

FOR LEASE >

# FRANCE AVE BUSINESS PARK I

4837 Azelia Ave N | Brooklyn Center, MN



Accelerating success.



## BUILDING FEATURES

- > State of the art 30' clear bulk warehouse
- > Premier infill distribution facility
- > Business park setting with Caribou Coffee, Fuji, Toro Supply Technologies and amongst others
- > This project is just southwest of the new 500,000 SF Shingle Creek Crossing shopping center
- > Immediate access to Hwy 100

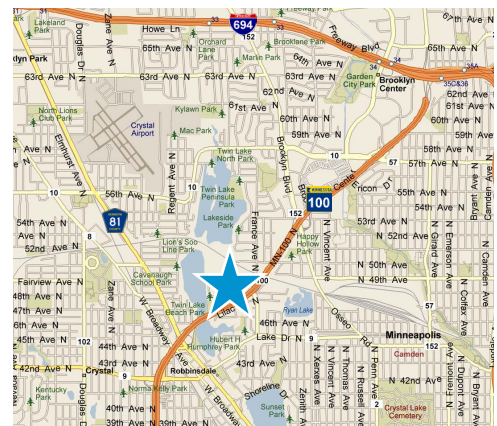
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# France Ave Business Park I

4837 Azelia Ave N | Brooklyn Center, MN

**TOTAL BUILDING SQUARE FEET:**

270,000 SF

**TOTAL AVAILABLE SQUARE FEET:**

1,500 SF Office  
114,500 SF Warehouse  
116,000 SF Total

**LAND AREA:**

12.59 acres

**CLEAR HEIGHT:**

30'

**YEAR BUILT:**

2000

**SPRINKLER SYSTEM:**

ESFR

**LOADING:**

20 dock doors  
(12 with levelers)

**COLUMN SPACING:**

41' x 41'

**POWER:**

200A, 277/480V, 3 PH

**BUILDING DEPTH:**

352'

**PARKING:**

98 stalls  
(143 more possible)

**NET RENTAL RATES:**

\$9.00 PSF - Office  
\$4.75 PSF - Whse

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

\$1.48 PSF Tax  
\$0.90 PSF Op Exp  
\$2.38 PSF Total Expenses



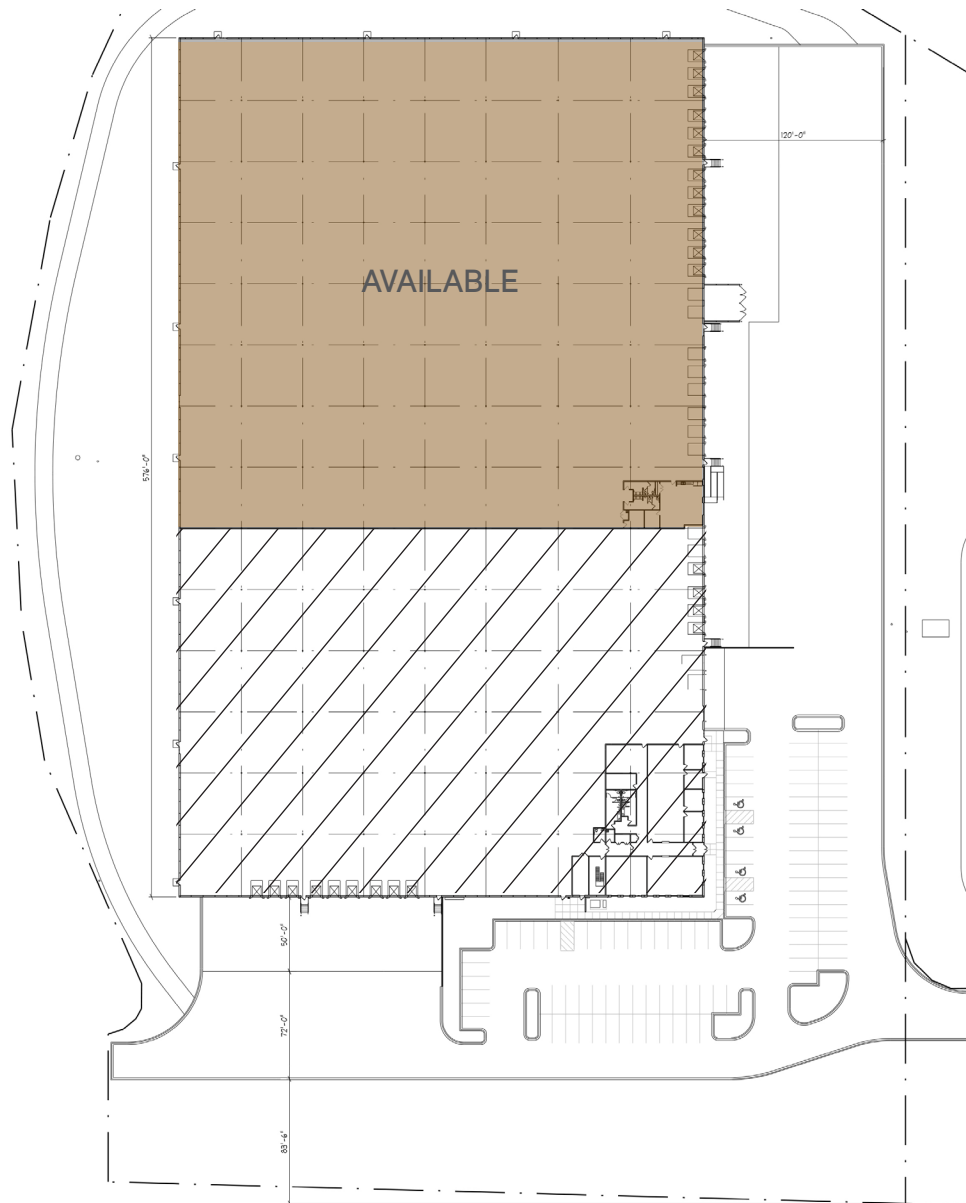
## PROPERTY DESCRIPTION

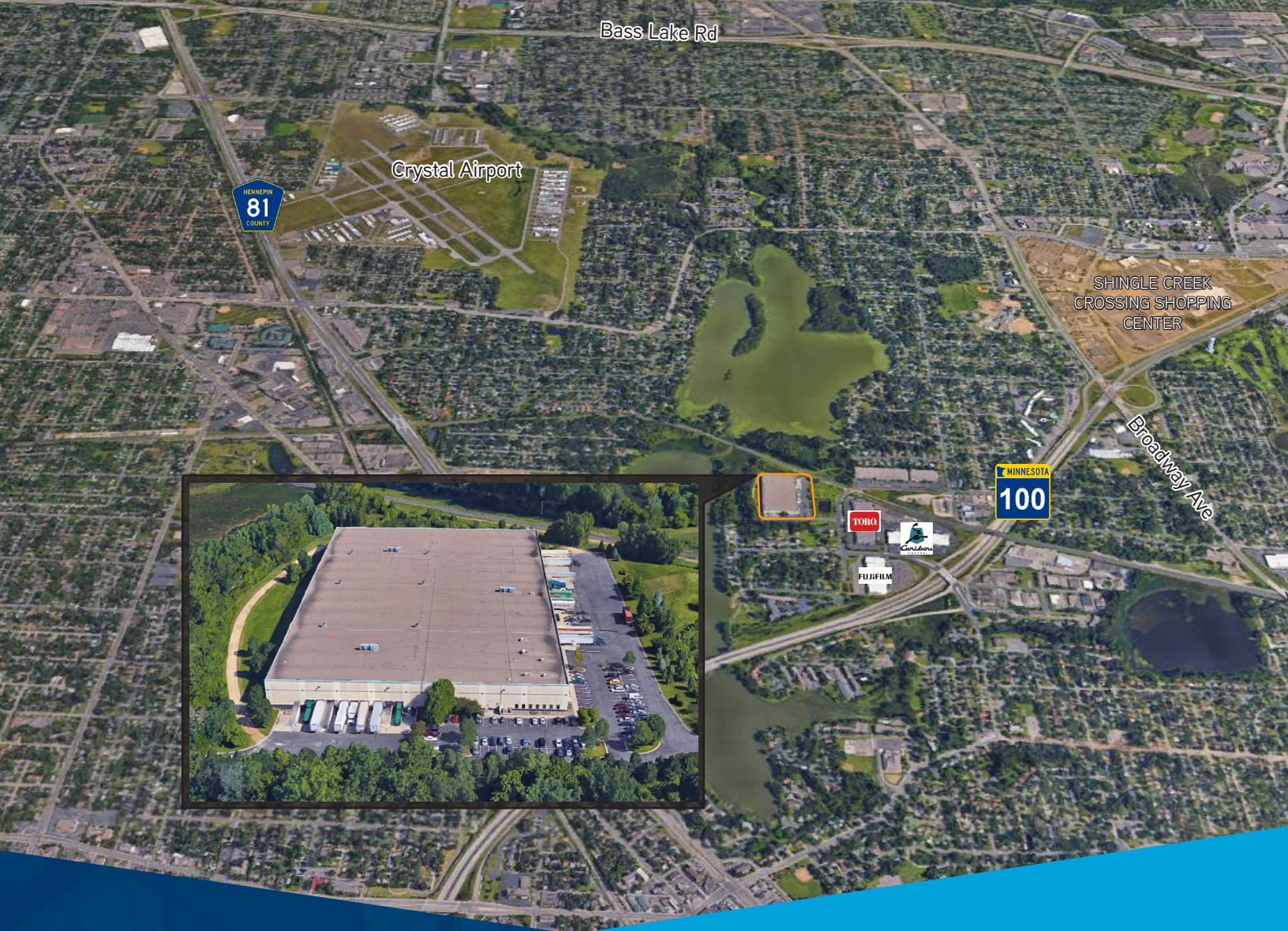
France Ave Business Park I is one of the only high clear, high-quality bulk warehouse facilities within the Minneapolis/St. Paul perimeter freeway ring. It features close proximity to Shingle Creek Crossing which has a multitude of retail, restaurants and nearby hotels.

Features: 30' clear, 35 dock doors, 2 drive-in doors and ESFR fire protection.

### Floor Plan 116,000 SF Available

1,500 SF Office  
114,500 SF Warehouse  
116,000 SF Total





## FRANCE AVE BUSINESS PARK I > AERIAL



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