

INDUSTRIAL SPACE FOR LEASE

# SAINT PAUL INDUSTRIAL PROPERTIES #25

6519 JAMES AVENUE NORTH | BROOKLYN CENTER, MN 55430

**15,970 SF OF OFFICE/WAREHOUSE SPACE**  
**NORTH METRO INDUSTRIAL SUBMARKET**



Well located just off I-694 and Hwy 100 in Brooklyn Center, this property benefits from a prominent location on the corner of Shingle Creek Parkway and Freeway Boulevard with easy access to major roadways. A wide array of nearby dining and shopping options are available as well as easy walking distance to Metro Transit bus stops (routes 722 and 763 Express).

## BUILDING SPECS

- 15,970 Rentable SF
- 2,408 Office SF
- 13,562 Warehouse SF
- 20' Clear Height

## AMENITIES

- 2 Dock Door
- 2 Drive-In Doors
- Ample Parking

## RENTAL RATES

- \$1.17/sf CAM (2017 est.)
- \$1.35/sf RE Tax (2017 est.)
- \$4.35 - \$8.50/sf Net

## LEASING INFORMATION

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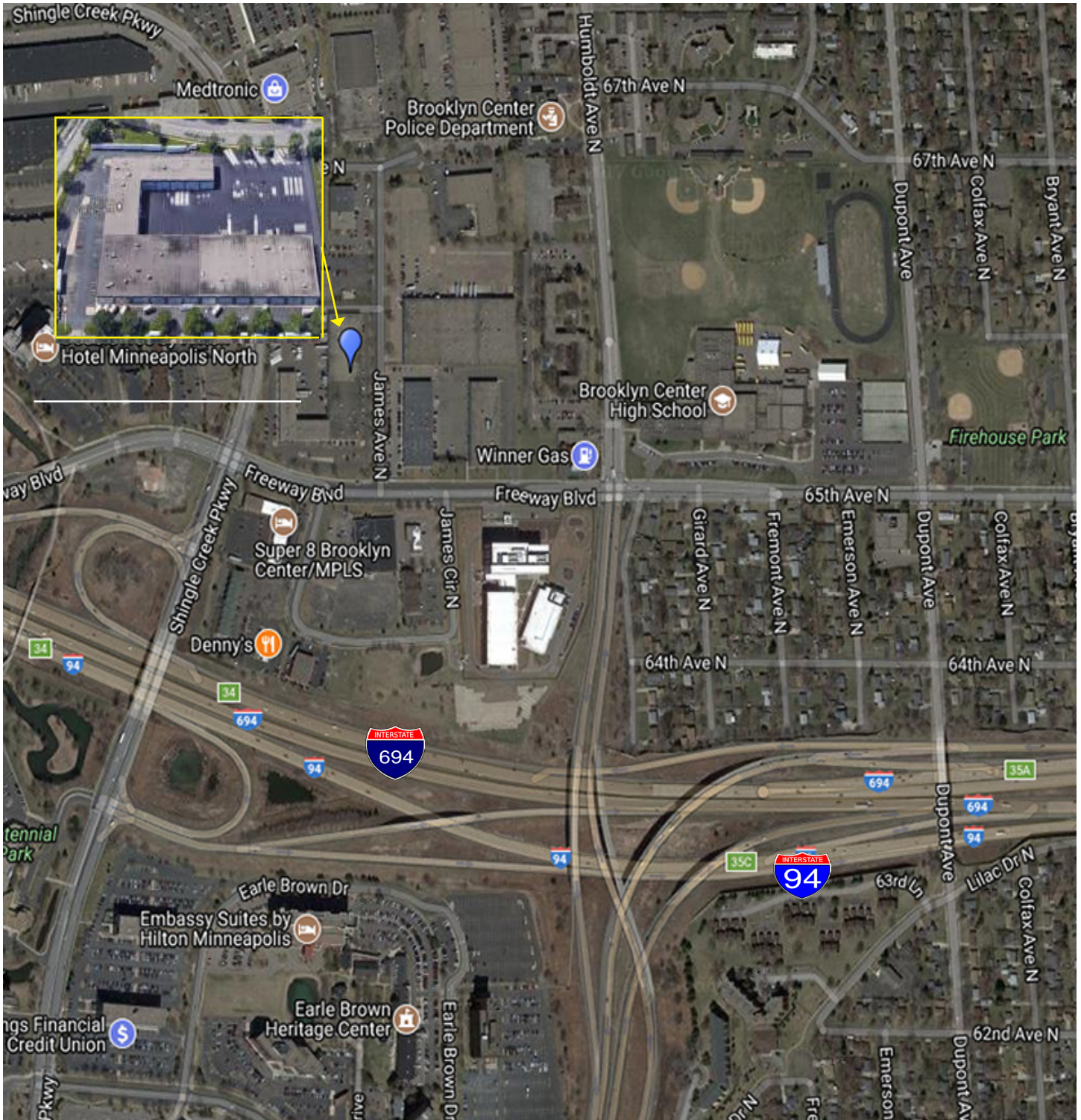


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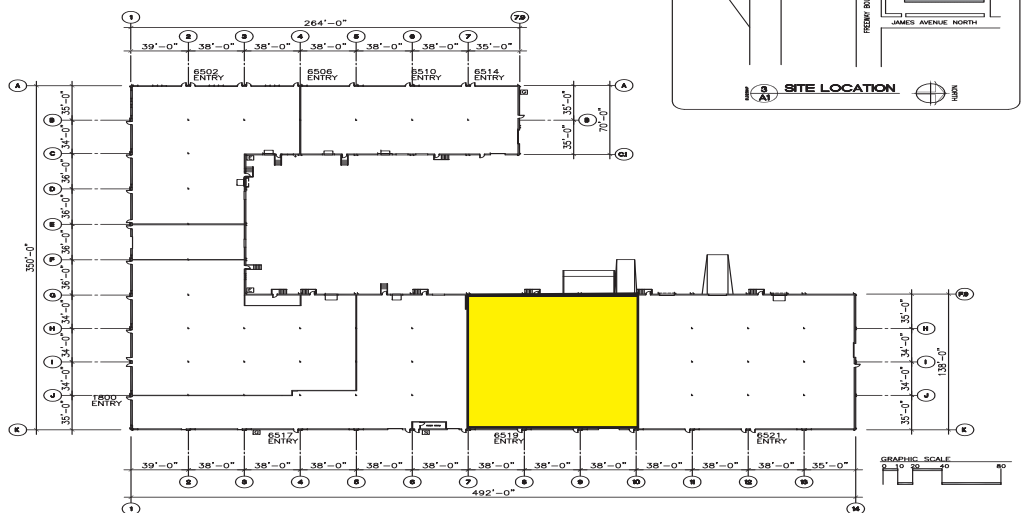
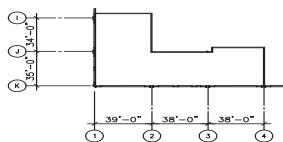
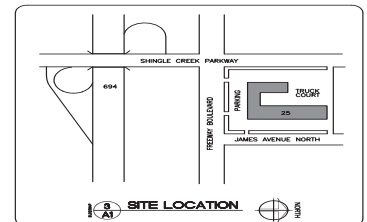
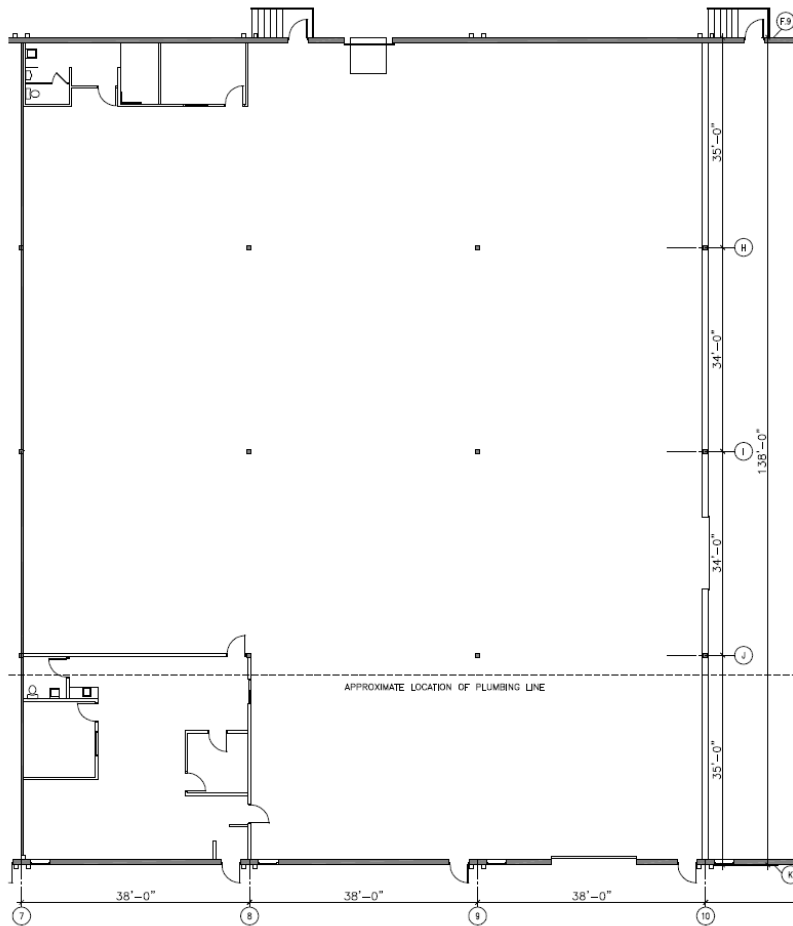


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EXISTING MEZZANINE FLOOR PLAN

EXISTING FLOOR PLAN



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