



NORTHCROSS

WEST

For Sale or Lease

**9435 WINNETKA AVE N
BROOKLYN, MN**

181, 436 SF



Premier Industrial Opportunity in the Heart of Brooklyn Park

Strategically located in one of the Twin Cities' most accessible industrial corridors, this 181,436 SF facility offers seamless connectivity to major highways, including Highways 169 and Highway 610, and is just minutes from downtown Minneapolis. The property is surrounded by a strong labor pool, abundant retail and dining options, and a thriving business community — making it an ideal location for forward-thinking companies seeking a competitive edge.



Key Features



VISIBILITY AND EASY ACCESS
TO HIGHWAYS 169 AND 610



TWO-LEVEL OFFICE SPACE
DESIGNED FOR COLLABORATION
AND EXECUTIVE FUNCTIONALITY

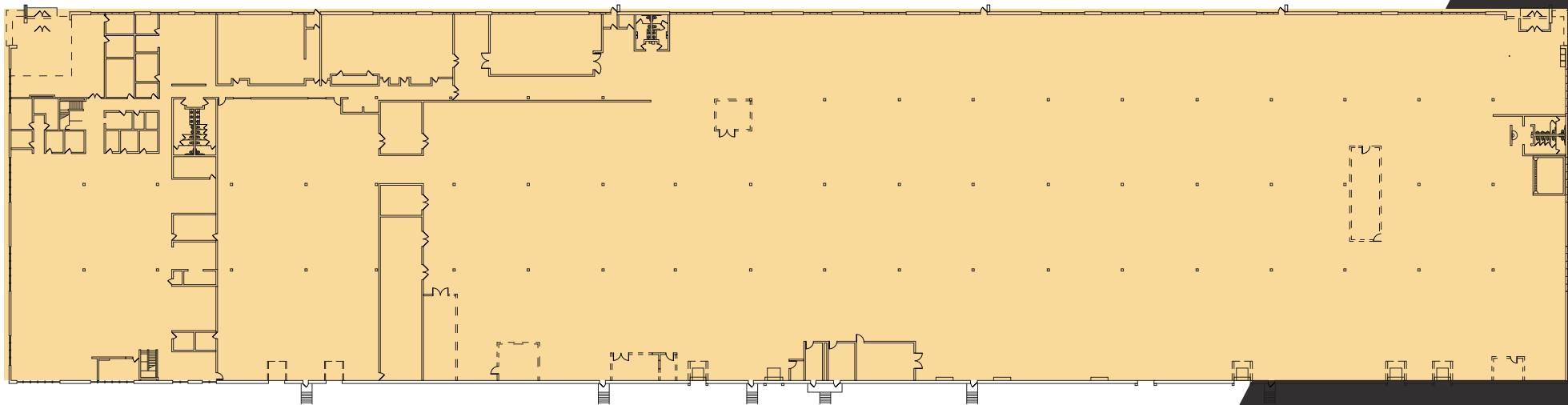


DEDICATED TRAINING ROOM
FOR ONBOARDING OR TEAM
DEVELOPMENT



FLEXIBLE MANUFACTURING
AND WAREHOUSE SPACE WITH
HIGH CEILINGS AND EFFICIENT
LAYOUT

Site Plan – 1st Floor

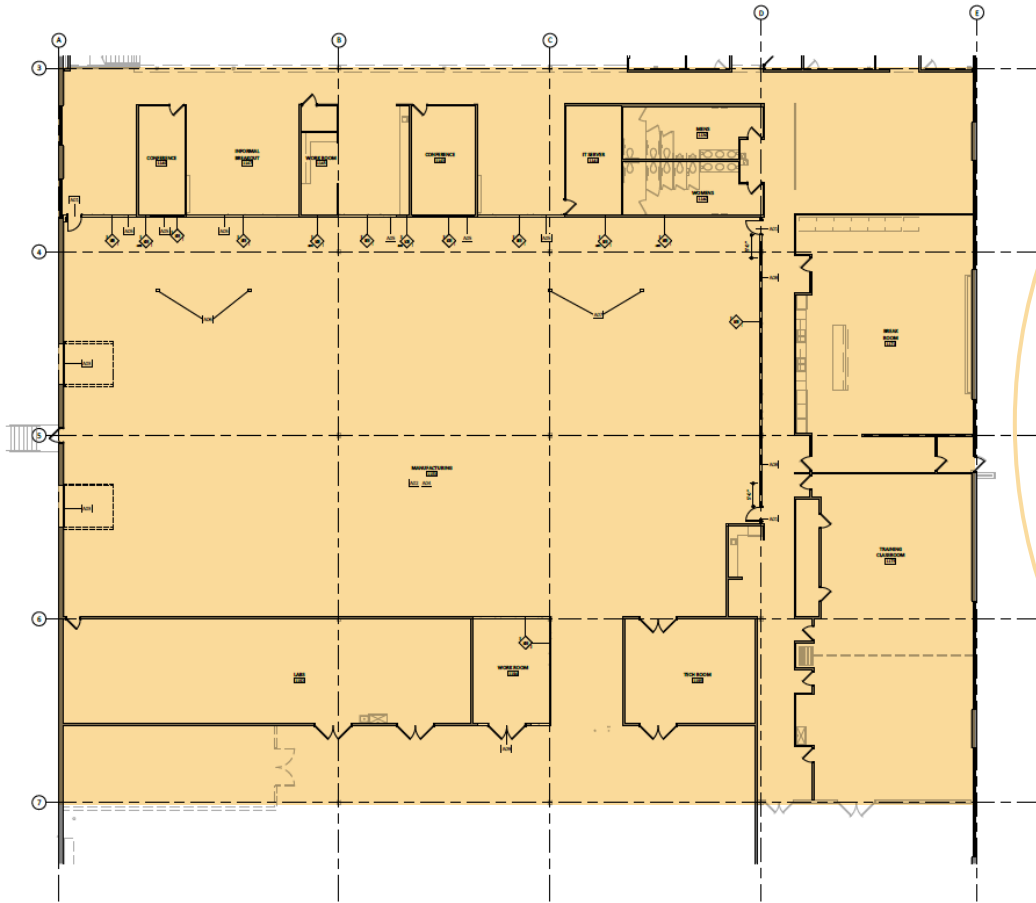


Property Details

YEAR BUILT	2015	
BUILDING SF	TOTAL	181,436 SF
	OFFICE	41,406 SF TOTAL
	1ST LEVEL	27,970 SF
	2ND LEVEL	13,436 SF
	WAREHOUSE	140,030
CLEAR HEIGHT	28'	
POWER	2500 AMP 480 V 3 PHASE	
LOADING	12 DOCKS, 1 DRIVE-IN	
SPRINKLER	ESFR	
LEASE RATES	NEGOTIABLE	
SALE PRICE	NEGOTIABLE	
2025 RE TAXES	\$638,566.98 (3.51 PSF)	



Site Plan – 2nd Floor



Modern office space offers:

- ABUNDANCE OF NATURAL LIGHT
- EXPOSED DECK FOR INDUSTRIAL FEEL
- ELEVATOR ACCESS

Centrally Positioned with Access to Key Amenities







**CUSHMAN &
WAKEFIELD**

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