OFFICE/INDUSTRIAL SPACE FOR LEASE >

# 8609 Xylon Court

BROOKLYN PARK, MN



Accelerating success.



# **BUILDING AMENITIES**

- > Easy access and high visibility to Highway 169
- > 21,761 SF available with 2,000 SF office
- > Ample parking
- > 18' clear
- > 2 Docks/1 Drive-in door (additional may be added)
- > Built in 1998
- > Fully sprinklered
- > Corner Suite

# **CONTACT US** >

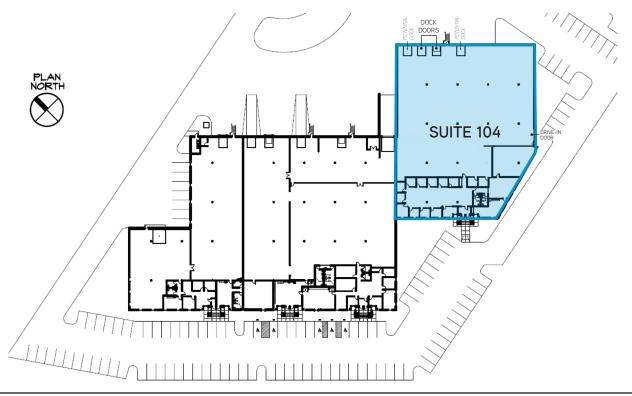
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## 8609 XYLON COURT > FLOOR PLAN



#### HIGHWAY 169

### PROPERTY SPECIFICATIONS

BUILDING SF: 60,558 SF

+/- 2,000 SF Office

**AVAILABLE SF:** +/- 19.761 SF Warehouse

21,761 SF Total

**NET RENTAL** \$9.50 PSF Office

RATES: \$4.50 PSF Warehouse

**2018 RE TAX & CAM:** \$2.91 PSF

CLEAR HEIGHT: 18'

COLUMN SPACING: 29' X 37'

LOADING: 2 Dock doors, 1 Drive-in

(additional may be added)

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