

116,732 SF AVAILABLE - 32' CLEAR WITH TRAILER PARKING

# NORTHPARK VII

10600 XYLON AVE N, BROOKLYN PARK



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10600 Xylon Ave N



## PROPERTY HIGHLIGHTS

- Clerestory windows
- 60' concrete apron
- Class A finishes
- Multiple 'Big Ass' Fans
- All docks have levelers, seals + bumpers

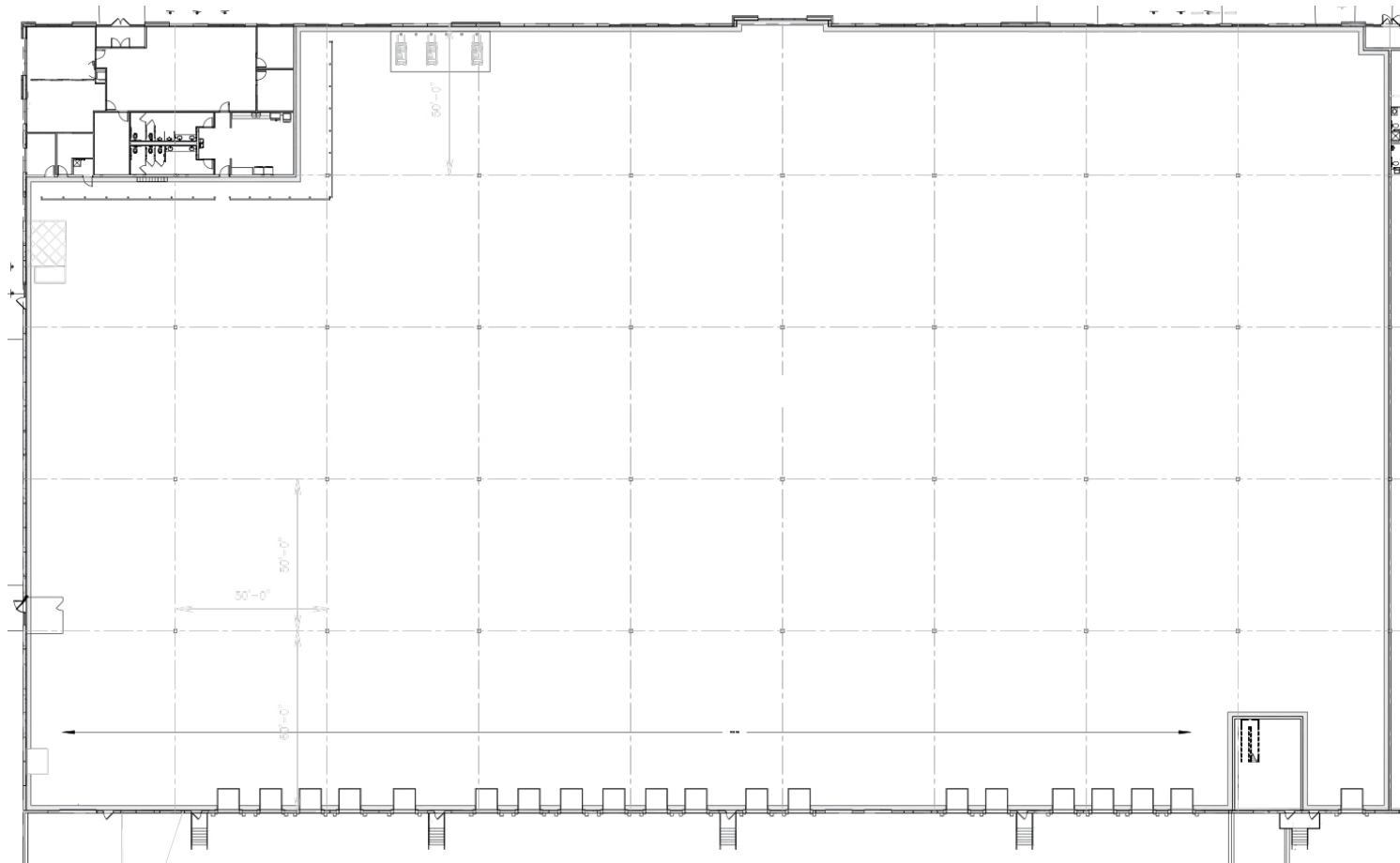
### PROPERTY FEATURES

Building Size:	221,128 SF	Year Built:	2021
Space Available:	116,732	Bay Size:	13,166 SF
Site Area:	13.44 AC	Loading:	20 Dock Doors 1 Drive-In
Clear Height:	32'	Column Spacing:	50' x 50' with 60' speed bay
Trailer Parking:	+/- 30 Stalls	Sprinkler:	ESFR
Lease Rate:	Negotiable	Tax & CAM:	\$4.95 PSF

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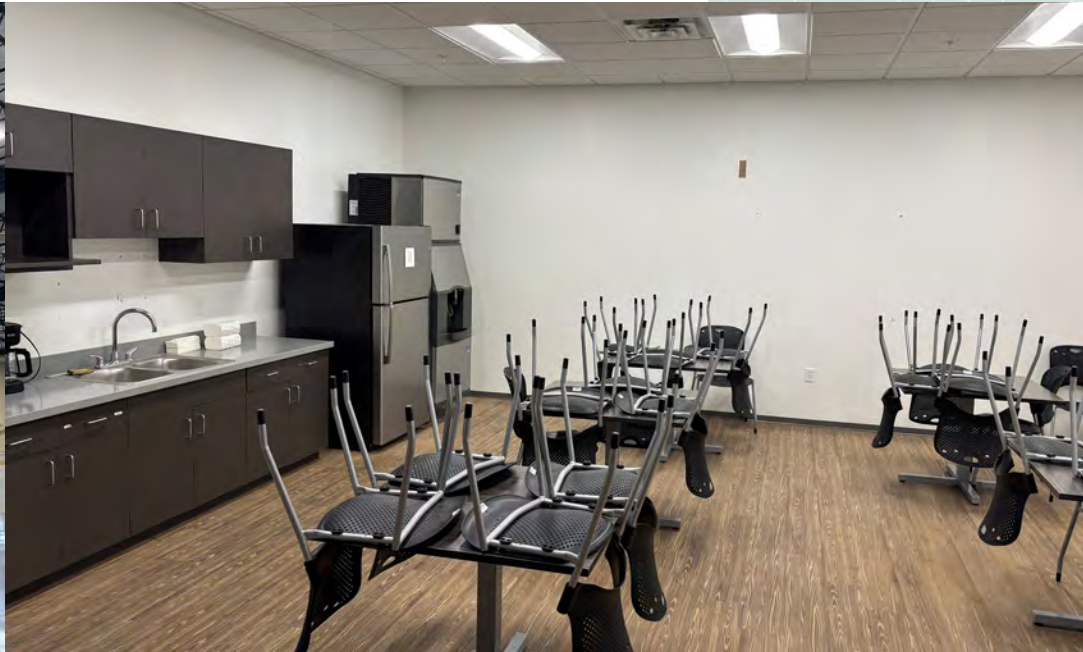
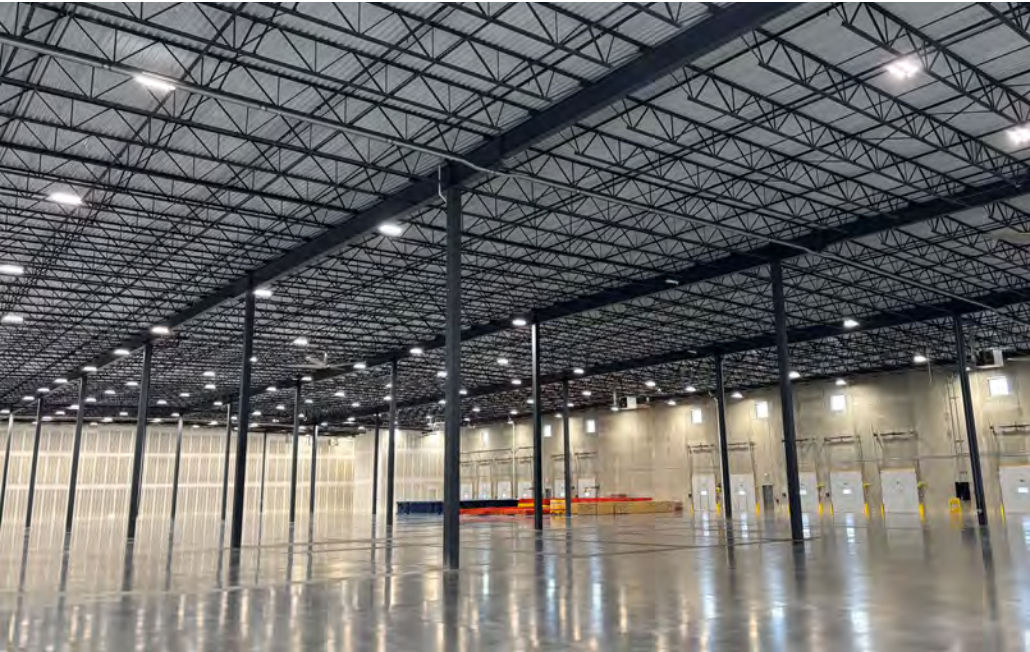
10600 Xylon Ave N

## FLOOR PLAN



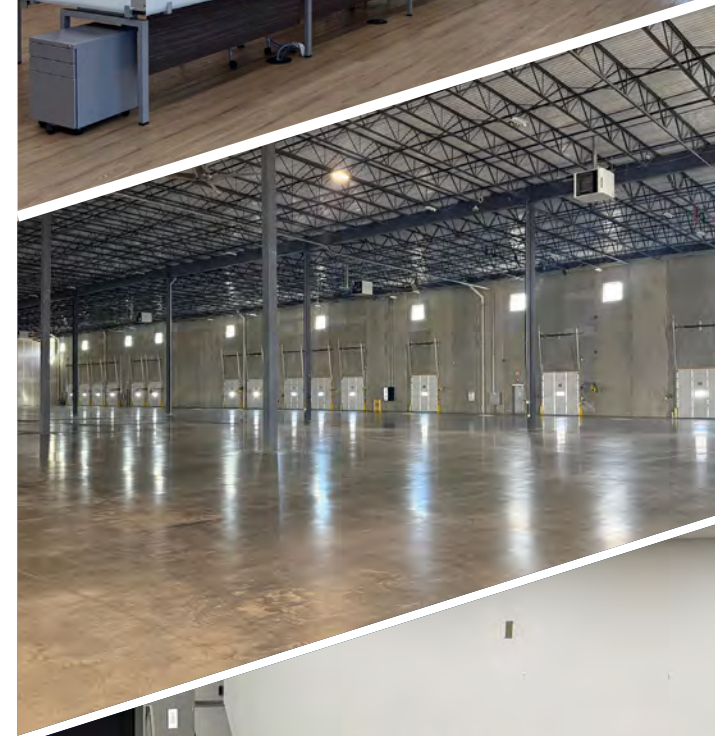
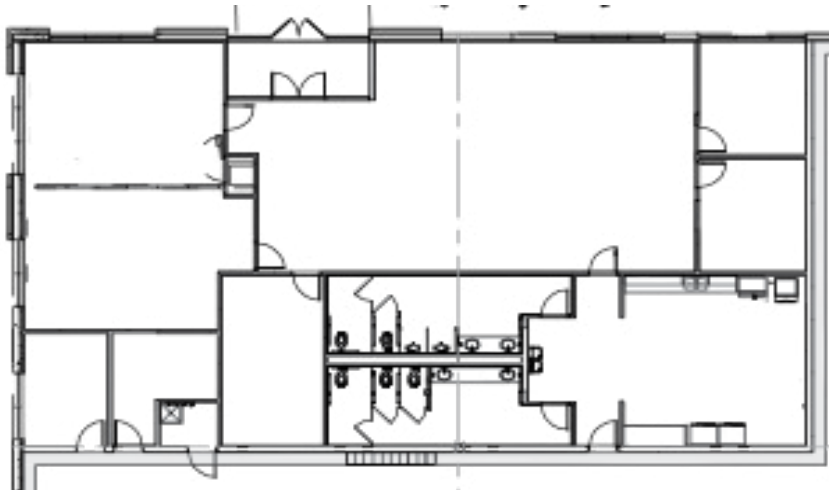
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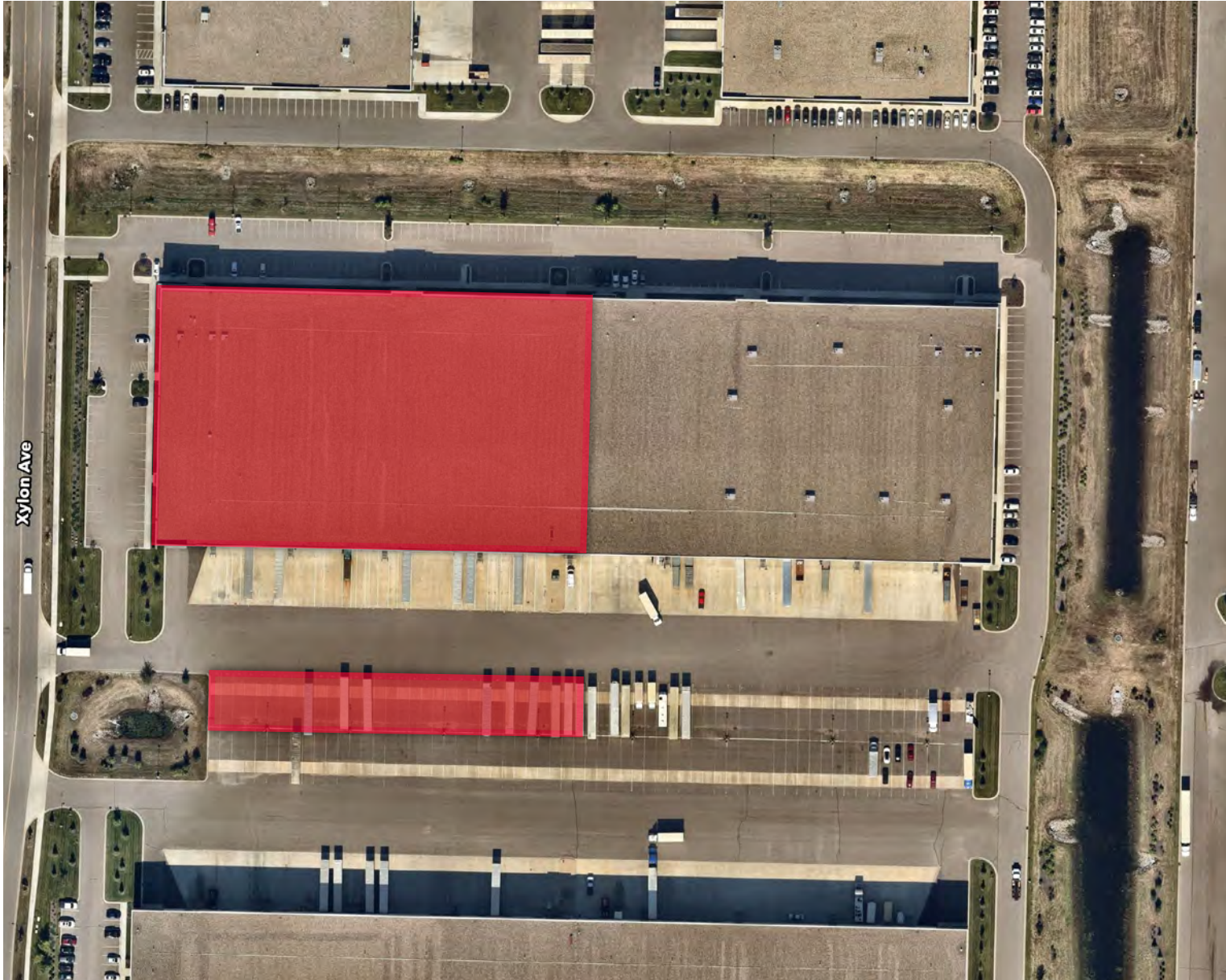
**NORTH PARK VII**  
10600 Xylon Ave N

**OFFICE  
PLAN**



**NORTHPARK VII**  
10600 Xylon Ave N

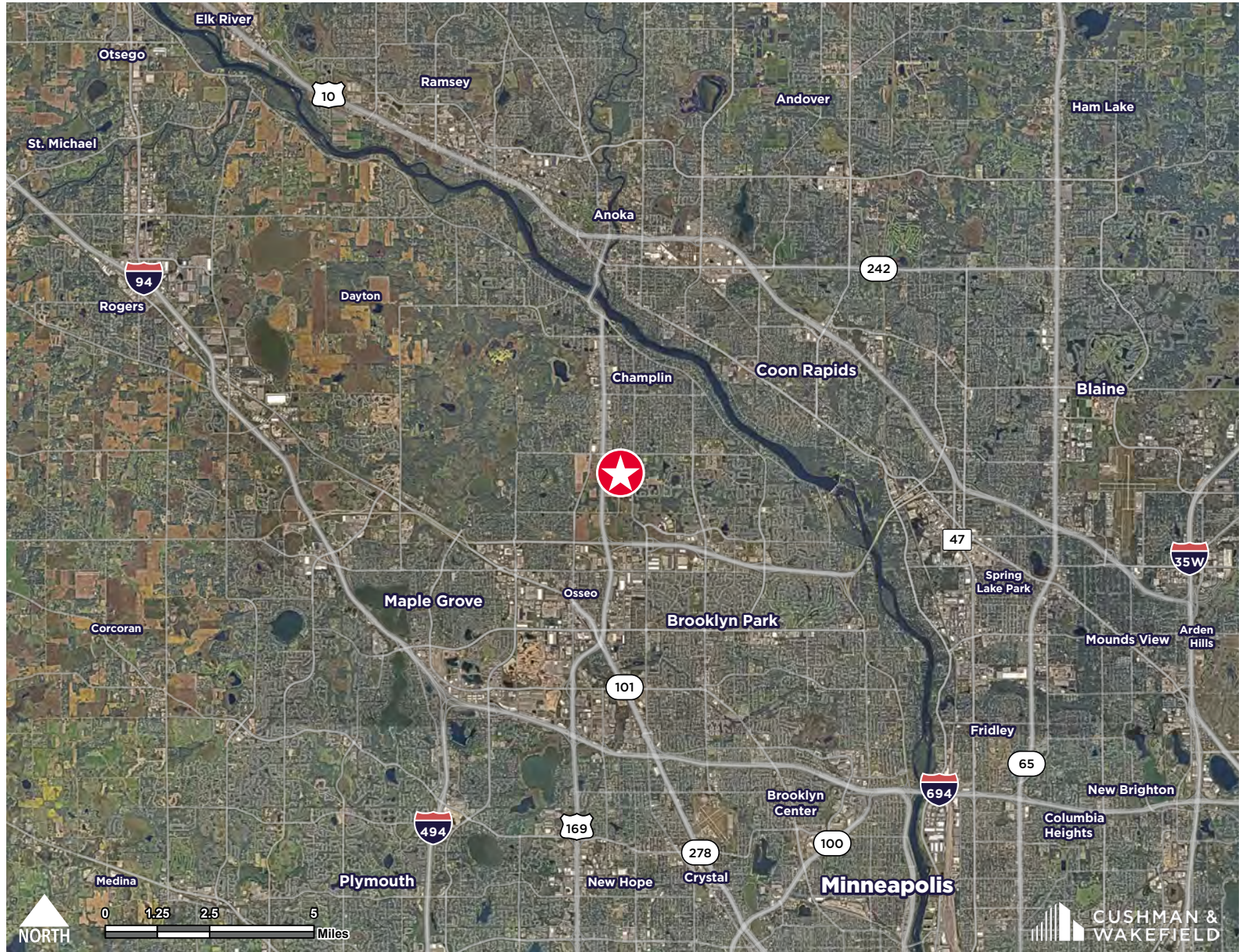
**SITE  
AERIAL**



# NORTH PARK VII

10600 Xylon Ave N

## AERIAL MAP





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