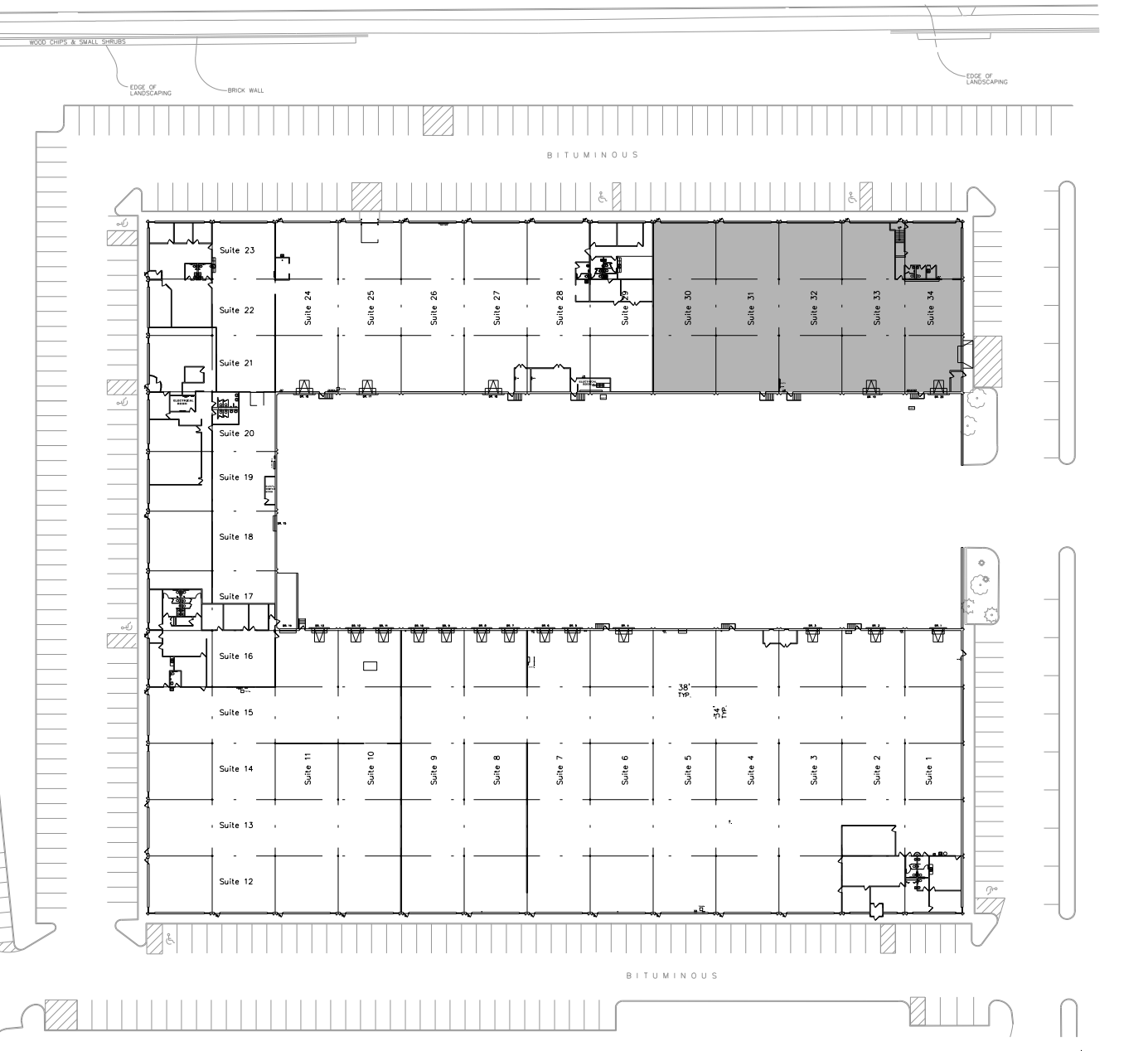
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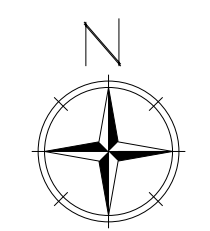


1 FLOOR PLAN
SCALE 1/8" = 1'-0"



2 SITE PLAN
NOT TO SCALE

3 MEZZANINE PLAN
SCALE 1/8" = 1'-0"



BUILDING DATA	
TOTAL BUILDING AREA.....	146,870 SF
TOTAL PARKING.....	348
TYPICAL STRUCTURAL BAY.....	38' x 34'
CLEAR HEIGHT.....	20'
TENANT DOCK DOORS.....	2
TENANT DRIVE IN DOORS.....	1
MEZZANINE AREA.....	1,318 SF
GROUND FLOOR OFFICE AREA.....	1,450 SF
GROUND FLOOR WAREHOUSE AREA.....	17,998 SF
TOTAL TENANT AREA.....	19,448 SF

Prepared For:

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Issue & Revision Dates	
DATE	
04-03-18	

216017A

EXISTING
CONDITIONS

A1.0



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