

FOR LEASE

169 NORTH BUSINESS CENTER

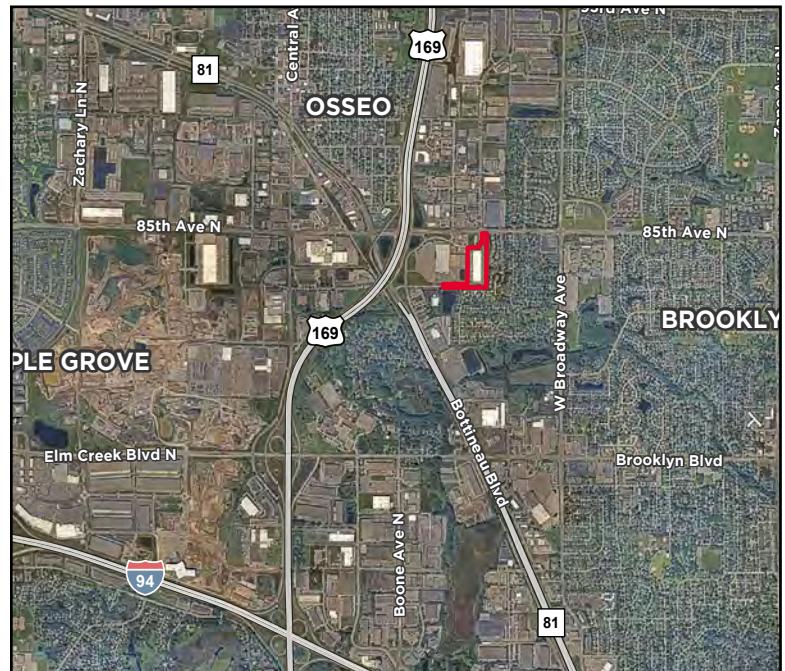
8400 Wyoming Ave, Brooklyn Park, MN



27,706 SF FOR LEASE

PROPERTY HIGHLIGHTS

- Available April 1, 2026
- Outstanding parking
- Incredible access to Hwy 169 via 85th Ave



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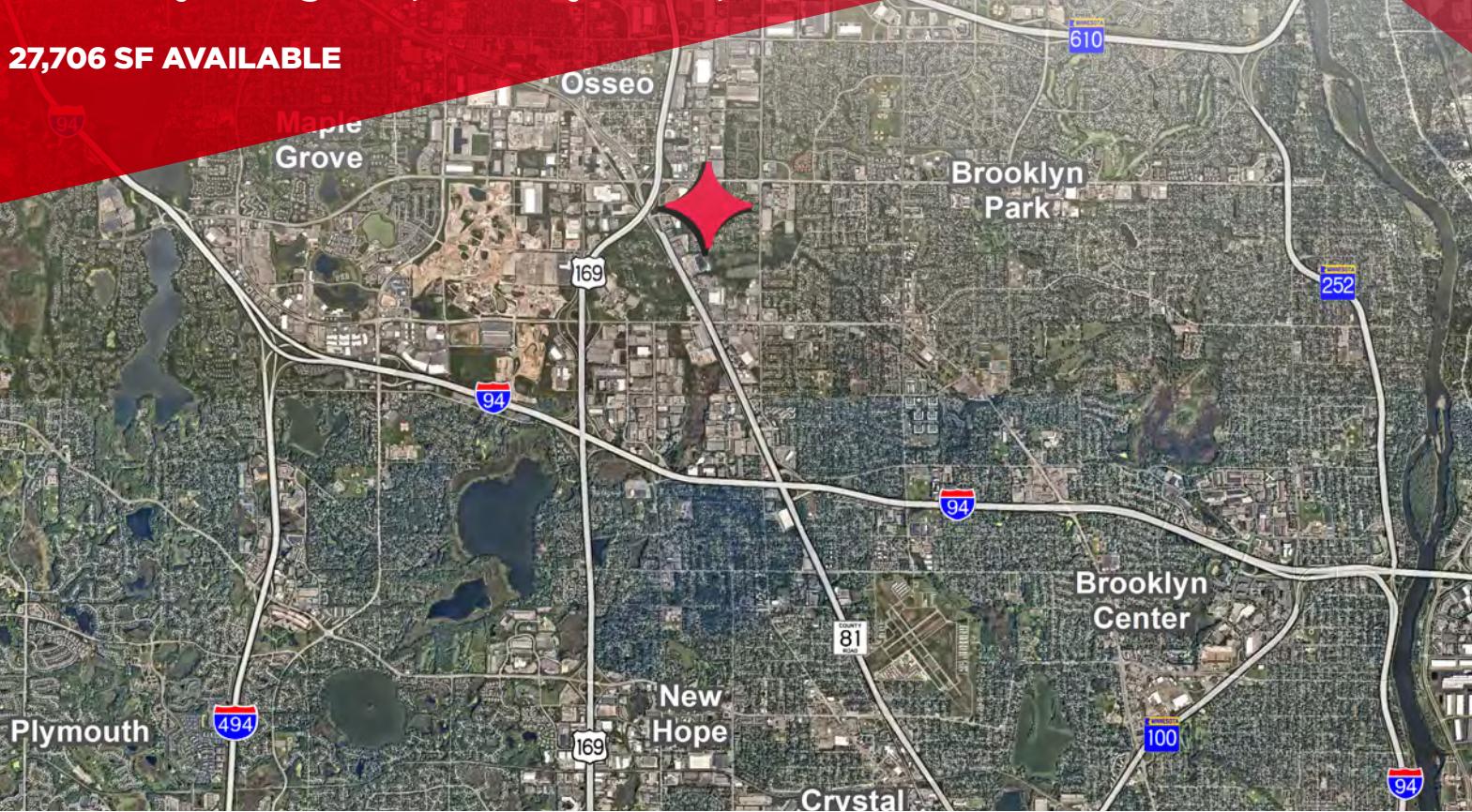


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8400 Wyoming Ave, Brooklyn Park, MN

27,706 SF AVAILABLE



PROPERTY FEATURES

BUILDING SIZE	145,800 SF
YEAR BUILT	2015
LAND AREA	11.8 acres
CLEAR HEIGHT	24'

SPACE FEATURES

AVAILABLE SIZE	1,993 SF Office <u>25,713 SF Warehouse</u> 27,709 SF Total
LOADING	7 docks
COLUMN SPACING	40' x 40'
AVAILABLE DATE	April 1, 2026
LEASE RATES	Negotiable
2026 TAX & CAM	\$5.17 PSF Total



FOR LEASE

169 NORTH BUSINESS CENTER

8400 Wyoming Ave, Brooklyn Park, MN

FLOOR PLAN

1,993 SF Office
25,713 SF Warehouse
27,706 SF Total

