

Shingle Creek I

PROPERTY ADDRESS:

6820 Shingle Creek Parkway
Brooklyn Center, MN

TOTAL BUILDING SIZE:

146,870 SF

TOTAL SF AVAILABLE:

1,450 SF warehouse

17,998 SF office*

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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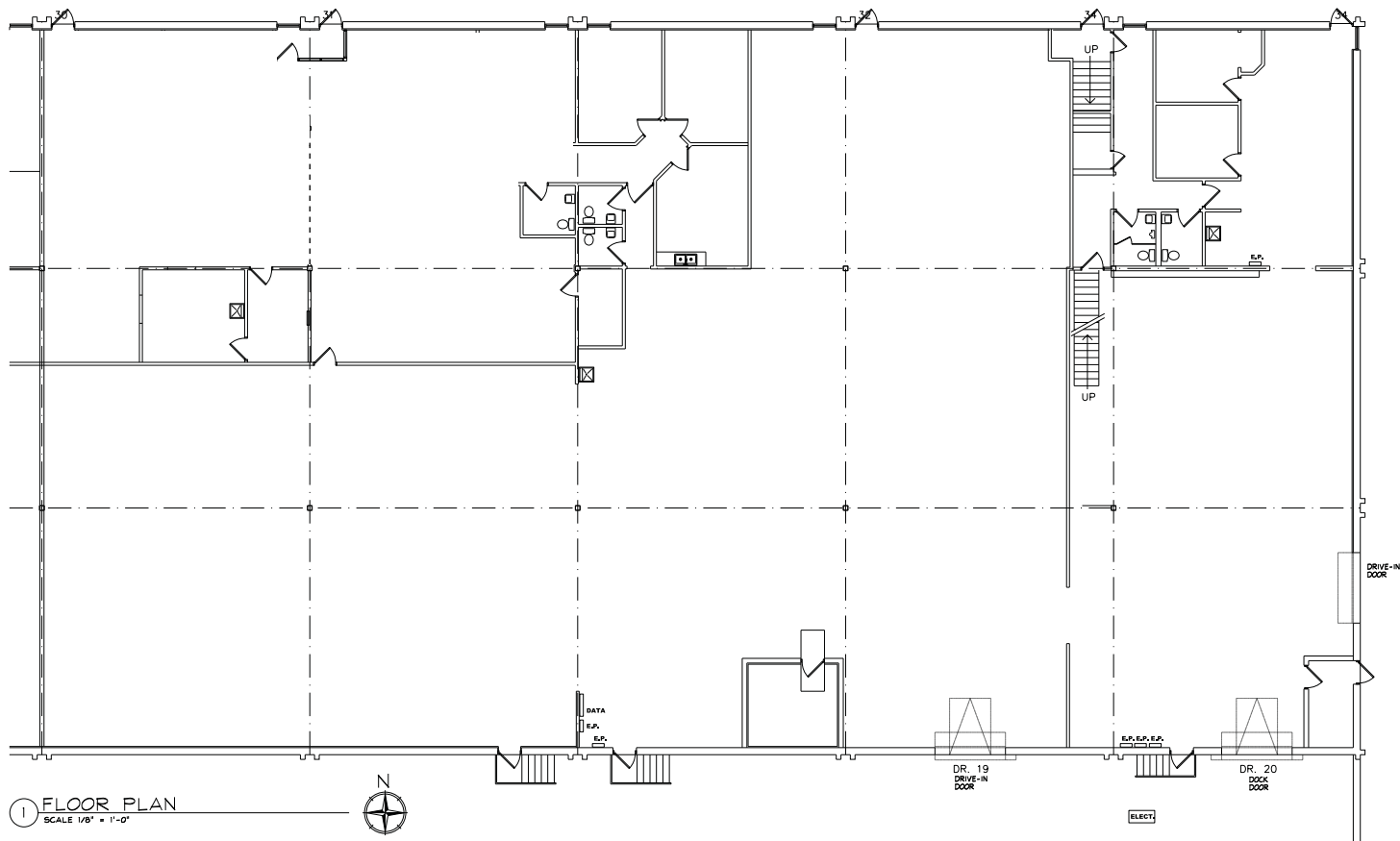
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Minneapolis, MN 55402

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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
GROUND FLOOR OFFICE AREA	6,063 SF
GROUND FLOOR WAREHOUSE AREA	13,385 SF
TOTAL TENANT AREA	19,448 SF



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SUITE 30-34
SHINGLE CREEK COMMERCE CENTER I
6820 SHINGLE CREEK PARKWAY
BROOKLYN CENTER, MINNESOTA 55430

Prepared For:



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Issue & Revision Dates

DATE
02-09-16

2/60/7A

EXISTING
CONDITIONS

A1.0

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FOR LEASE > OFFICE/WAREHOUSE SPACE



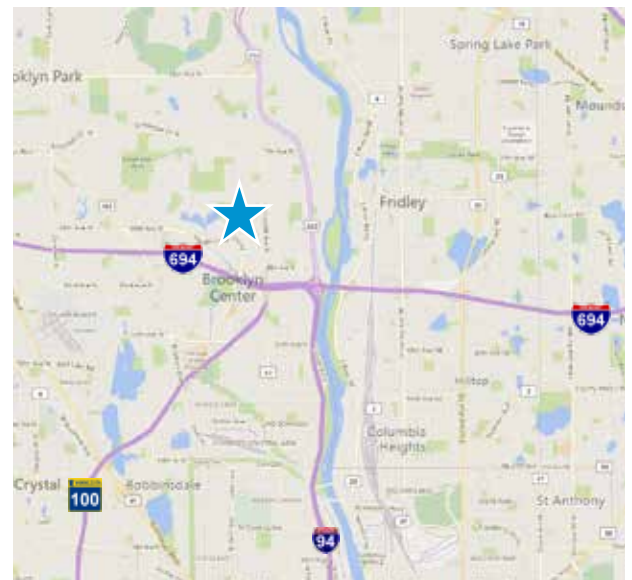
Shingle Creek Commerce Center I & II

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





› Contact Us



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