

FOR LEASE > OFFICE/WAREHOUSE SPACE



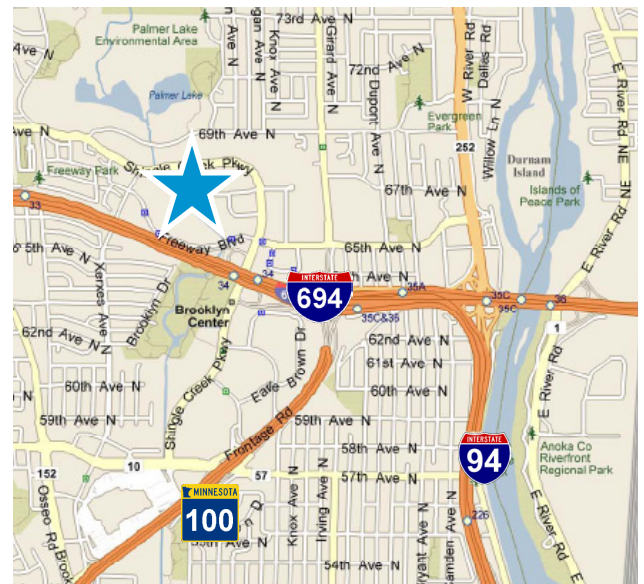
# Shingle Creek Commerce Center I & II

6820 & 6840 SHINGLE CREEK PARKWAY | BROOKLYN CENTER, MN 55430



## Building Amenities

- > Quality office/warehouse buildings located in NW Submarket totaling 260,380 SF
- > 20' clear height
- > Flexible dock and drive-in loading
- > Outstanding in-fill location near Hwy 694 & 100 interchange
- > Area amenities include lodging, retail and restaurants
- > Ample double loaded car parking
- > Immediate access to Highways 694 & 100
- > T-8 lighting in warehouse
- > Potential outside storage
- > Fiber in building
- > Monument signage available for both buildings



# Shingle Creek II

**PROPERTY ADDRESS:**

6840 Shingle Creek Parkway  
Brooklyn Center, MN

**TOTAL BUILDING SIZE:**

113,510 SF

**CLEAR HEIGHT:**

20'

**PARKING**

Ample parking

**AVAILABLE:**

> **SUITES 8-9**

8,087 SF warehouse

474 SF office

8,561 SF Total

> **Loading:**

One (1) dock

One (1) drive-in

**NET RENTAL RATES:**

\$8.75 PSF office

\$4.75 PSF warehouse

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

\$1.37 PSF CAM

\$1.49 PSF Tax

\$2.86 PSF Total

**AMENITIES:**

- Immediate access to Hwy 694 & 100
- Ample parking & loading
- Infill location
- Flexible sizes/loading
- Potential outside storage
- Monument signage available



**FOR LEASING INFORMATION, CONTACT:**

**Peter Mork J.D.**

952 897 7772

peter.mork@colliers.com

**Jason Simek**

952 897 7898

jason.simek@colliers.com

Colliers International | Minneapolis-St. Paul

900 2nd Avenue South, Suite 1575

Minneapolis, MN 55402

www.colliers.com



SUBSCRIBE TO OUR BLOG



## › Contact Us



Peter Mork J.D.  
952 897 7772  
[peter.mork@colliers.com](mailto:peter.mork@colliers.com)



Jason Simek  
952 897 7898  
[jason.simek@colliers.com](mailto:jason.simek@colliers.com)

## COLLIERS INTERNATIONAL

### MINNEAPOLIS-ST PAUL

900 2nd Avenue South, Suite 1575  
Minneapolis, MN 55402  
+1 952 897 7700

[colliers.com/msp](http://colliers.com/msp)

This document has been prepared by Colliers International for advertising and general information only. This document is not an offer or promise to purchase, but is an invitation to submit an offer or promise to purchase. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2014. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency.

