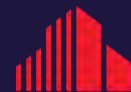


78,064 - 194,790 SF AVAILABLE - 32' CLEAR WITH TRAILER PARKING

NORTHPARK VII

10600 XYLON AVE N, BROOKLYN PARK



CUSHMAN &
WAKEFIELD



SEALY &
COMPANY

NORTH PARK VII

10600 Xylon Ave N



PROPERTY HIGHLIGHTS

- Clerestory windows
- 60' concrete apron
- Class A finishes
- Seven 'Rite Hite' fans
- All docks have levelers, seals + bumpers
- Floor slab is 7" thick unreinforced

PROPERTY FEATURES

Building Size:	221,128 SF	Year Built:	2021
Space Available:	<u>Suite 100:</u> 78,064 SF Total	Bay Size:	13,166 SF
	<u>Suite 190:</u> 116,732 SF Total	Column Spacing:	50' x 50' with 60' speed bay
Loading:	<u>Suite 100:</u> 12 Dock Doors 1 Drive-In	Trailer Parking:	+/- 30 Stalls
	<u>Suite 190:</u> 20 Dock Doors 1 Drive-In	Sprinkler:	ESFR
Clear Height:	32'	Site Area:	13.44 AC
Lease Rate:	Negotiable	Tax & CAM:	\$4.95 PSF

NORTHPARK VII

10600 Xylon Ave N

FLOOR PLAN SUITE 100

4,500 SF Office
73,564 SF Warehouse
78,064 SF Total

12 Docks
1 Drive-In
+/- 24 trailer stalls



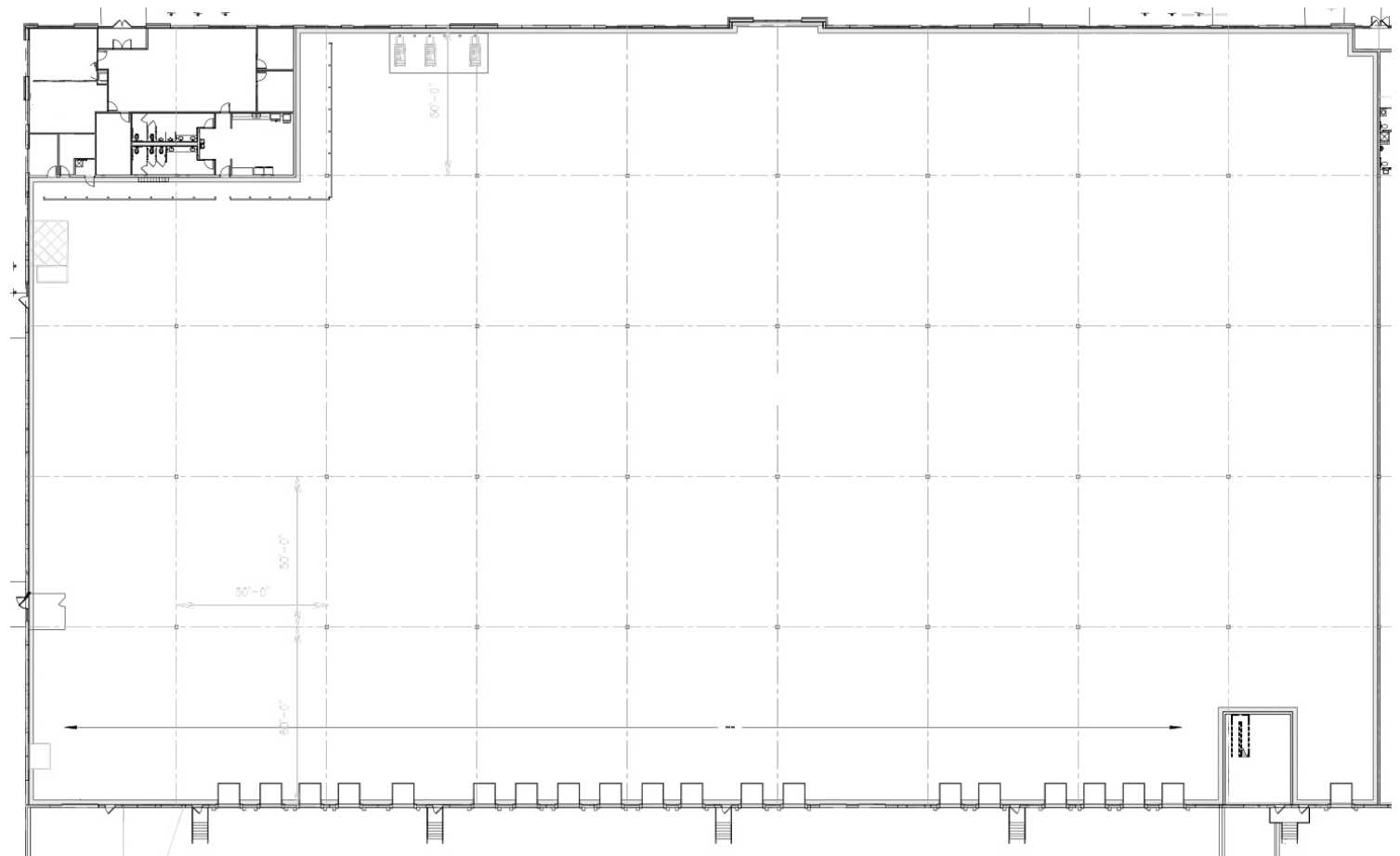
NORTHPARK VII

10600 Xylon Ave N

FLOOR PLAN SUITE 190

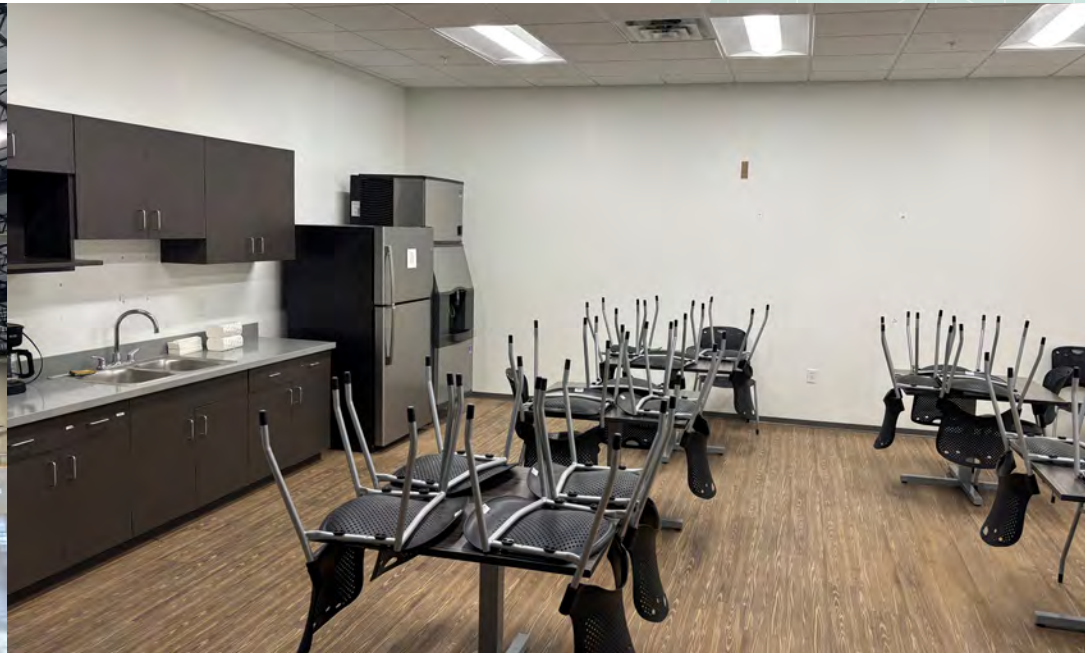
4,500 SF Office
112,232 SF Warehouse
116,732 SF Total

20 Docks
1 Drive-In
+/- 30 trailer stalls



NORTH PARK VII

10600 Xylon Ave N



NORTH PARK VII

10600 Xylon Ave N

SITE AERIAL



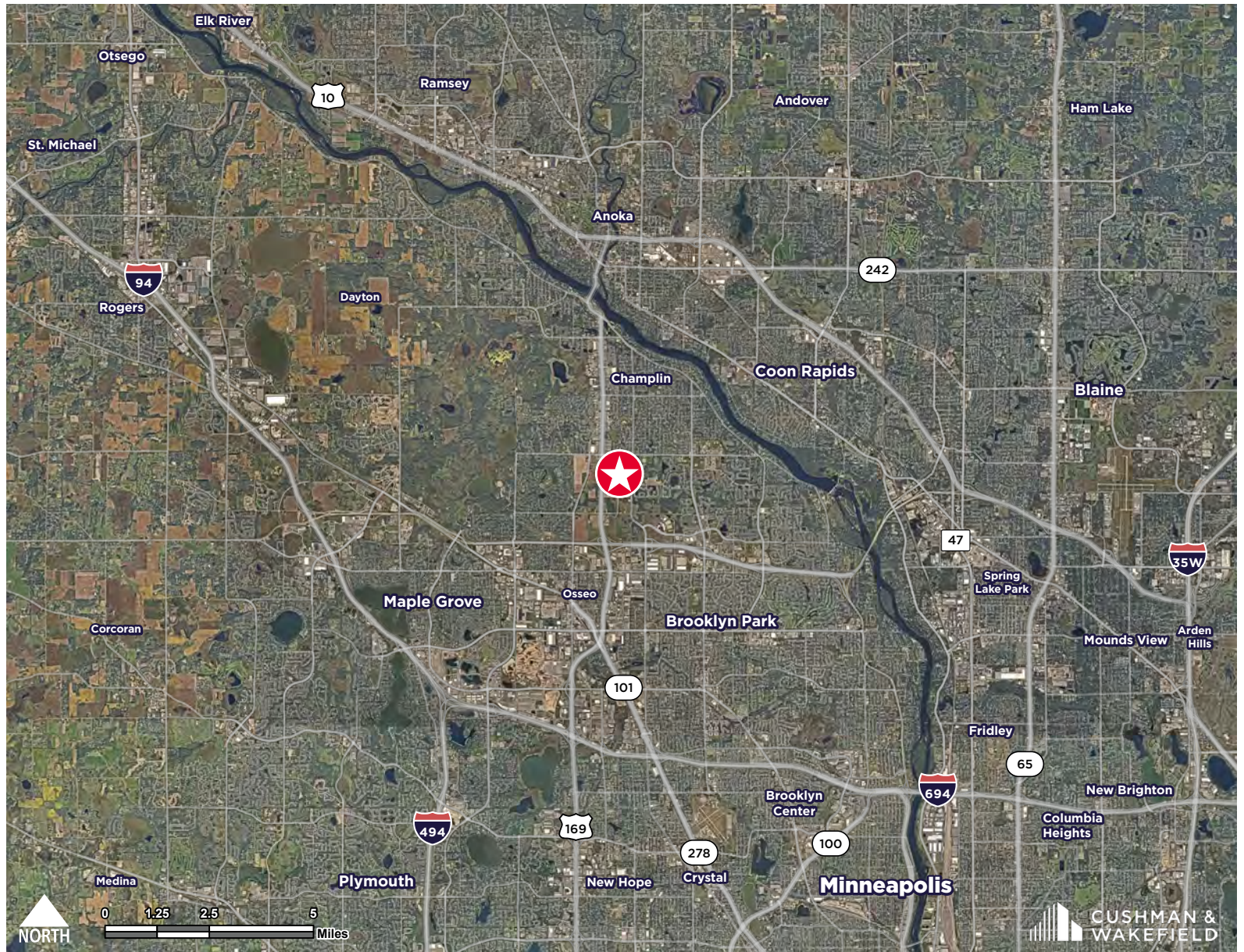
NORTH PARK VII

10600 Xylon Ave N



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