

OFFICE WAREHOUSE BUILDING FOR SALE >

# 8700 Xylon Avenue N

Brooklyn Park, MN 55445



Accelerating success.



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## PROPERTY SUMMARY >

**Location:**

8700 Xylon Avenue N  
Brooklyn Park, MN 55445

**Lot Size:**

3.24 Acres

**Zoning:**

BP - Business Park District

**Building Size:**

75,496 sf

**Year Built:**

1987

**Parcel Number:**

18-119-21-41-0021

**2018 Total Property Tax:**

\$138,432

**Building Square Feet:**

75,496 sf total

67,641 sf warehouse

7,855 sf office on 2 stories

**Roof:**

2/3 new, 1/3 original

**Construction:**

Tilt up panel, sealed concrete floor

**Parking Lot:**

55 stalls, 3 handicap stalls

**Sale Price:**

\$4,907,240 (\$65 psf)

**Clear Height:**

22'-24'

**Sprinkler:**

100% wet sprinkler

**Dock Loading:**

11 docks with pads, seals & levelers

1 - 14' ramped drive-in

# PROPERTY SUMMARY

## 8700 Xylon Avenue N, Brooklyn Park

This production and distribution facility is located in the Minneapolis/St. Paul northwest market, just minutes north of Interstate 694 and Highway 169. Originally constructed in 1987 this facility is now available for sale. Situated on a 3.24 acre site with great access to the freeway system and local amenities.

At 75,496 sf total, this building boasts a 22'-24' clear height in the warehouse and 2-story office area.







**BUILDING PHOTOGRAPHS >**



## ➤ Building Photographs



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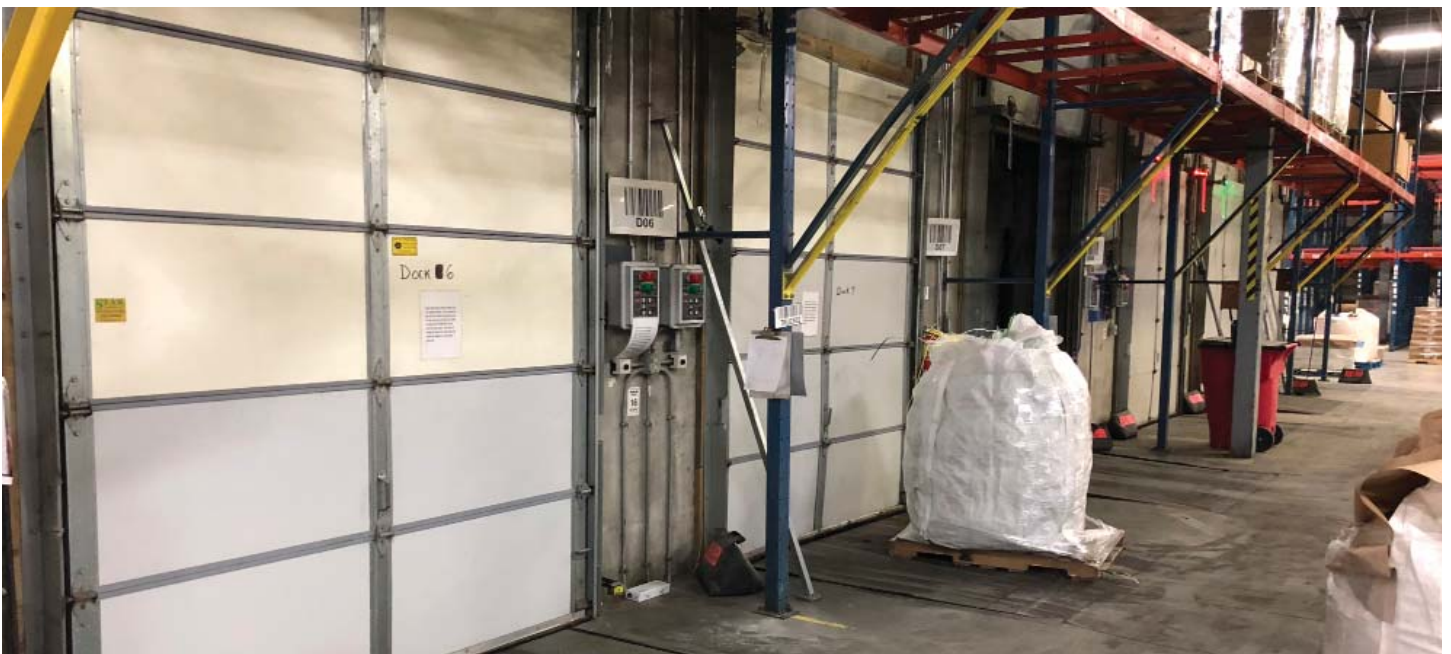




## ➤ Building Photographs



## ➤ Building Photographs





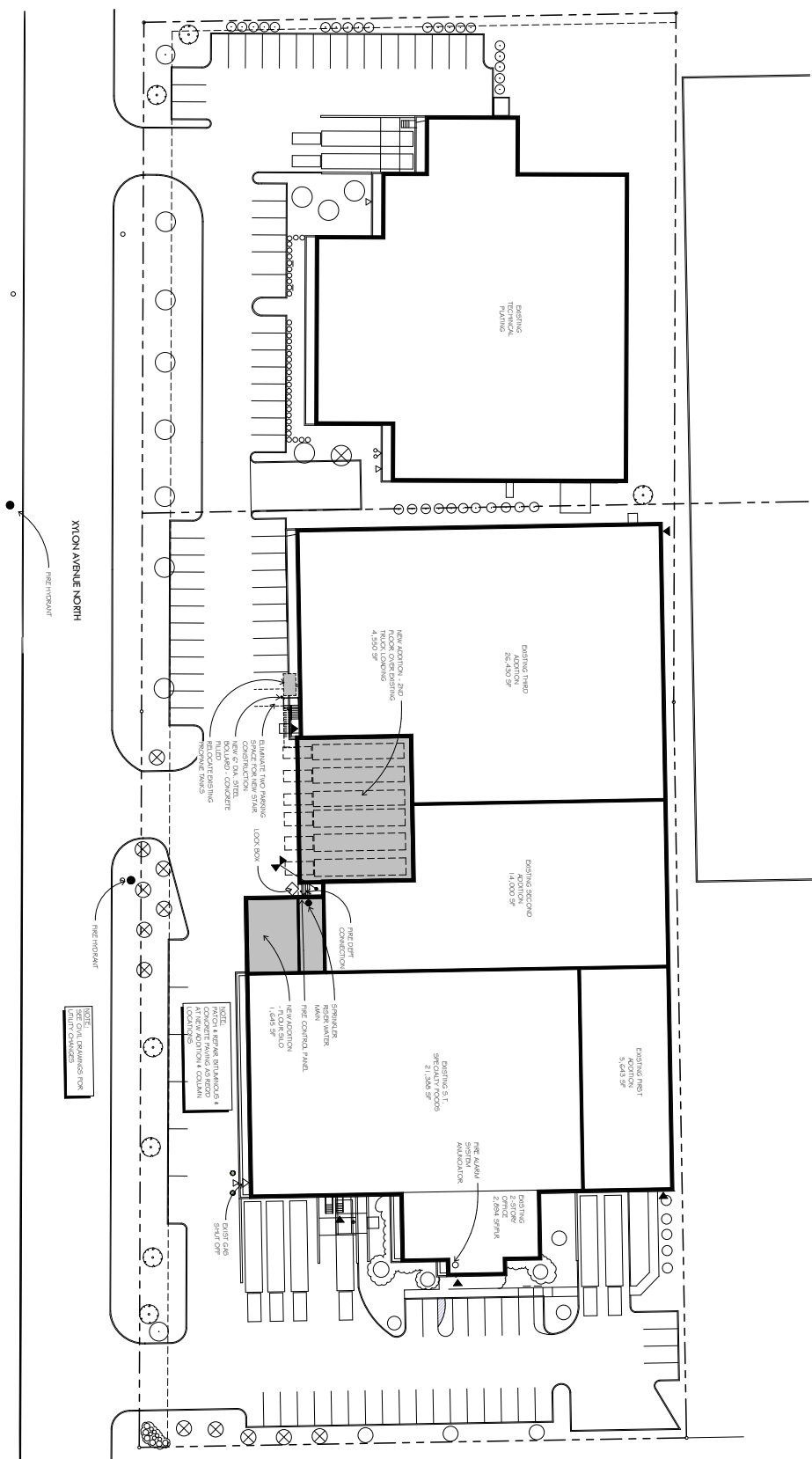


**BUILDING & SITE PLANS >**





**1** SITE PLAN  
1" = 30'-0"



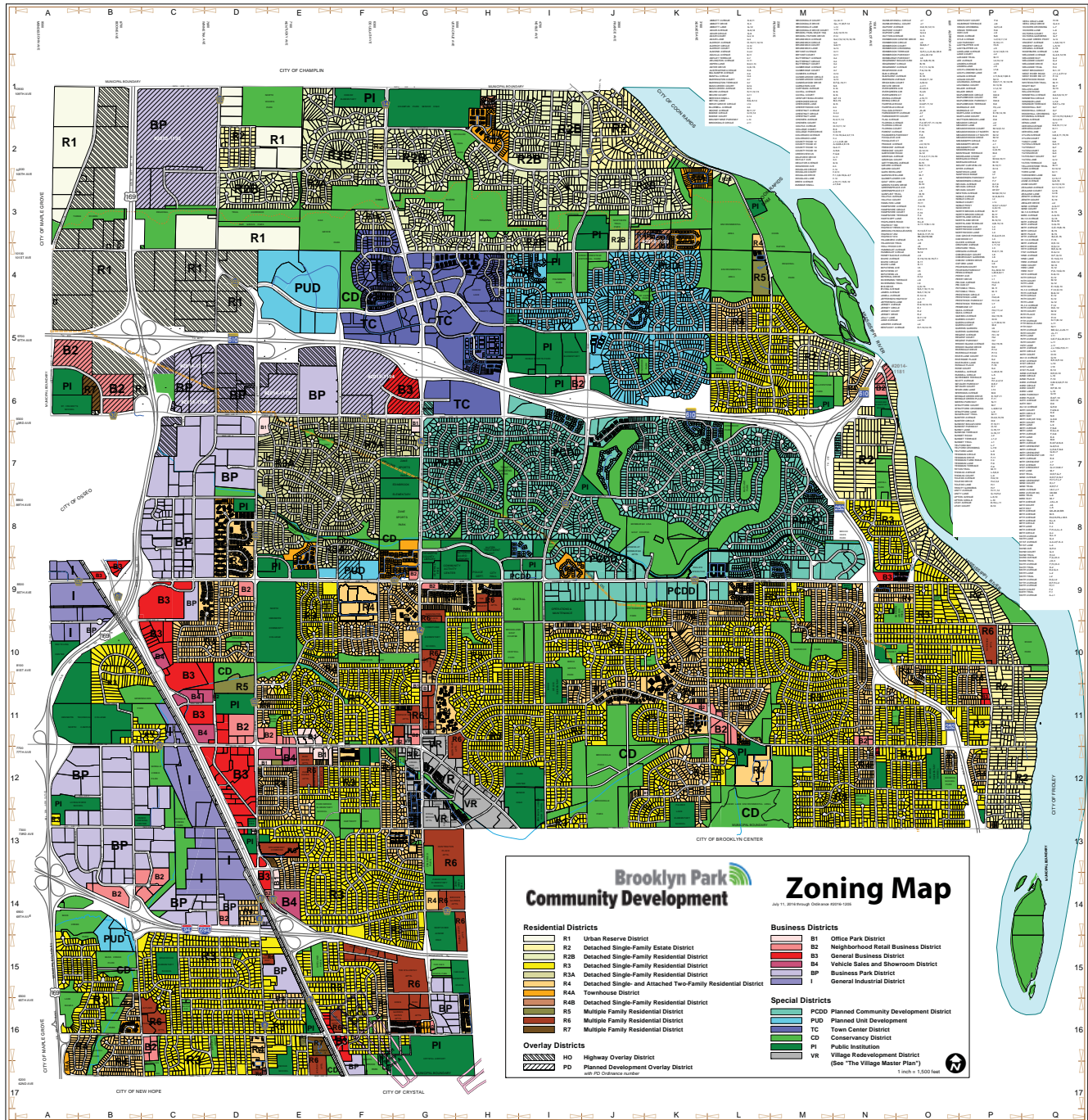
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## ➤ Property Lines Map



# ➤ Zoning Map



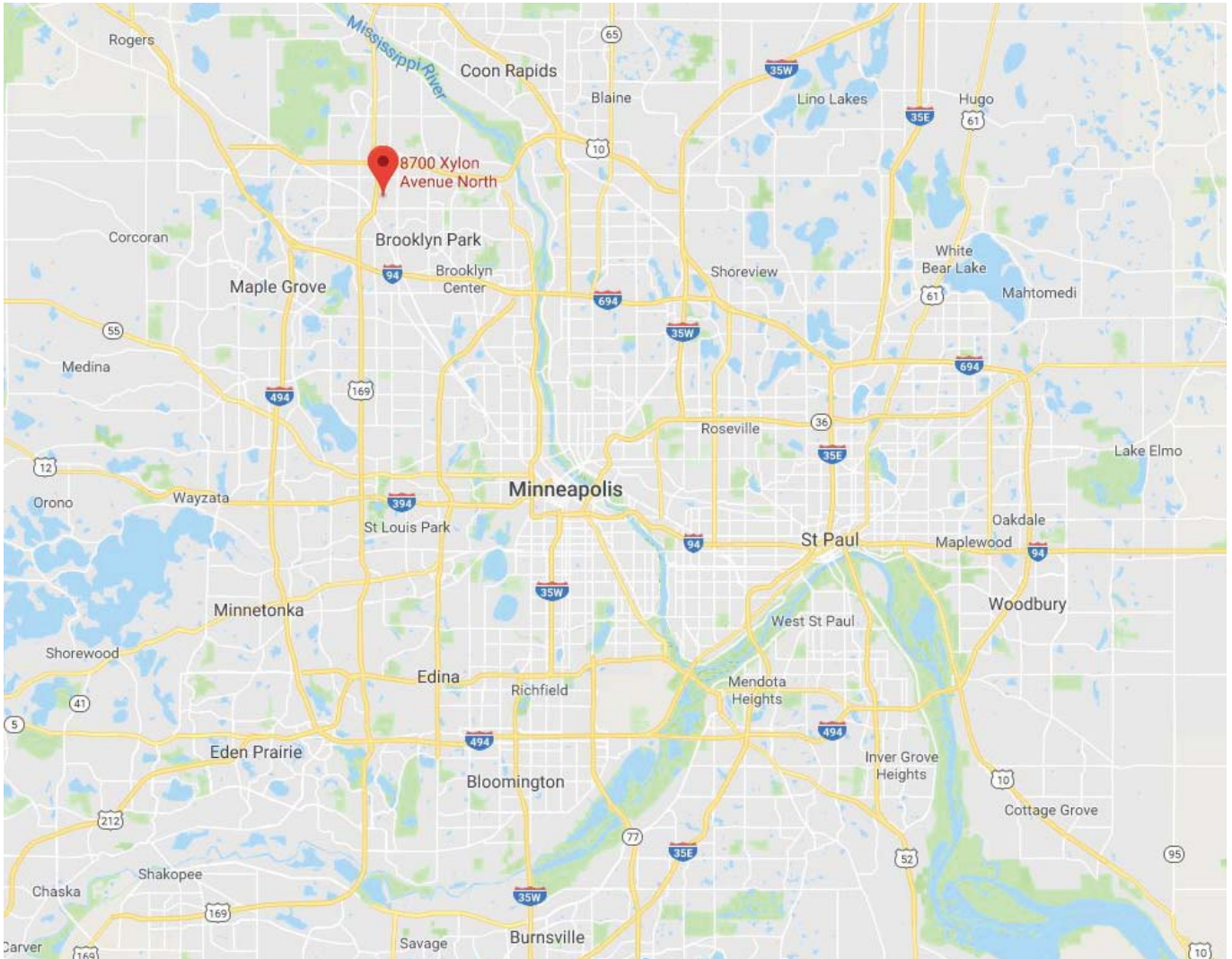




LOCATION >

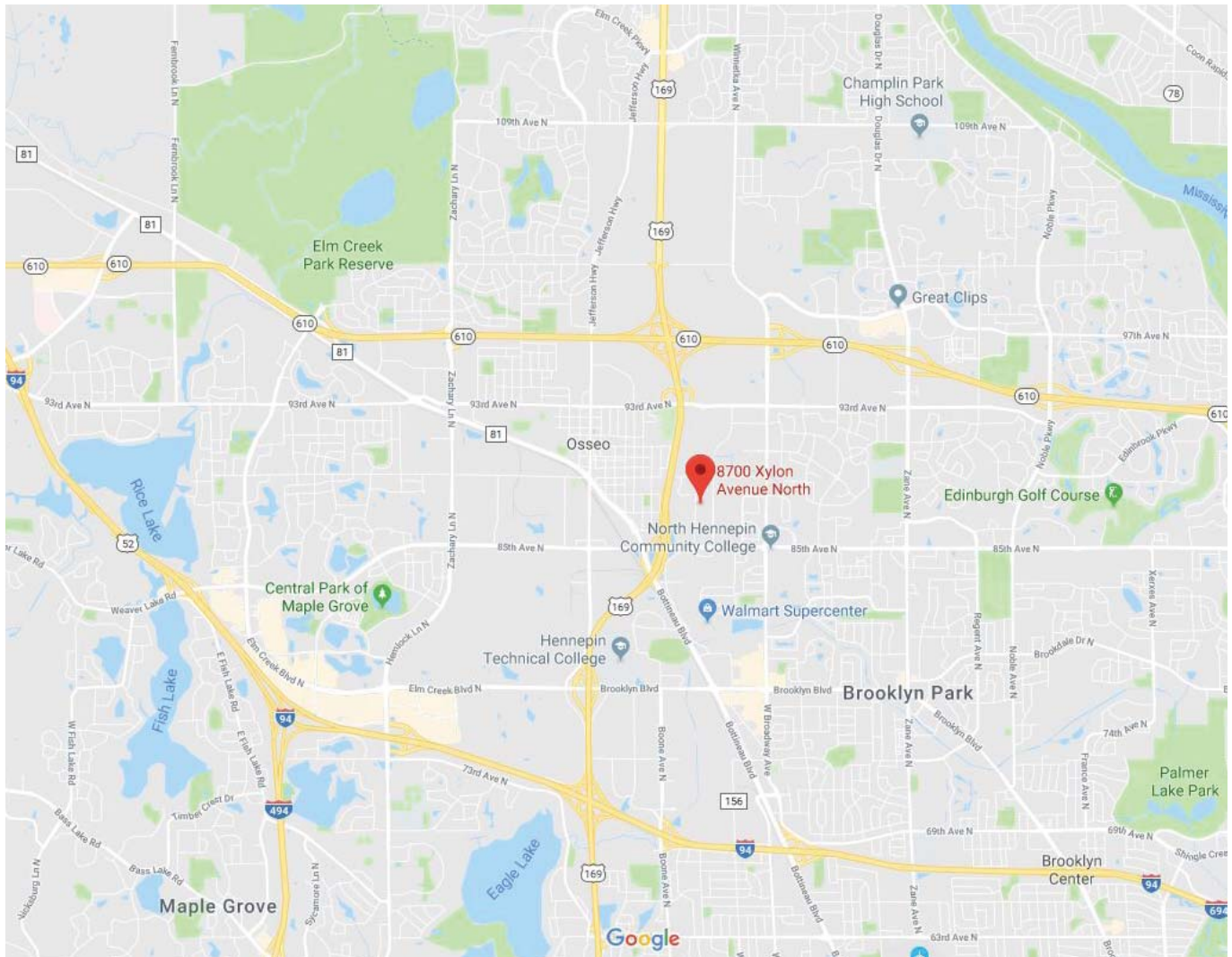


## › Twin Cities Map



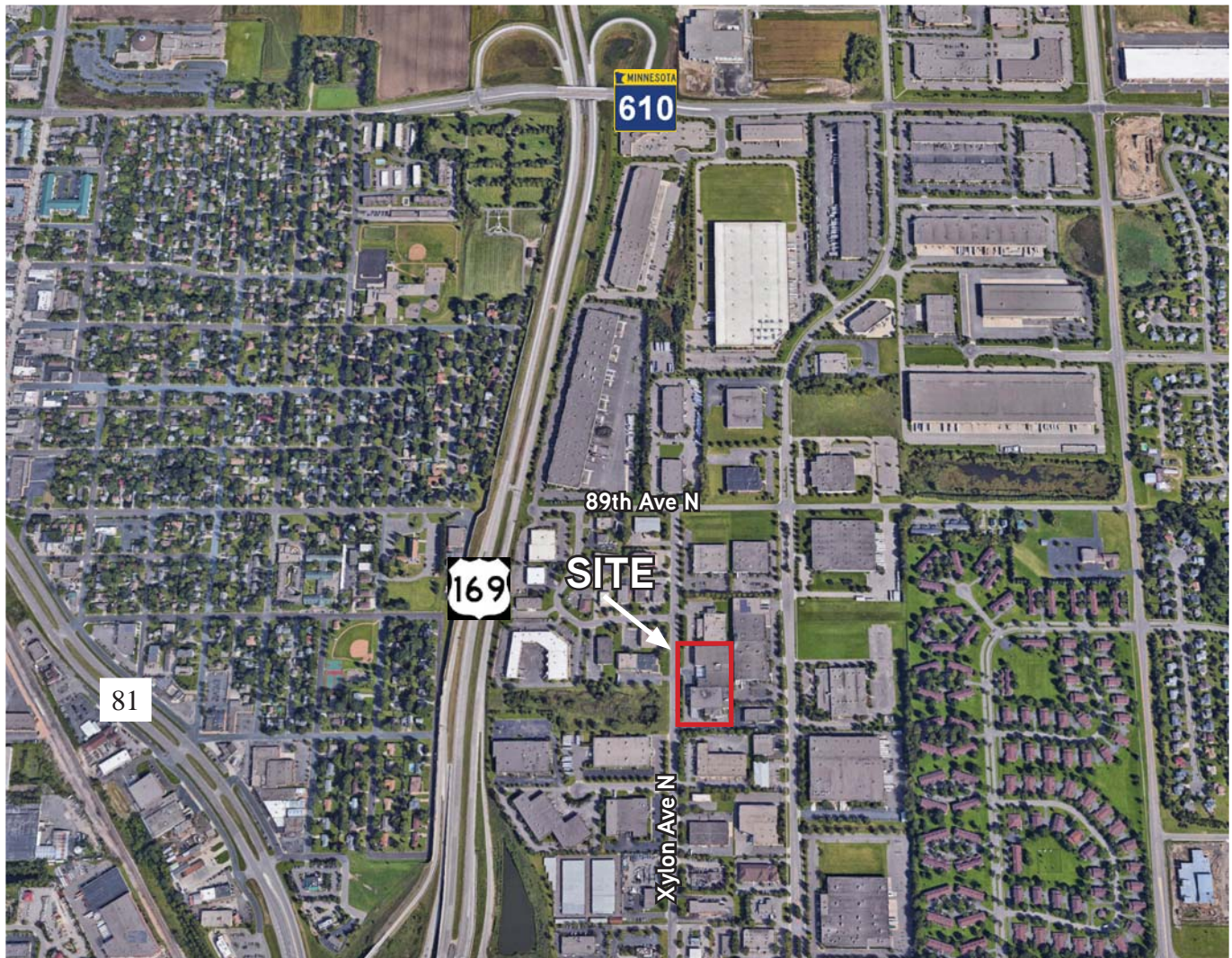


## › Location Map





## ➤ Location Aerial





## ➤ Location Aerial



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