

OFFICE/INDUSTRIAL SPACE FOR LEASE >

8609 Xylon Court

BROOKLYN PARK, MN



Accelerating success.

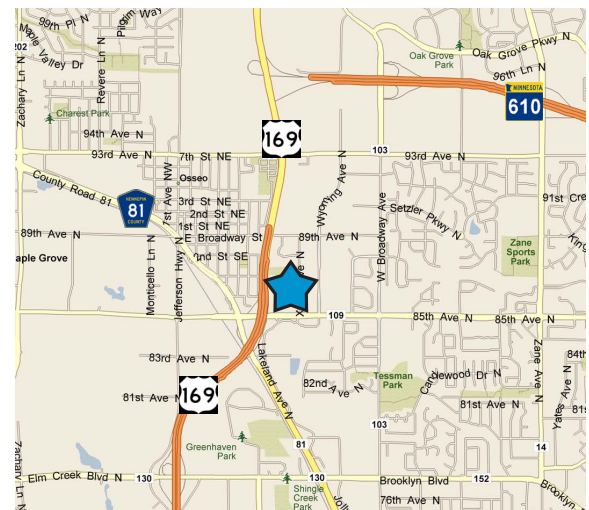


BUILDING AMENITIES

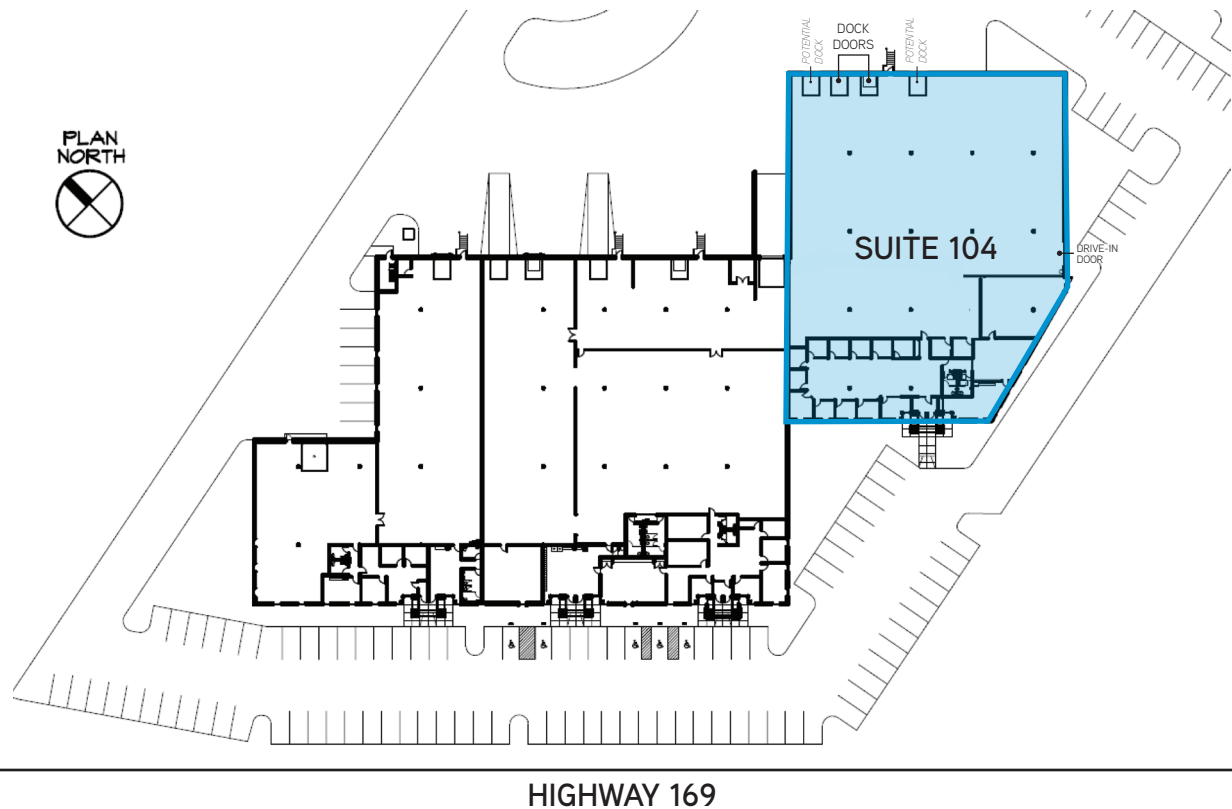
- > Easy access and high visibility to Highway 169
- > 21,761 SF available with 2,000 SF office
- > Ample parking
- > 18' clear
- > 2 Docks/1 Drive-in door (additional may be added)
- > Built in 1998
- > Fully sprinklered
- > Corner Suite

CONTACT US >

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8609 XYLON COURT > FLOOR PLAN



PROPERTY SPECIFICATIONS

BUILDING SF: 60,558 SF

AVAILABLE SF: +/- 2,000 SF Office
+/- 19,761 SF Warehouse
21,761 SF Total

NET RENTAL RATES: \$9.50 PSF Office
\$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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AERIAL >

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