

76,223 SF BUILDING FOR SALE  
**62,664 SF AVAILABLE**



**New Price Reduction!**

6707 SHINGLE CREEK PARKWAY

**BROOKLYN CENTER, MINNESOTA**





# PROPERTY HIGHLIGHTS

- Rare owner/user sale opportunity
- Potential to keep smaller tenant for additional income
- 24' clear

Sale Price: ~~\$7,600,000 (\$99.70 PSF)~~  
**\$6,860,070 (\$90.00 PSF)**

Building Size: 9,345 SF Office  
66,878 SF Warehouse  
76,223 SF Total\*

Available Space: 8,245 SF Office  
54,419 SF Warehouse  
62,664 SF Total

Site Area: 4.23 acres

Clear Height: 24'

Column Spacing: 40' x 33'

Loading: 8 docks, 1 drive-in available

Year Built: 1982

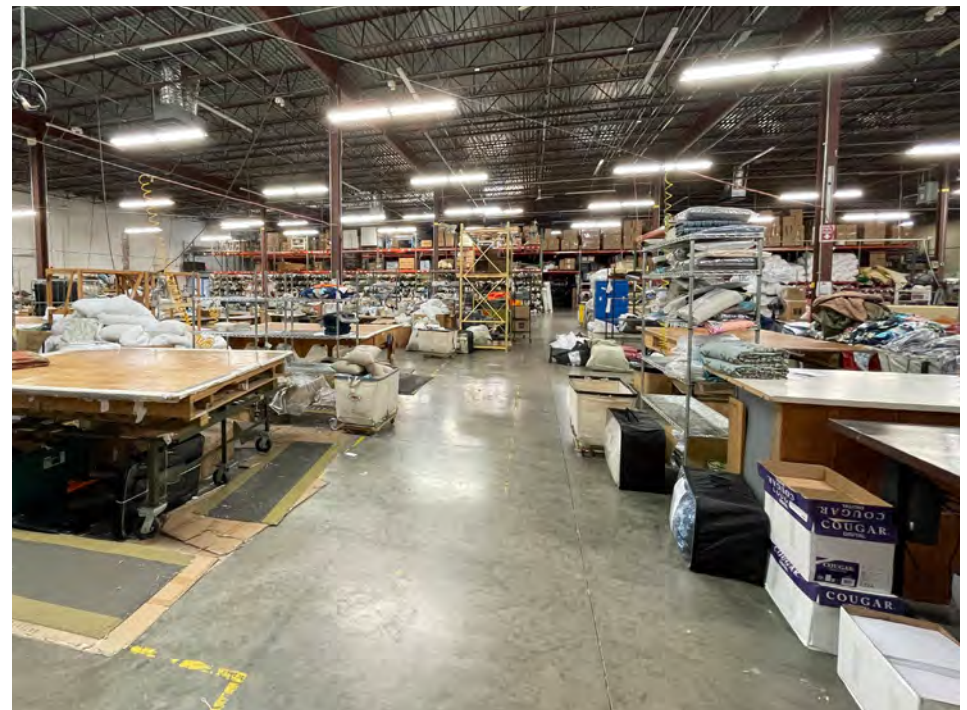
Roof: Overlay in 2024 - Henry ProGrade  
988 Silicon. 10-year labor and materials warranty.

Power: ± 1,000 Amps/480 Volts/3-Phase

Air-Conditioning: 100%

Parking: Main lot plus 49 spaces to the south

Sprinkler: 100%



\*Tenant occupies 13,559 SF leased through April 30, 2026.  
Tenant does not have any renewal rights.

# FLOOR PLAN

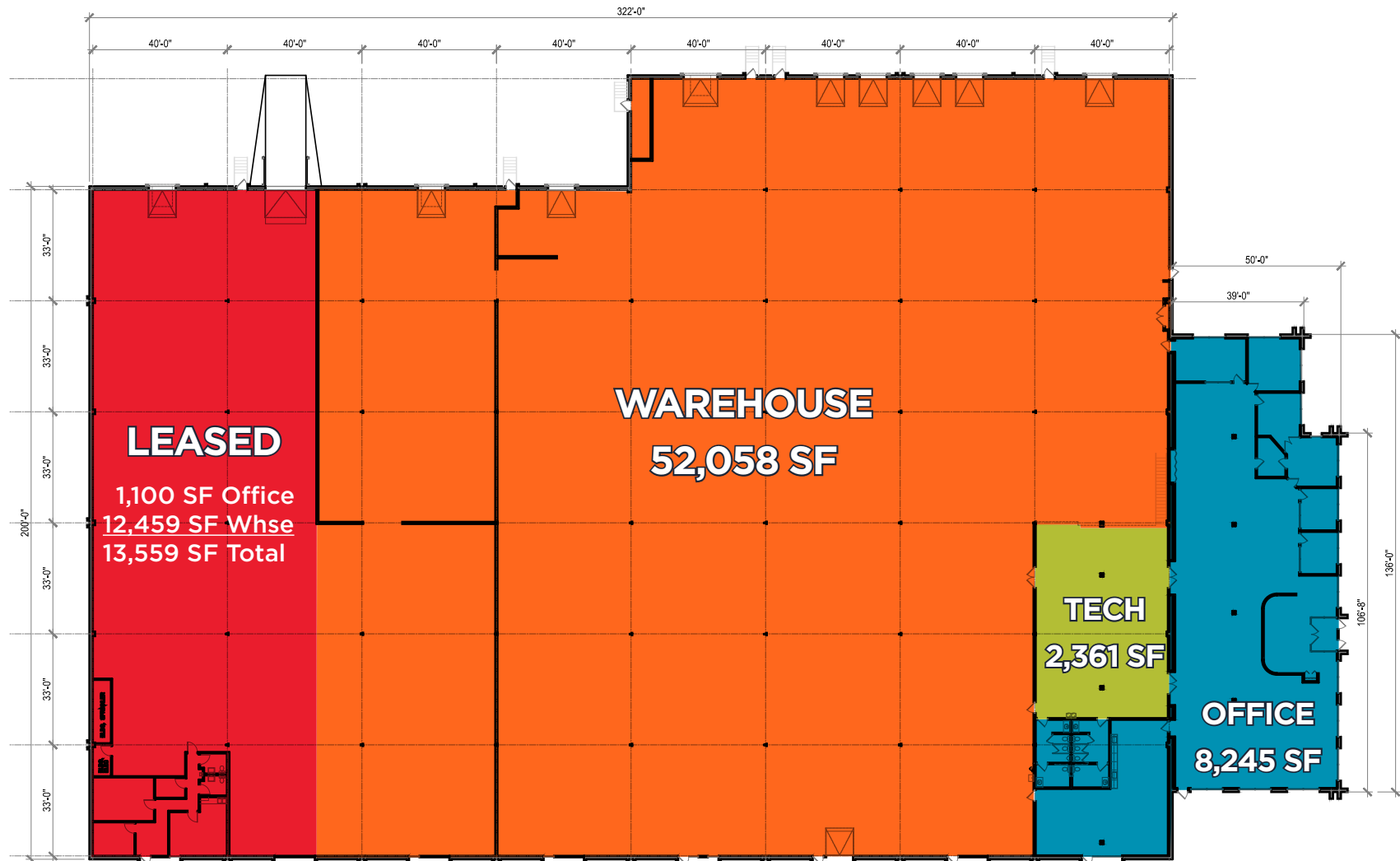
## 76,223 SF TOTAL BUILDING BREAKDOWN:

### AVAILABLE

8,245 SF Office  
2,361 SF Tech  
52,058 SF Warehouse  
62,664 SF Total

### TENANT

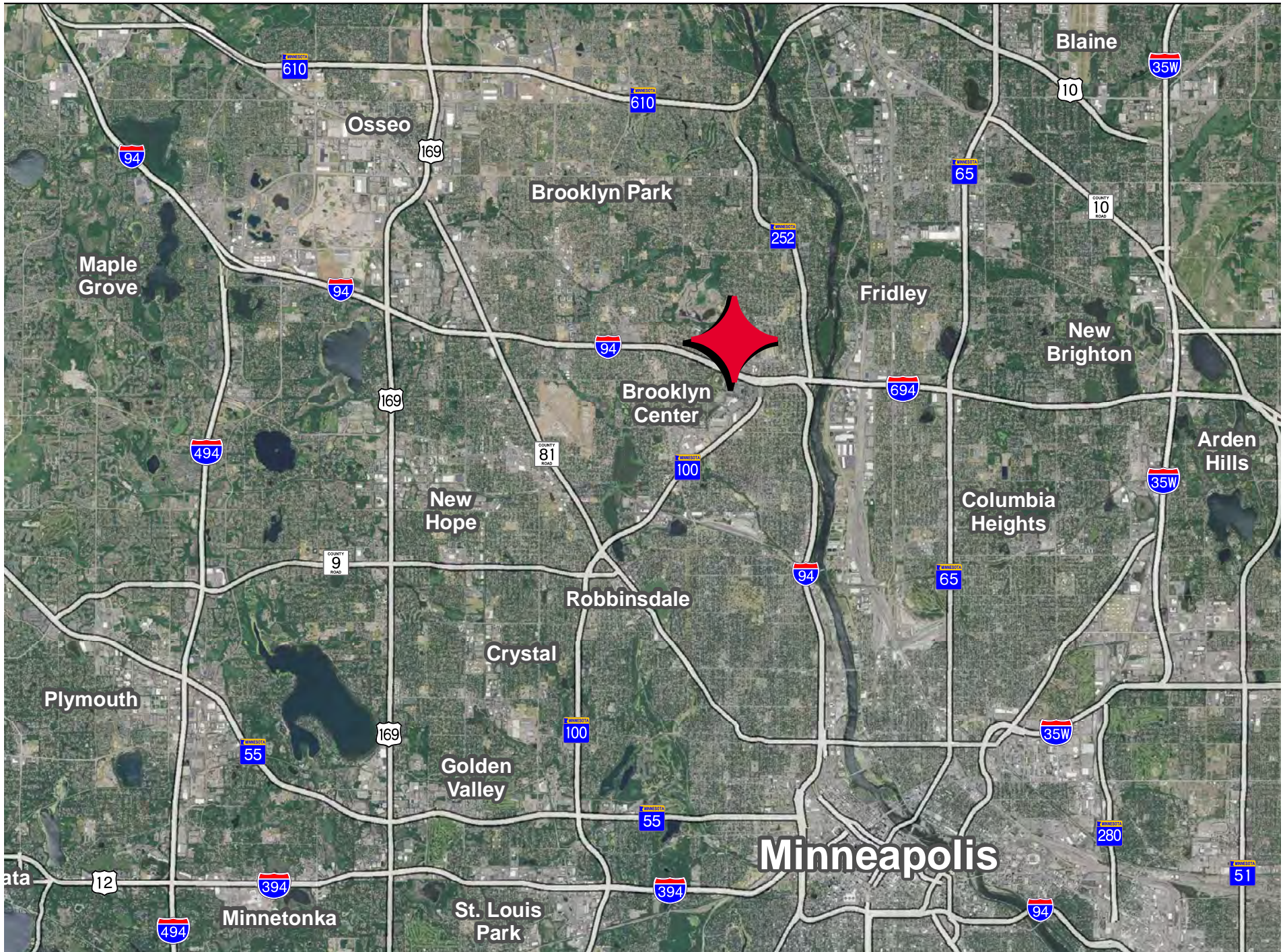
1,100 SF Office  
12,459 SF Warehouse  
13,559 SF Total

















# CONTACT INFORMATION

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