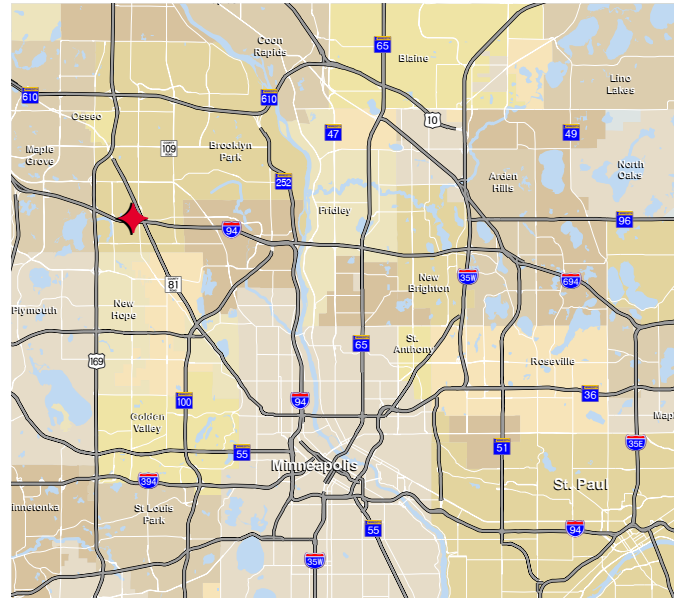




17,548 - 75,654 SF Available

Property Highlights

- Fully renovated printing or manufacturing building
- 91,730 SF Industrial building
- Direct access to 694 and Hwy 81
- Minutes from Arbor Lakes retail and commercial
- Excellent labor market



Hudson Brothen

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**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

7700 68th Avenue N

Brooklyn Park, MN



Property Highlights

Availability

Suite A

3,500 SF Office
14,048 SF Whse
17,548 SF Total
1 dock

Suite B

8,000 SF Office
50,106 SF Whse
58,106 SF Total
4 docks | 1 drive-in

Lease Rates

\$9.75 PSF Office
\$4.95 PSF Warehouse

2020 Operating Expenses

\$1.88 PSF Tax
\$1.12 PSF CAM
\$3.00 PSF Total

Sale Price

Negotiable

Total Building Size

91,730 SF

Land Area

5.94 acres (260,053 SF)

Year Built

1997 - Renovated in 2012

Clear Height

20'

Building Loading

7 docks | 2 drive-ins

Roof

1997

Column Spacing

40' x 50'

Fire Protection

Sprinklered

Building Depth

144'

Parking

1.79/1,000

Zoning

Industrial

Lighting

T-8

HVAC

Suite B is Fully A/C

2020 Property Tax

\$167,865.90 (\$1.88 PSF)



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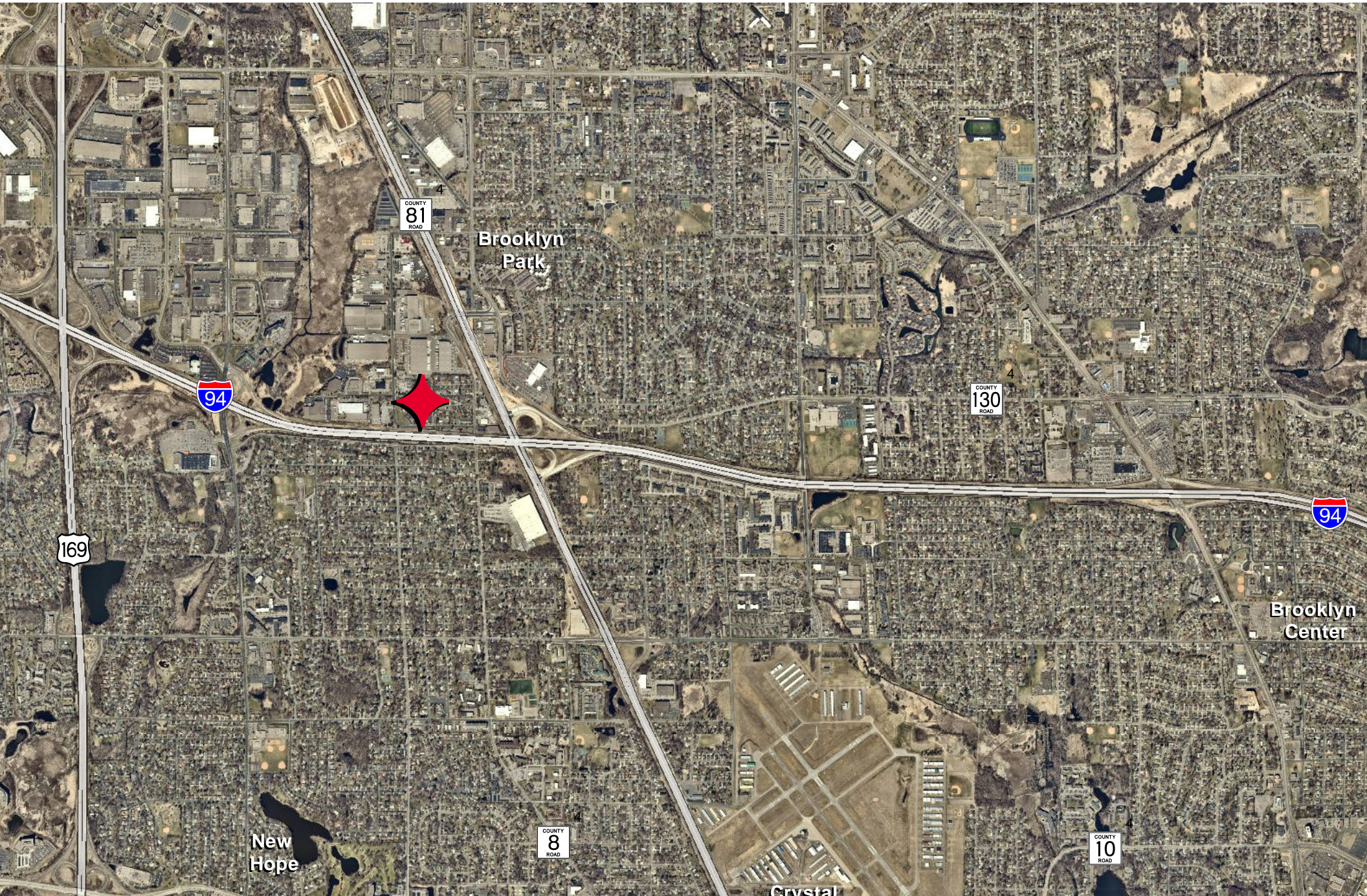
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Building Plan

