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

SIS

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 <u>66,878 SF Warehouse</u> 76,223 SF Total*
Available Space:	8,245 SF Office <u>54,419 SF Warehouse</u> 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 materi- als 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

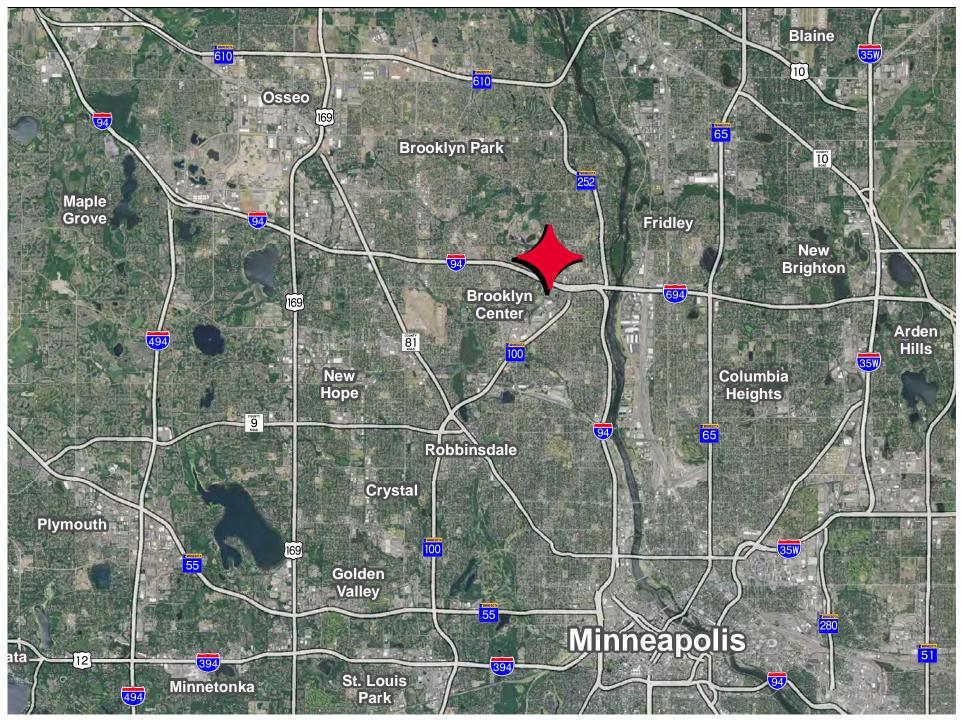
TENANT 1,100 SF Office 12,459 SF Warehouse

13,559 SF Total





6707 SHINGLE CREEK PARKWAY, BROOKLYN CENTER, MN





















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