

FOR LEASE > OFFICE/WAREHOUSE SPACE



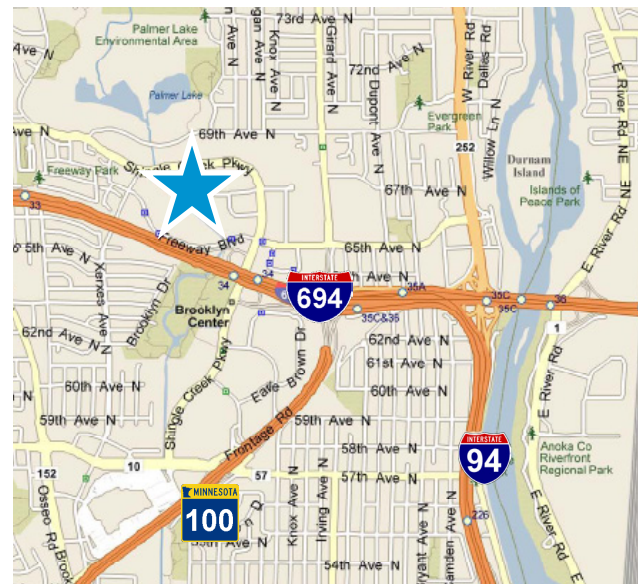
Shingle Creek Commerce Center I & II

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 warehouse

17,998 SF office*

19,448 SF total

*Vacnacy 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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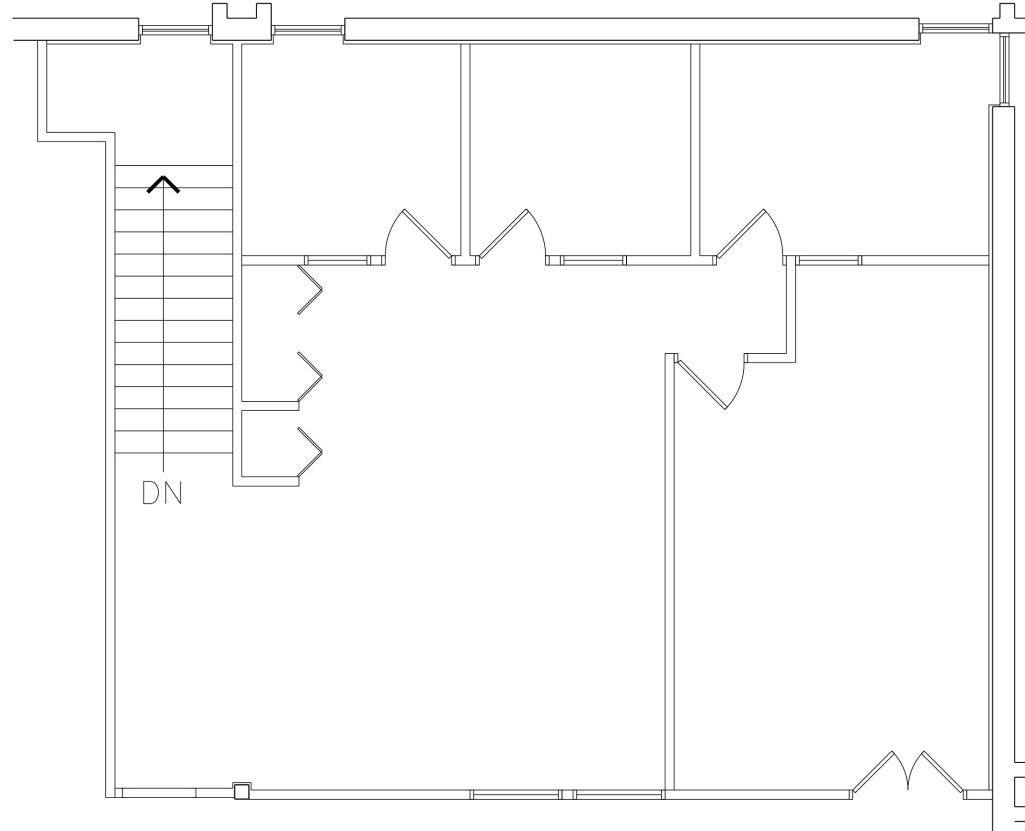
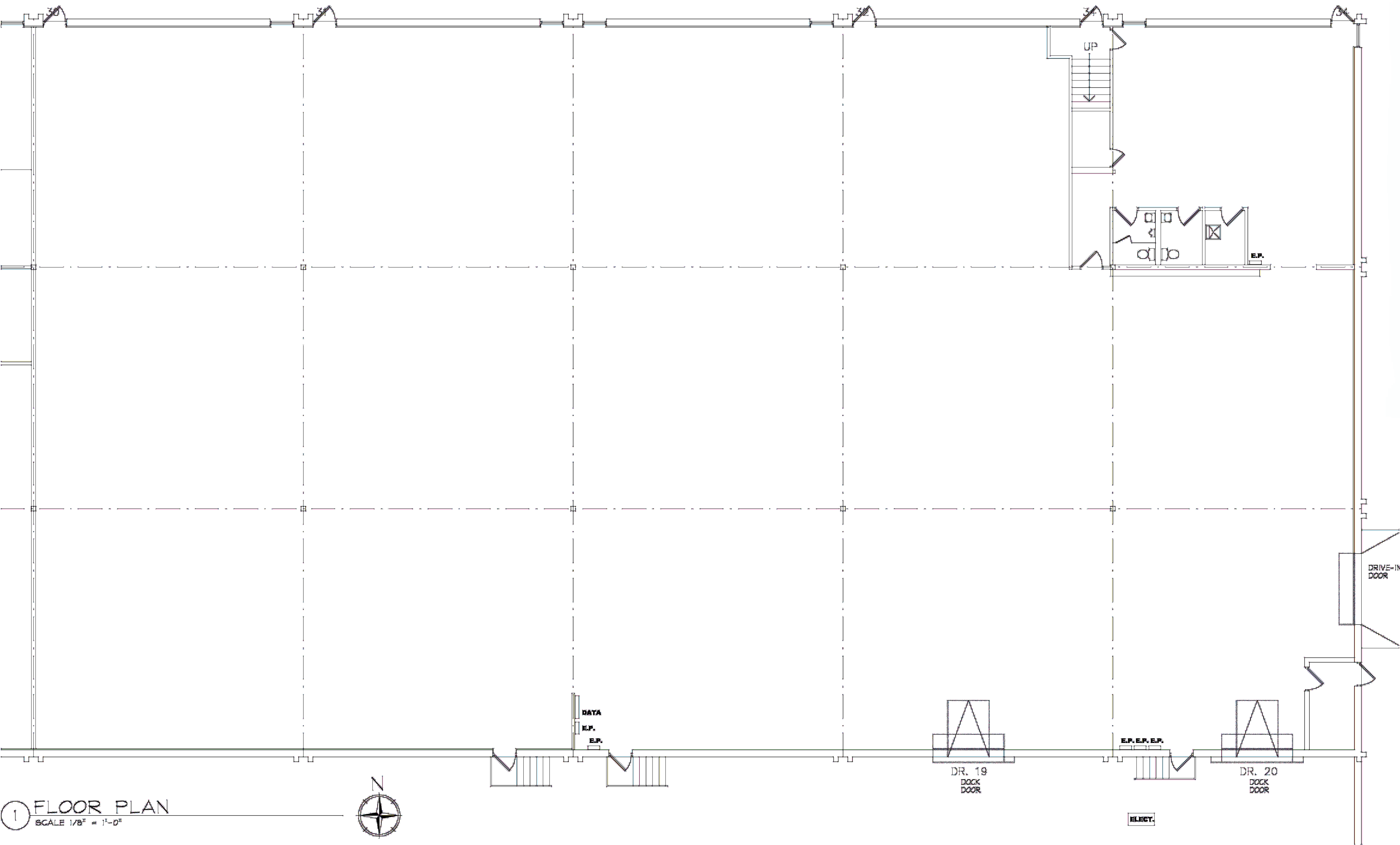
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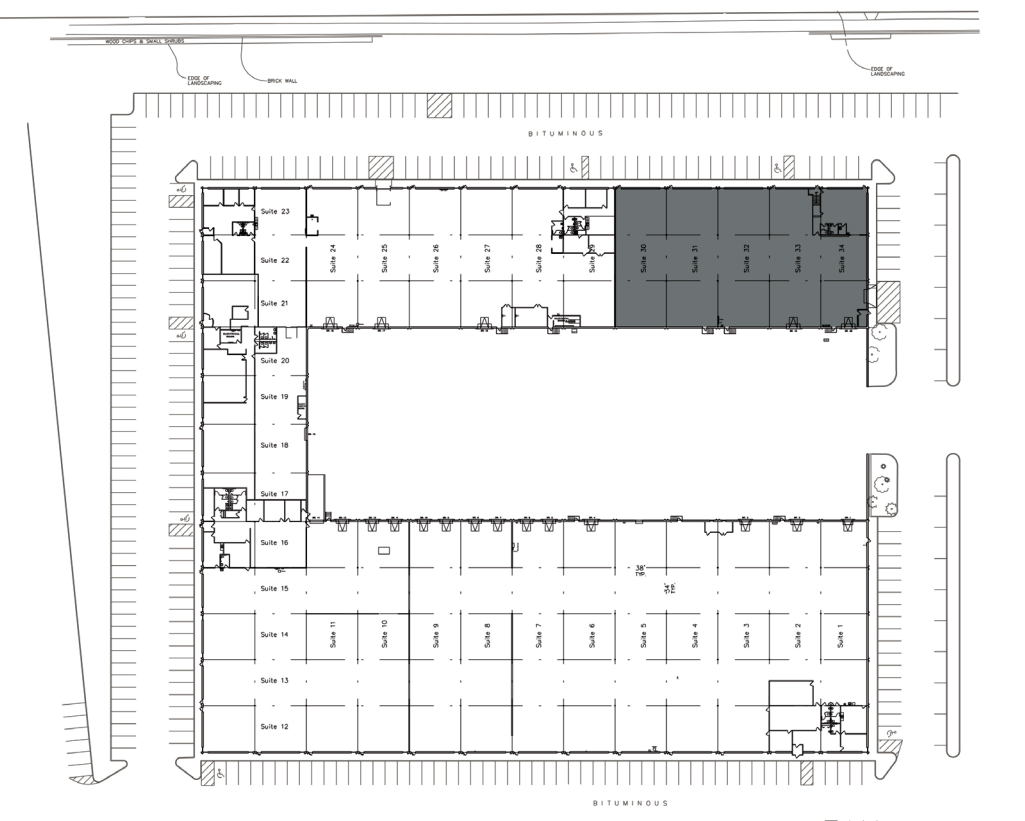


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SHINGLE CREEK I > Office/Warehouse 19,448 SF available



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



2 SITE PLAN
NOT TO SCALE



6840 Shingle Creek Pkwy

> TOTAL SF AVAILABLE

- 13,385 SF warehouse
- 6,063 SF office*
- 19,448 SF total
- *will demo office

> Loading:

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

> Net Rental Rates:

- \$8.75 PSF office
- \$4.75 PSF warehouse

> 2018 CAM & RE Tax:

- \$2.65 PSF total

> 20' clear height

> Ample parking & loading

> Infill location

> Monument signage available

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

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