

FOR LEASE



**900-2,700 SF
FRANCE INDUSTRIAL**

4912 France Ave N | Brooklyn Center, MN 55429

Office space in convenient suburban location

A Building (900, 1,800 or 2,700 SF available)

100% air conditioned

Multi-tenant flex

Outdoor storage may be available

Great access to Hwy 100 at France Avenue N; five miles south of Hwy 694

Close to Caribou Coffee, Starbucks, McDonald's, Wendy's, IHOP, Burger King, Cub, LA Fitness, Walmart, and more



Jeff Salzbrun

612-788-1552

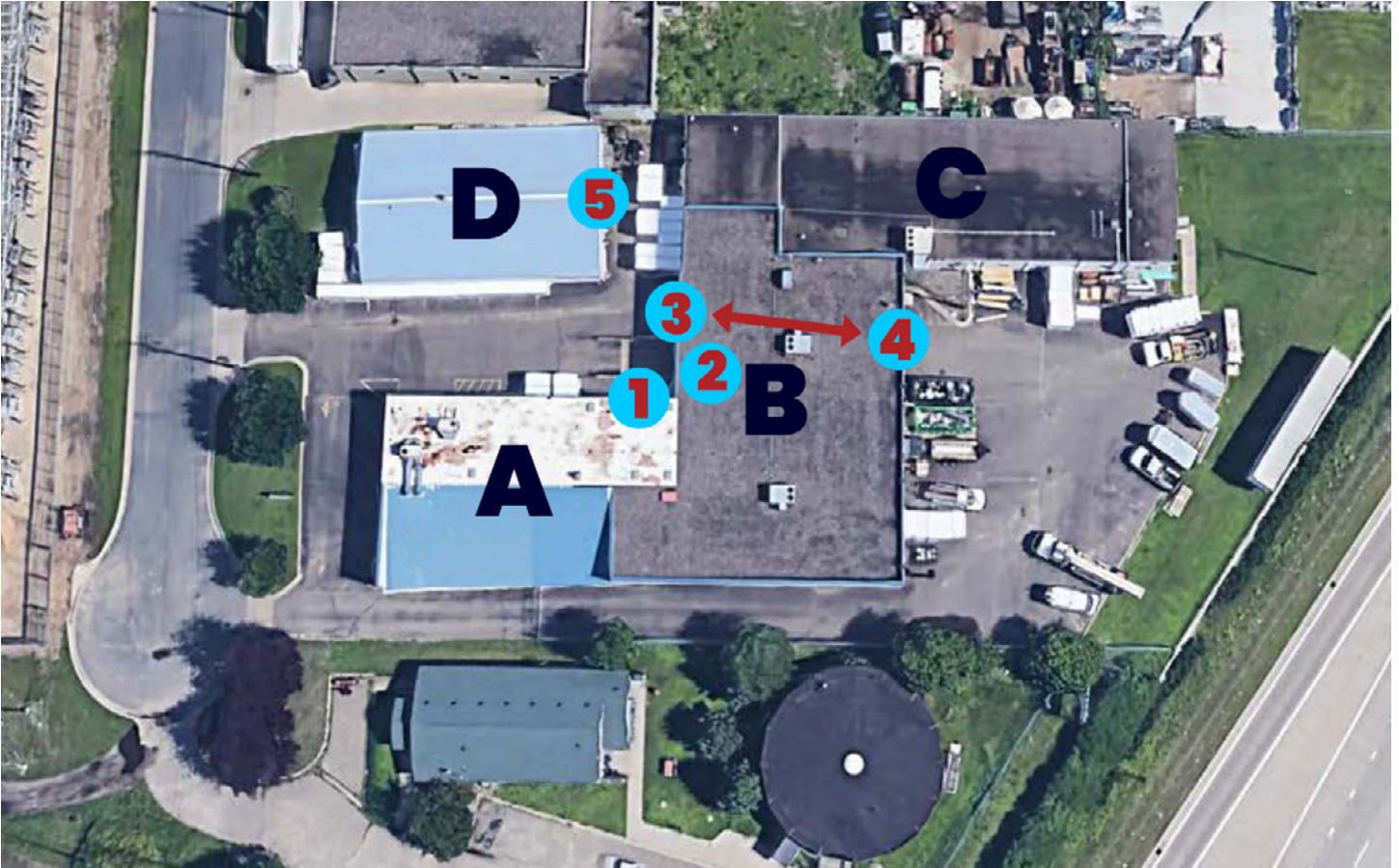
jeff@CEGspaces.com

CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

**Net Rent: \$7.50 PSF
2021 Est. Op. Expenses: \$3.00 PSF**

Available Outside Storage



A&B **15,022 SF**
Office: 2,393 SF
Warehouse: 12,629 SF

16' clear height in warehouse

- 1** 10x10' drive-in door
- 2** 8x10' dock door
- 3** **4** 12x14' drive-in doors
Drive-thru ability

C **8,375 SF**
Office: 900 SF
Warehouse: 7,475 SF

14' clear height in warehouse

D **4,200 SF** (Can be demised to 2,100)
Office: 980 SF
Warehouse: 3,220 SF

9' clear height in warehouse

- 5** 8x14' drive-in door

* Ability to add additional drive-in doors



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Great Access to Highway 100

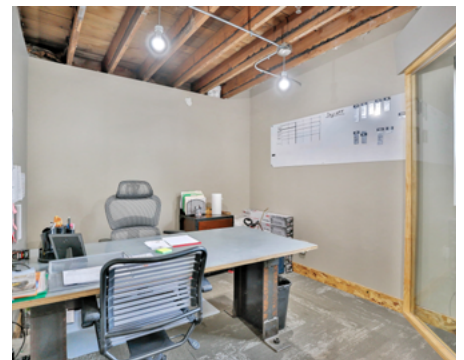
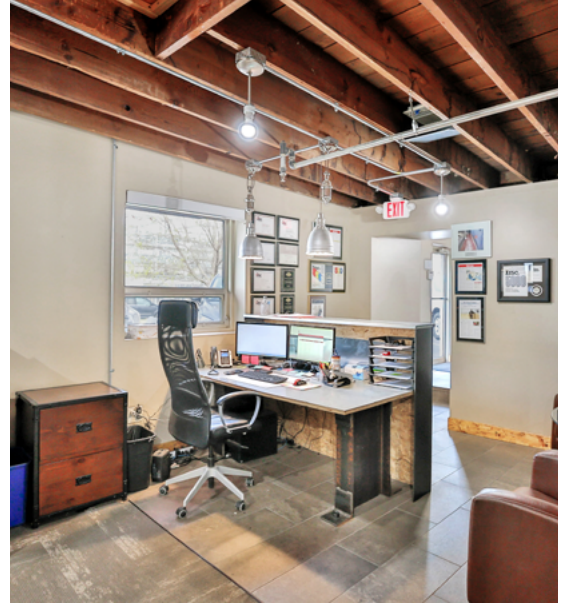


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Creative Timber Office Spaces



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Air Conditioned Warehouse



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