

169 LOGISTICS CENTER

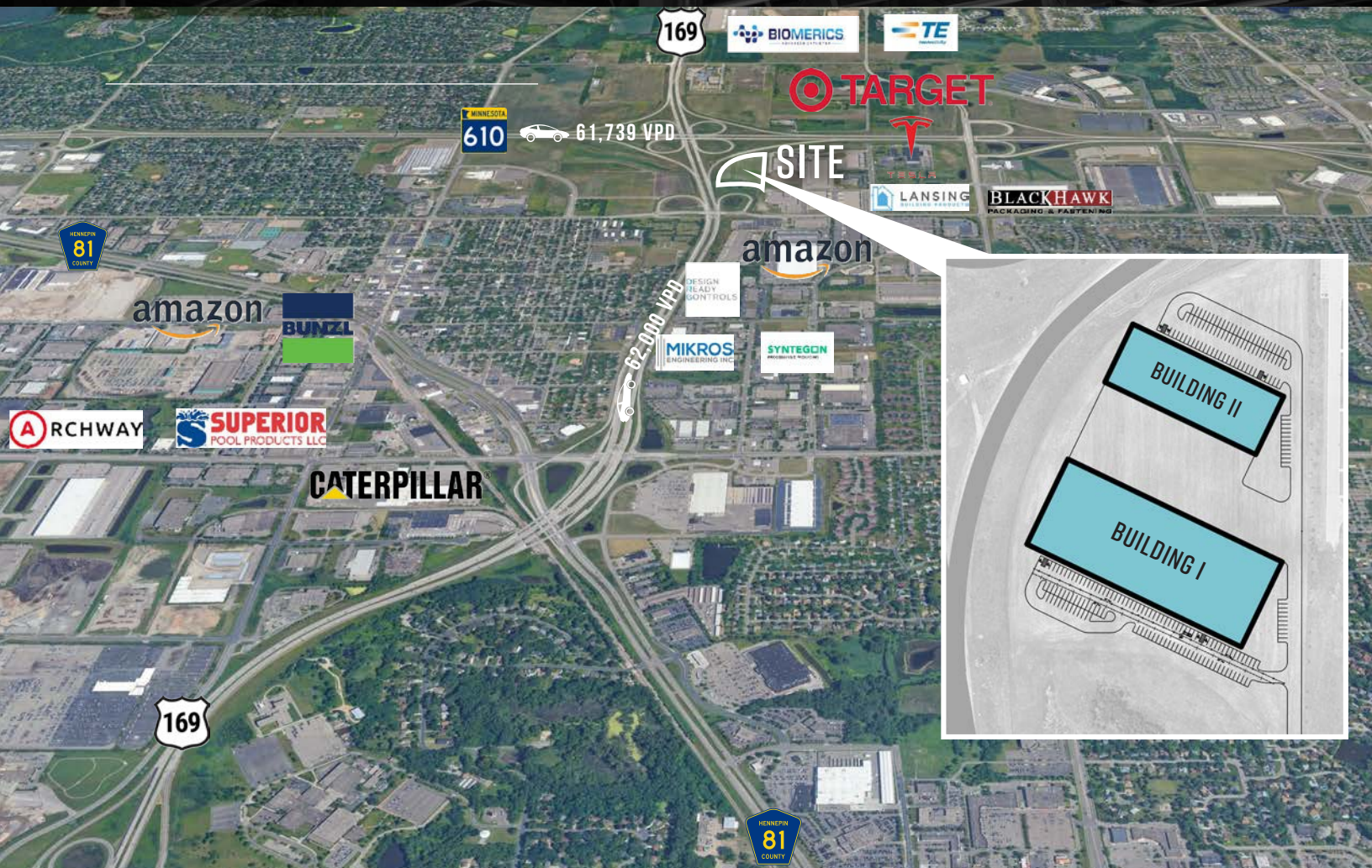
169/610 **NEW CONSTRUCTION
OPPORTUNITY**



**147,250 SF OFFICE/WAREHOUSE FOR LEASE
BROOKLYN PARK, MN**

OPPORTUNITY OVERVIEW

Capital Partners and Newmark are pleased to present 169 Logistics Center, two office/warehouse buildings totaling 147,250 square feet located along Highways 169 and 610 in Brooklyn Center, Minnesota. This new state-of-the-art industrial development will deliver in Q3/4 2023.



AREA DEMOGRAPHICS

(10-mile radius)



501,774

Population



257,570

Total Labor Force



38

Median Age



\$82,037

Median Household
Income



38,655

Manufacturing
Workforce



11,178

Transportation/
Warehousing
Workforce

BUILDING I // 100,000 SF



Lease Rate: Negotiable // **Est. CAM & Tax:** \$0.89 PSF // **Available:** April 2023

Building Dimensions	200 x 500 rear-loaded
Structural Bay Size	50' x 50'
Clear Height	28' clear to bottom of structure at first interior column
Truck Court	180' deep – 10' concrete dolly pads
Car Parking	123 car parking stalls
Exterior Walls	Pre-cast concrete structural wall panels insulated for total R-28-2
Roofing	Ballasted 60 mil EPDM roof system insulated for total R-30
Glass & Glazing	Four (4) main entrances. Clerestory windows along rear wall
Doors	Nine (9) 9'x10' manual dock doors with vision windows
Dock Equipment	Nine (9) 7' x 8' dock 30,000 lb. levelers, dock bumpers z-guards and foam dock seals
Fire Protectant	ESFR class I through class IV encapsulated commodities – 15,000gpm fire pump
HVAC	Gas-fired unit heaters

BUILDING II // 47,250 SF



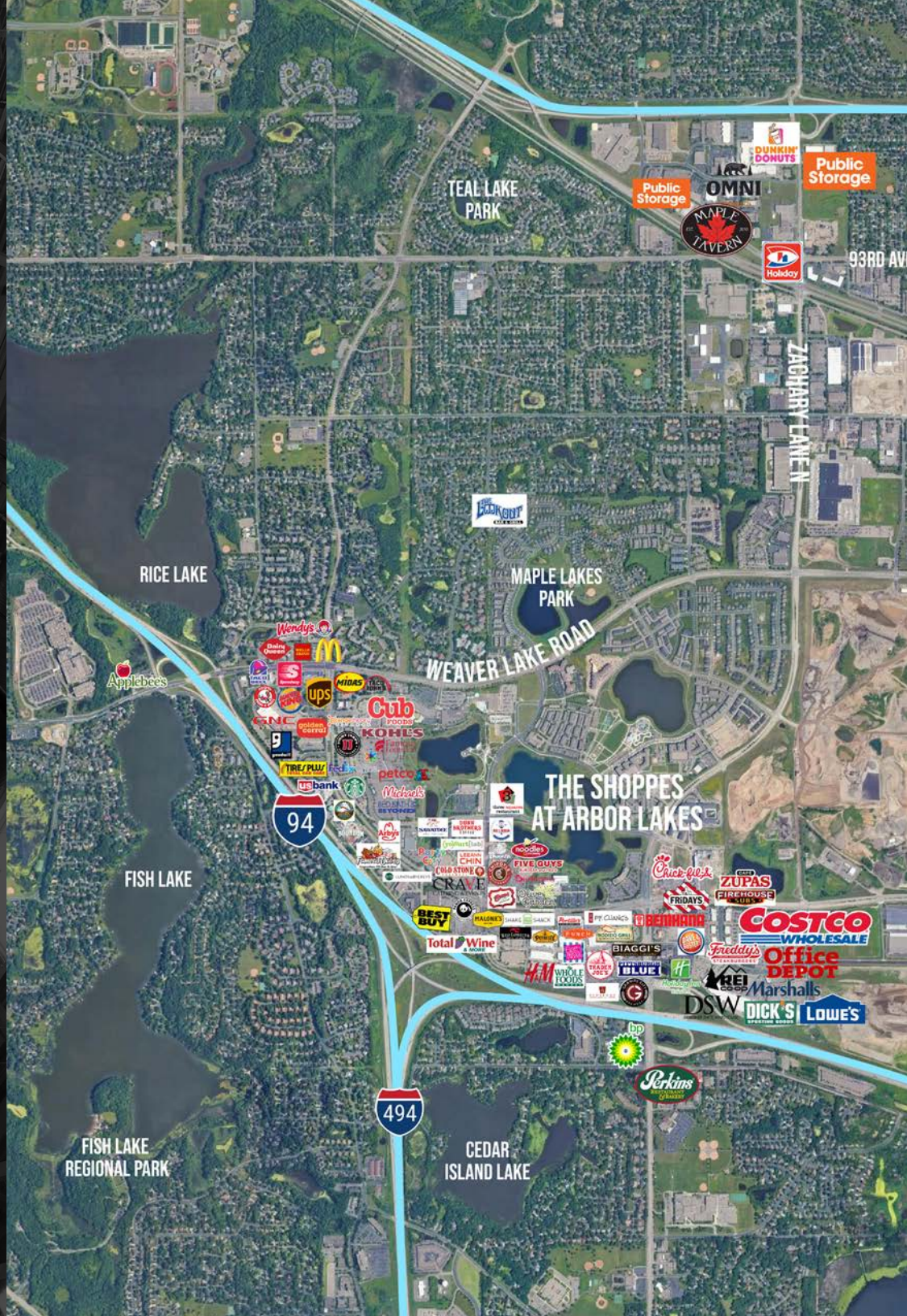
Lease Rate: Negotiable // **Est. CAM & Tax:** \$0.89 PSF // **Available:** October 2023

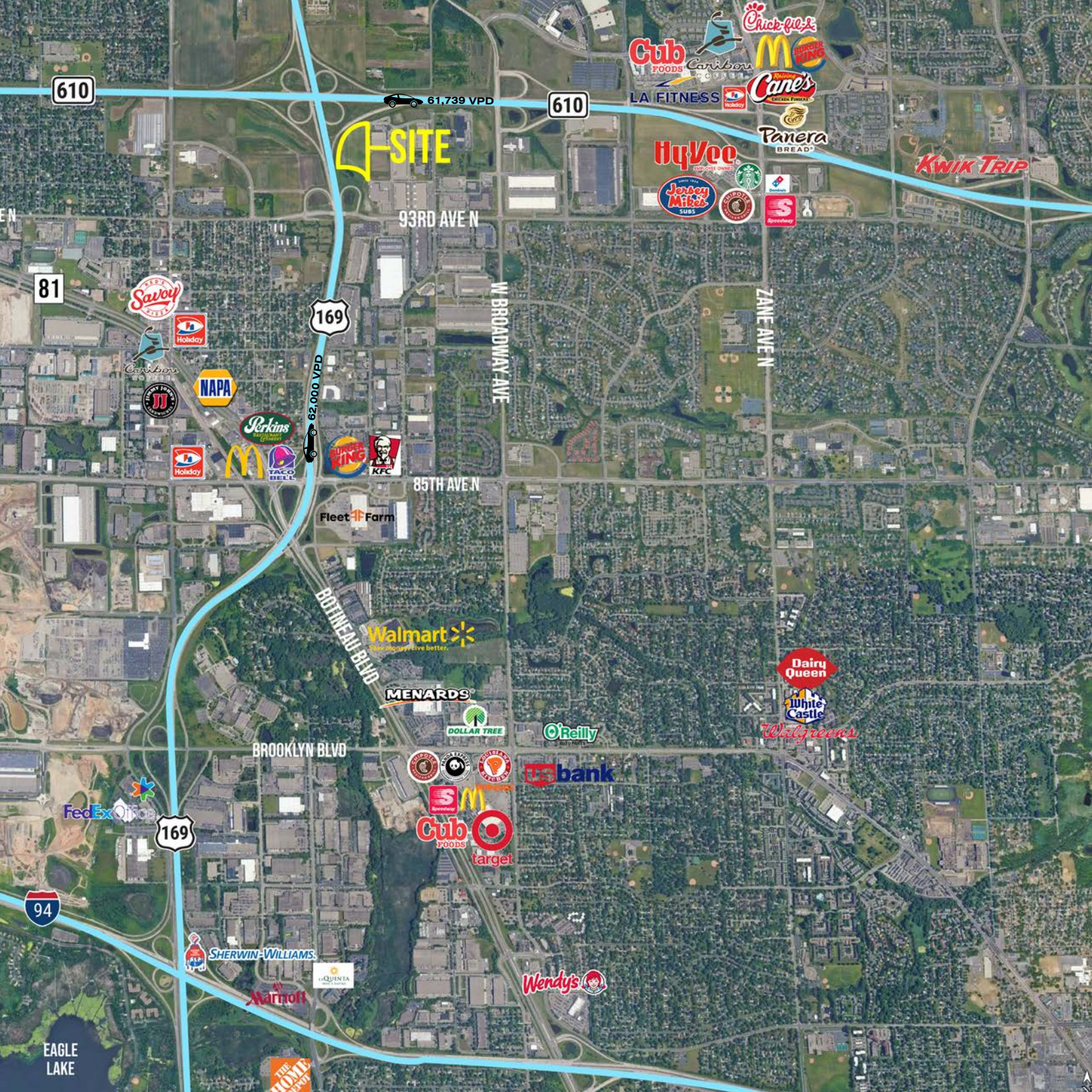
Building Dimensions	135 x 350 rear-loaded
Structural Bay Size	45' x 50'
Clear Height	28' clear to bottom of structure at first interior column
Truck Court	180' deep – 10' concrete dolly pads
Car Parking	88 car parking stalls
Exterior Walls	Pre-cast concrete structural wall panels insulated for total R-28-2
Roofing	Ballasted 60 mil EPDM roof system insulated for total R-30
Glass & Glazing	Two (2) main entrances. Clerestory windows along rear wall
Doors	Seven (7) 9'x10' manual dock doors with vision windows. Two (2) 12' x 14' automatic drive-in doors with vision windows
Dock Equipment	Seven (7) 7' x 8' dock 30,000 lb. levelers, dock bumpers z-guards & foam dock seals
Fire Protectant	ESFR class I through class IV encapsulated commodities – 15,000gpm fire pump
HVAC	Gas-fired unit heaters

169

LOGISTICS
CENTER

NEARBY AMENITIES





610

61,739 VPD

610

SITE

93RD AVE N

81

169

82,000 VPD

W BROADWAY AVE

ZANE AVE N

85TH AVE N

BOTHEAU BLVD

BROOKLYN BLVD

169

94

EAGLE LAKE

Cub Foods
LA FITNESS
Chick-fil-A
McDonald's
Cane's
Panera Bread
HyVee
Jersey Mike's
Starbucks
Sonic Drive-Ins
Kwik Trip

Savoy
Caribou
JJ
NAPA
Perkins
Holiday
McDonald's
Panda Express

Burger King
KFC

Fleet Farm

Walmart

MENARDS

DOLLAR TREE

O'Reilly

US Bank

Target
Cub Foods
McDonald's
Sonic Drive-Ins
Sherwin-Williams
Marriott

Dairy Queen
White Castle
Walgreens

Wendy's

169 LOGISTICS CENTER

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NEWMARK

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