

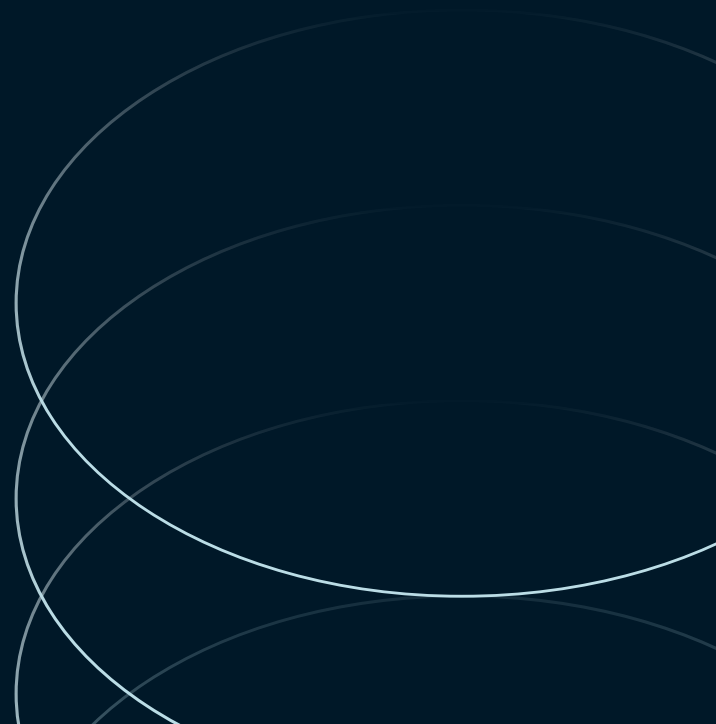


Capital
Partners

Shingle Creek Commerce Center I

6820 Shingle Creek Parkway
Brooklyn Center, MN 55430

35,852 SF
Office/Warehouse Space for Lease



35,852 SF

Office/Warehouse Space for Lease

Shingle Creek Commerce Center is a 146,870 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.

Property features

- Quality warehouse space
- 20' clear height
- Drive-in capability with trench drains, flammable waste trap and make-up air
- 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
- Ample double-loaded car parking
- Fiber in building
- Monument signage available

Specifications



Available SF Suites 4-9:

BTS Office
35,852 SF Warehouse
35,852 SF Total



Building Size 146,870 SF total



Clear Height 20'



Year Built 1973



Loading

Seven (7) dock doors*
One (1) 20' w x 14' h drive-in door

**Potential to add two additional dock doors*



Parking

3.00/1,000 SF



Rental Rate

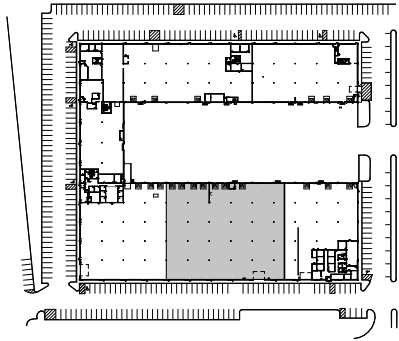
Negotiable



2025 Est. Tax & CAM

Tax: \$2.72
CAM: \$2.10
Total: \$4.82

Floor plan



Available SF

Suites 4-9:

BTS Office

35,852 SF Warehouse

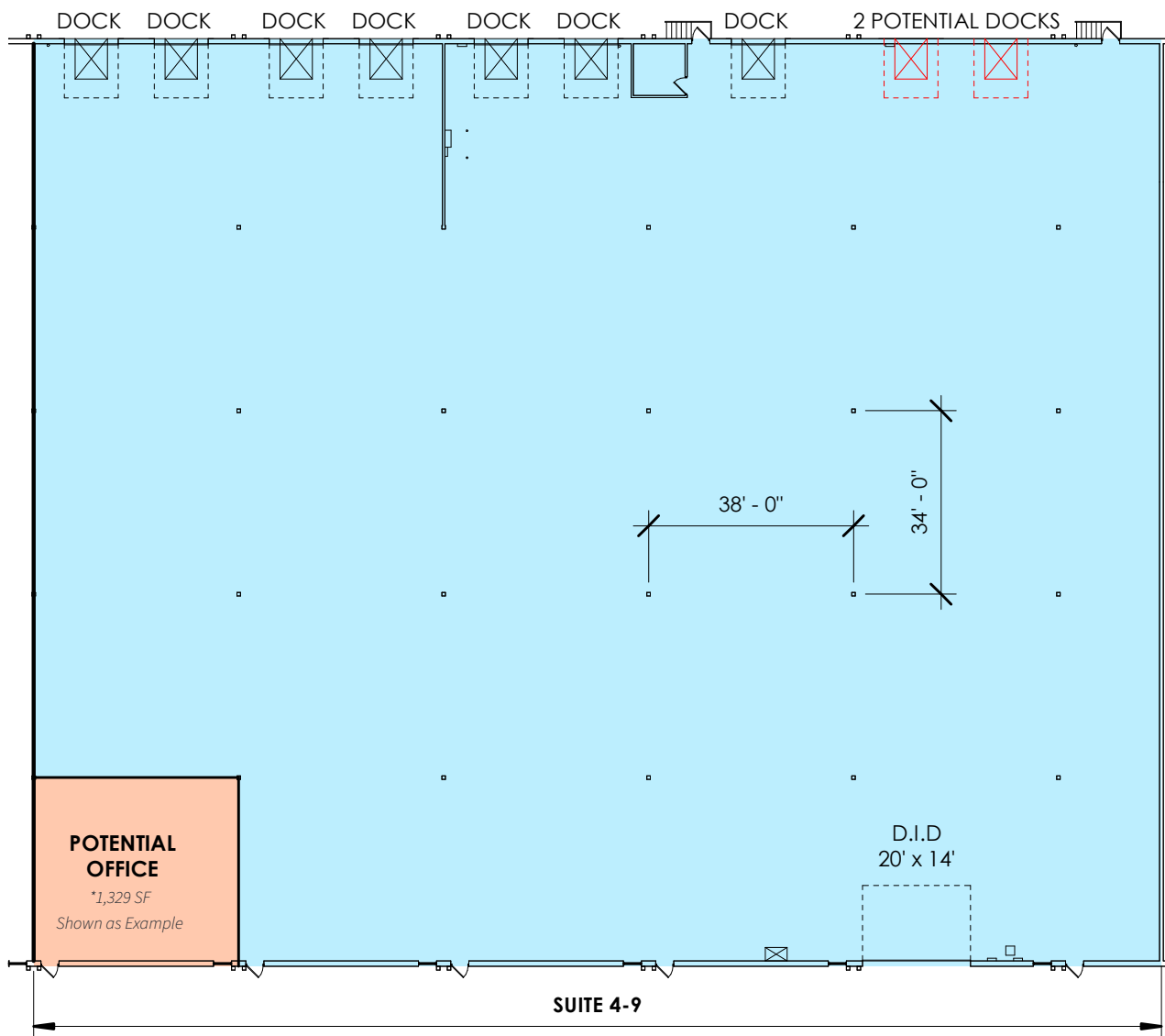
35,852 SF Total

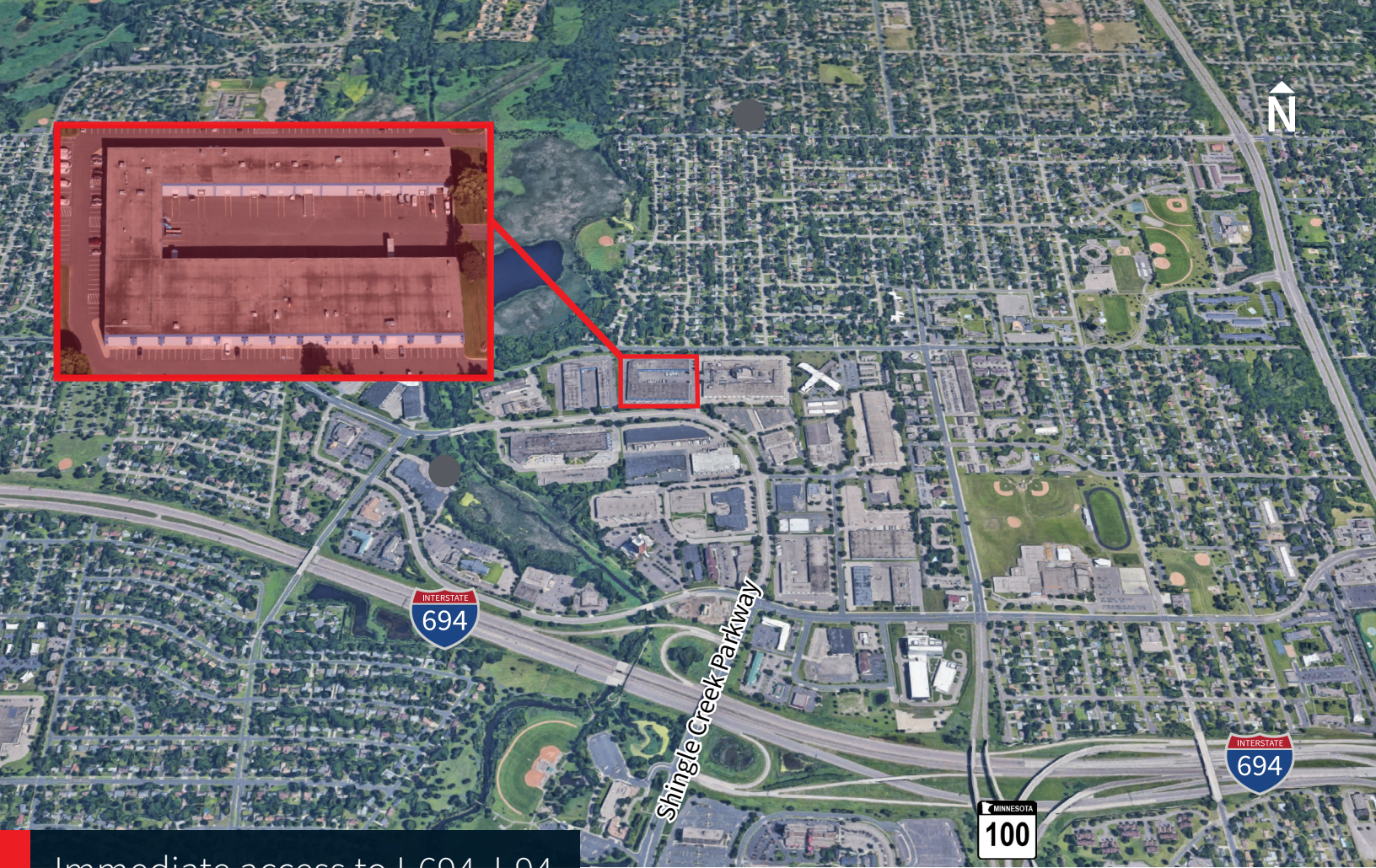
Loading

Seven (7) dock doors*

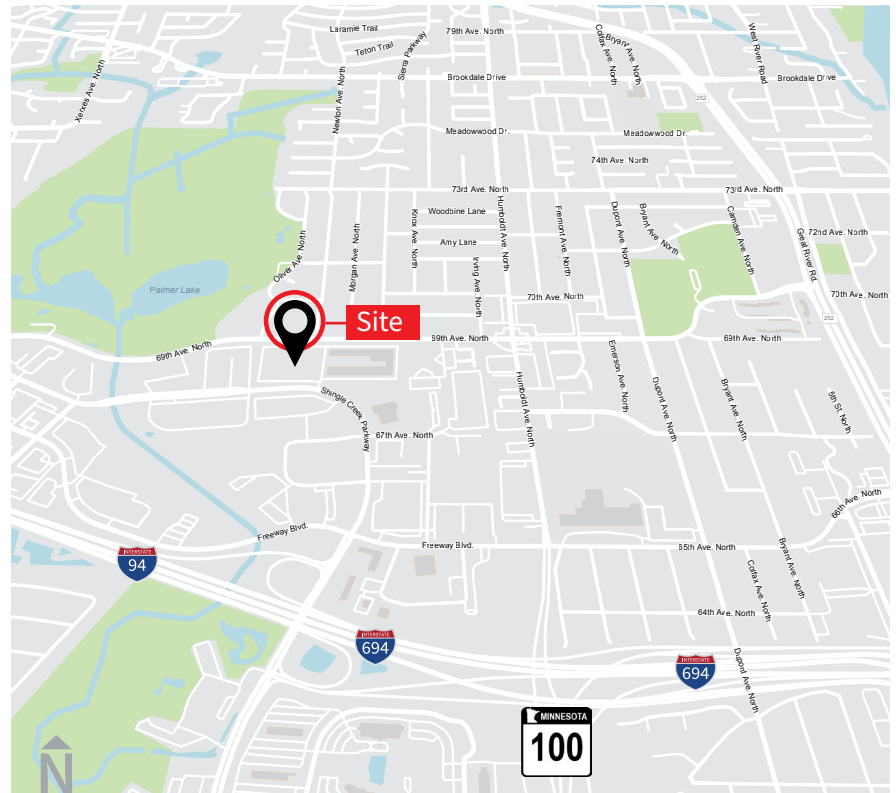
One (1) 20' w x 14' h drive-in door

**Potential to add two additional dock doors*





Immediate access to I-694, I-94
and Highway 100



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