

Shingle Creek Parkway



8,561 SF
Office/Warehouse For Lease

Available 1/1/2024

Shingle Creek Commerce Center II

6840 Shingle Creek Parkway
Brooklyn Center, MN 55430

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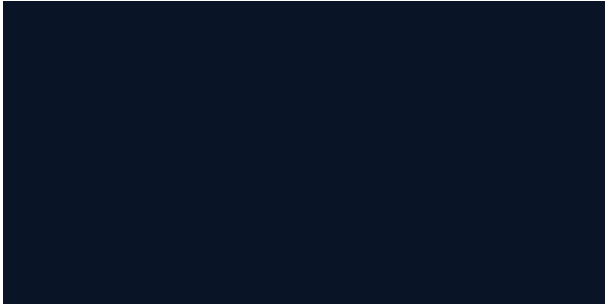
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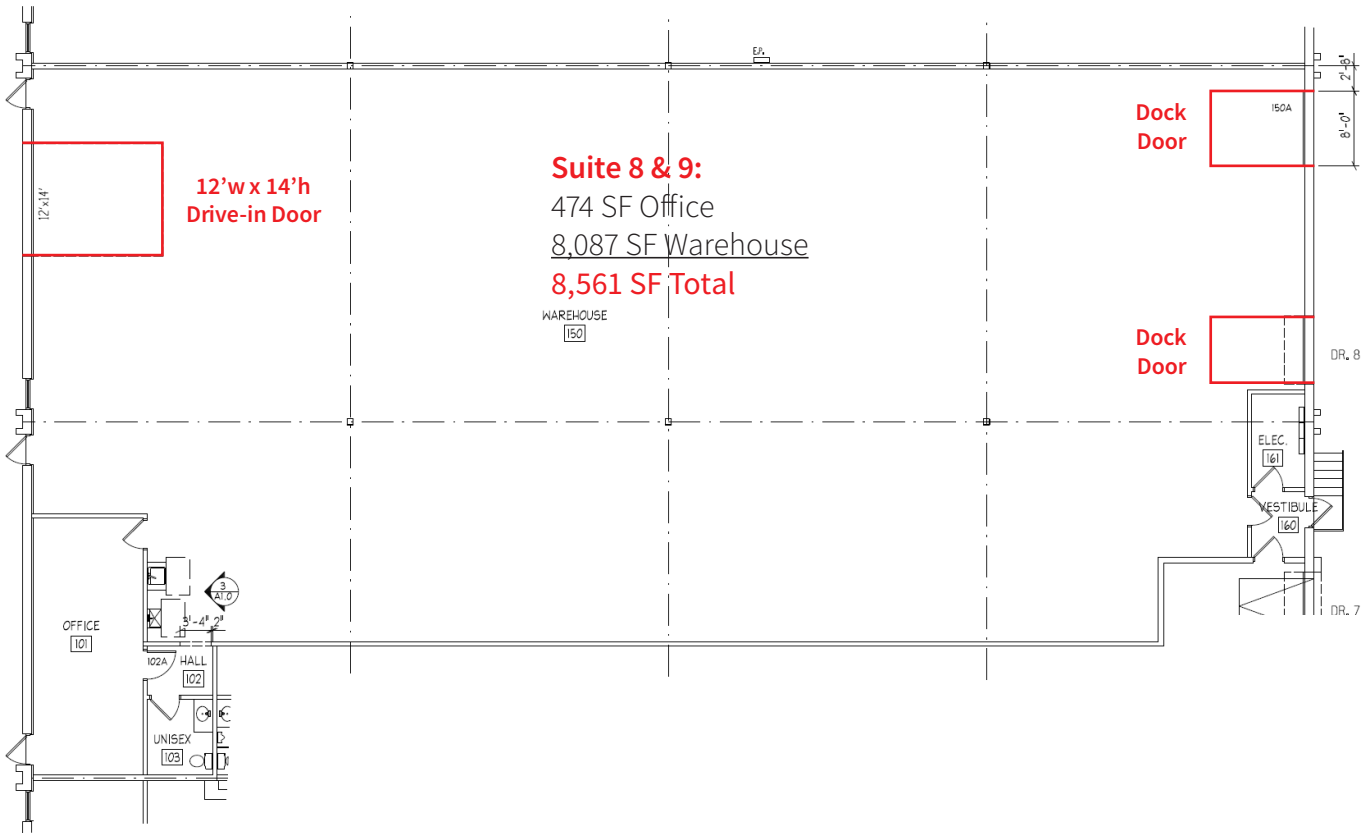
8,561 SF

Office/Warehouse space for lease

Shingle Creek Commerce Center is a 113,510 SF high image office/warehouse building located in Brooklyn Center with immediate access to I-694, I-94 & Highway 100. Featuring monument signage, ample double-loaded parking and many area amenities.











Floor Plan

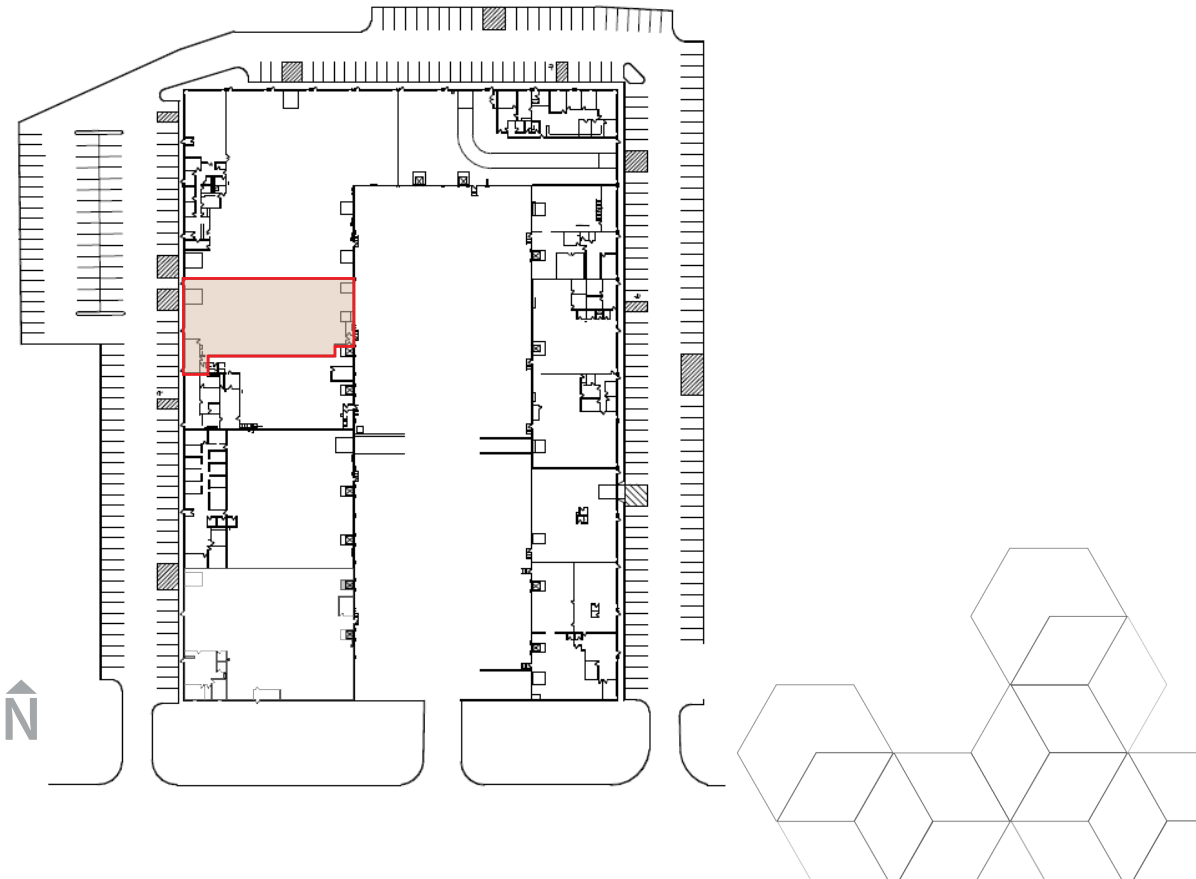


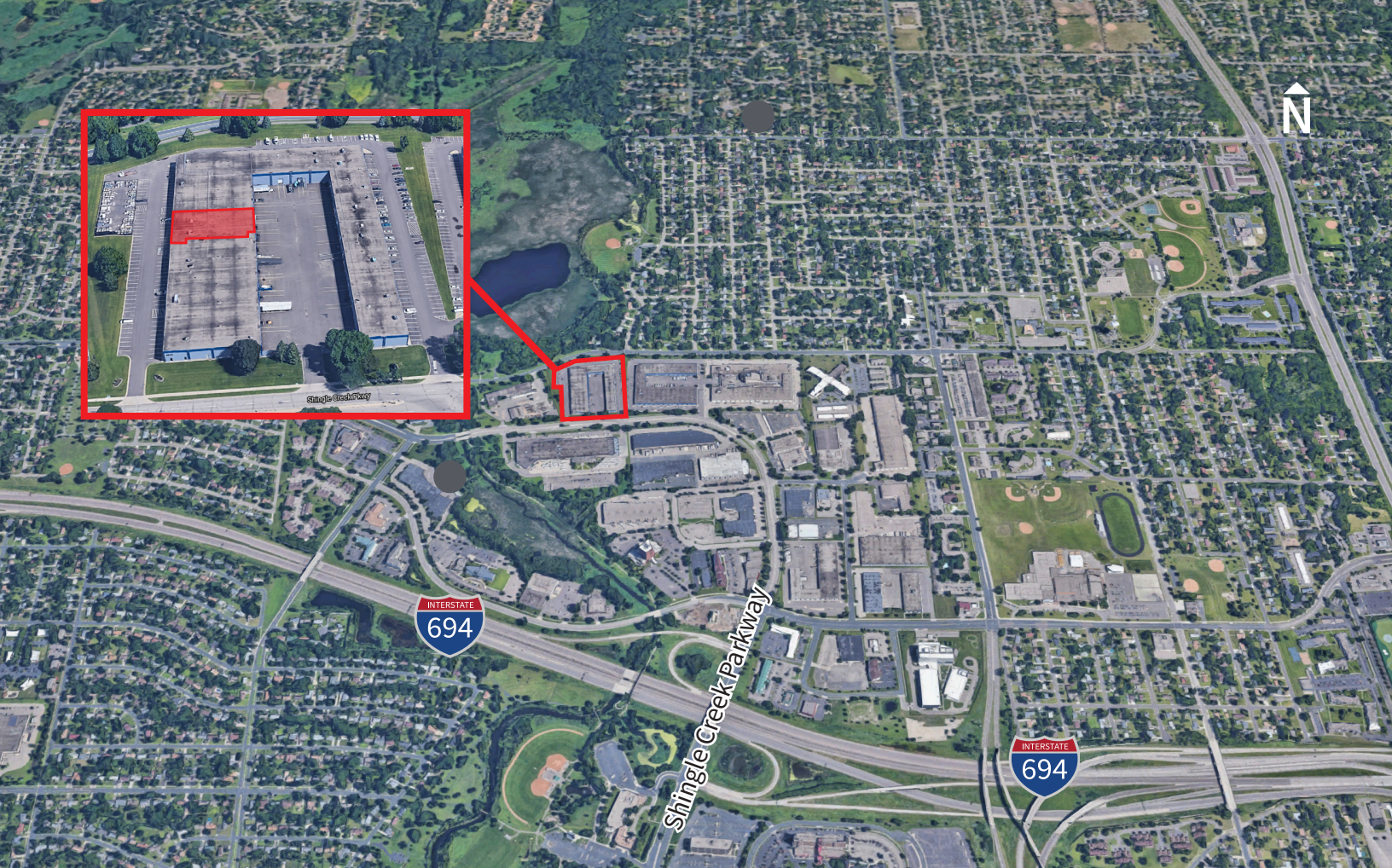
Property features

- > Quality warehouse complex located in NW Submarket totaling 260,380 SF
- > 20' clear height
- > Flexible dock and drive-in loading
- > Outstanding in-fill location near Hwy 694 & 100 interchange
- > Area amenities include lodging, retail and restaurants
- > Immediate access to I-694, I-94 & Highway 100
- > Monument signage available for both buildings

Specifications

 <p>Building Size: 113,510 SF Total</p>	 <p>Available 1/1/2024: Suite 8 & 9: 8,561 SF Total 474 SF Office 8,087 SF Warehouse</p>	 <p>Year Built: 1972</p>	 <p>Parking: 294 stalls</p>
 <p>Loading: Two (2) dock doors One (1) - 12'w x 14h drive-in door</p>	 <p>Clear Height: 20'</p>	 <p>Rental Rate: Negotiable</p>	 <p>2023 Est. Tax & CAM \$4.26 PSF</p>





Prime access

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