

FOR SALE OR LEASE > OFFICE/WAREHOUSE BUILDING

6540 Shingle Creek Parkway

Brooklyn Center | Minnesota 55430



Accelerating success.



OFFICE/WAREHOUSE BUILDING FOR SALE OR LEASE

- > 27,120 square foot building
- > 2.14 acres
- > Built in 1970
- > 15' 6" clear height
- > Abundant Parking
- > Fully sprinklered
- > 14' x 14' drive-in loading
- > Make-up air
- > Trench drains and flammable waste trap
- > Easy access to I-694 and Hwy 100

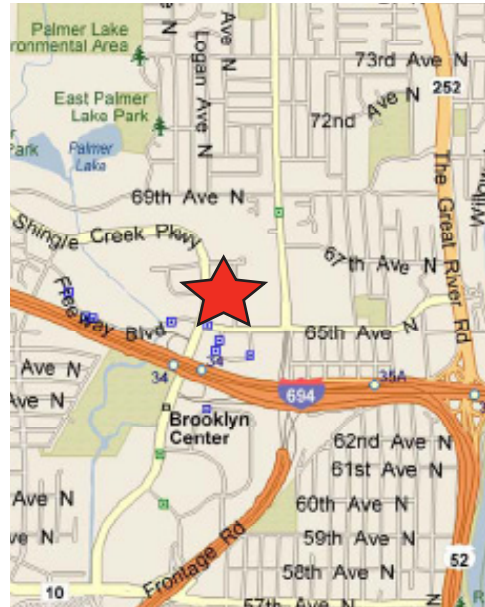
CONTACT US

Ryan Krzmarzick CCIM SIOR
952 897 7746
ryan.k@colliers.com

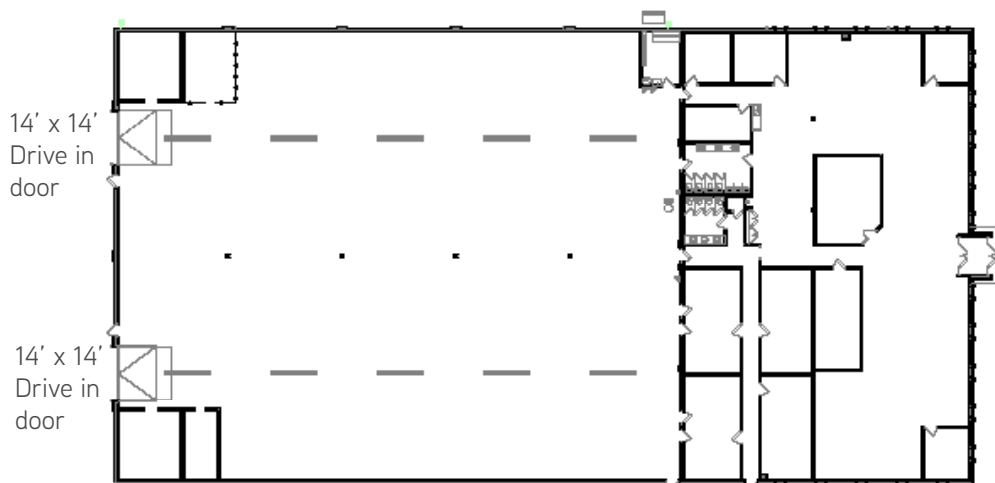
Kyle Rafshol
952 837 3042
kyle.rafshol@colliers.com



6540 SHINGLE CREEK PARKWAY > AERIAL



6540 SHINGLE CREEK PKWY > FLOOR PLAN



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Colliers International | Minneapolis-St. Paul | 4350 Baker Road, Suite 400, Minnetonka, MN 55343 | colliers.com/msp

6540 Shingle Creek Pkwy

Brooklyn Center | Minnesota, 55430

PROPERTY ADDRESS:

6540 Shingle Creek Parkway
Brooklyn Center, MN 55430

BUILDING SQUARE FEET:

Appx. 9,180 SF Office
Appx. 17,940 SF Warehouse
Appx. 27,120 SF Total

LAND:

2.14 acres

YEAR BUILT:

1970

LOADING:

2 (14' x 14') grade level drive-in doors

CLEAR HEIGHT:

15' 6" in warehouse
9' in office

PID:

35-119-21-14-0007

ZONING:

I1: Industrial Park

NET RENTAL RATES:

\$9.75 per square foot office
\$4.75 per square foot warehouse

2017 TAXES PAYABLE:

\$45,243.02 (\$1.67 PSF)

SALE PRICE:

\$1,900,000 (\$70 PSF)

AMENITIES:

- Trench drains and flammable waste traps
- Make-up air
- Sprinkler system
- Abundant parking



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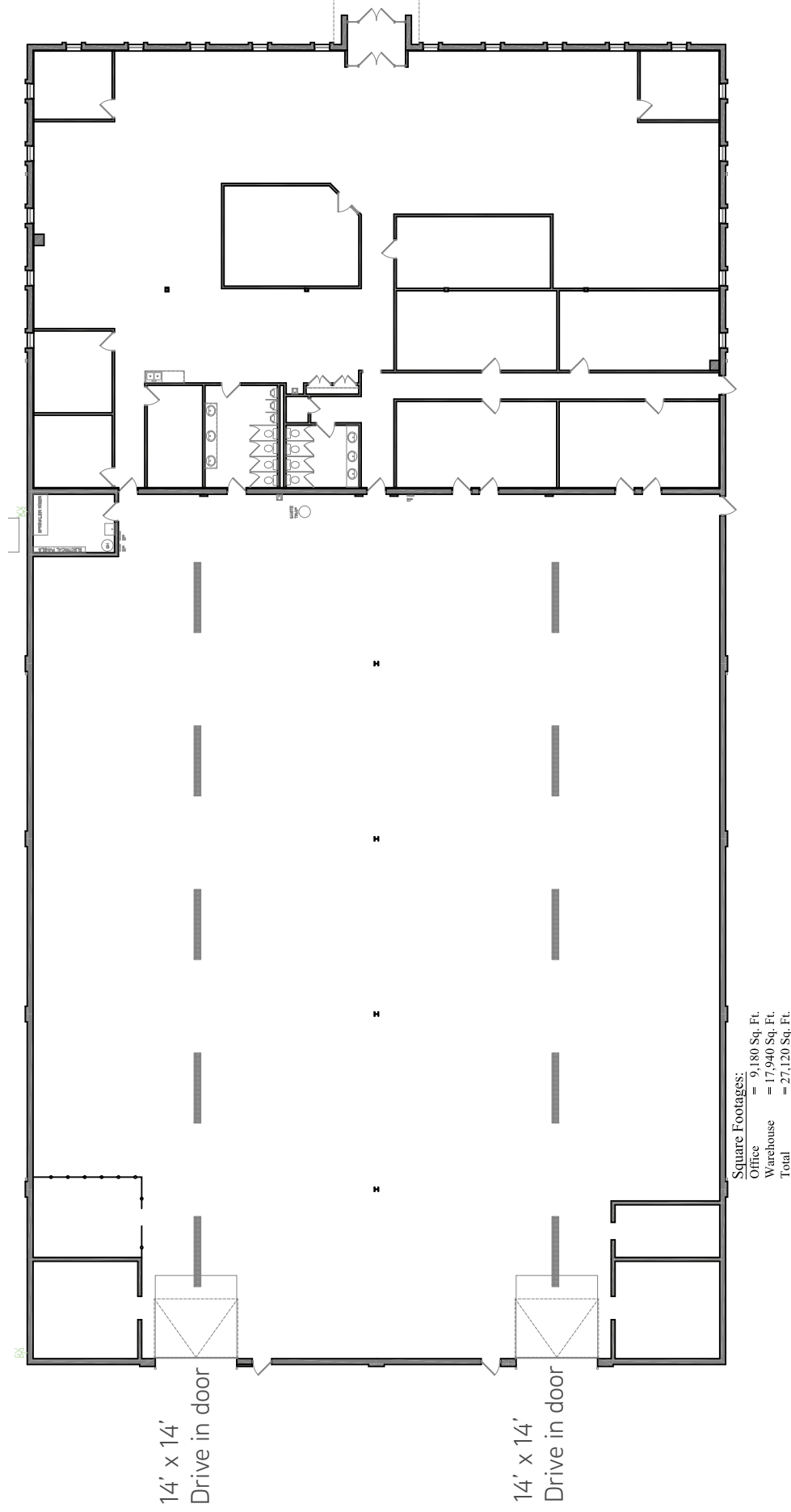
Colliers International | Minneapolis-St. Paul
900 2nd Avenue South, Suite 1575, Minneapolis, MN 55402
www.colliers.com



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