

FOR SALE OR LEASE



**35,241 SF OFFICE/WAREHOUSE
SPACE AVAILABLE**

9401 Winnetka Ave N, Brooklyn Park, MN 55445



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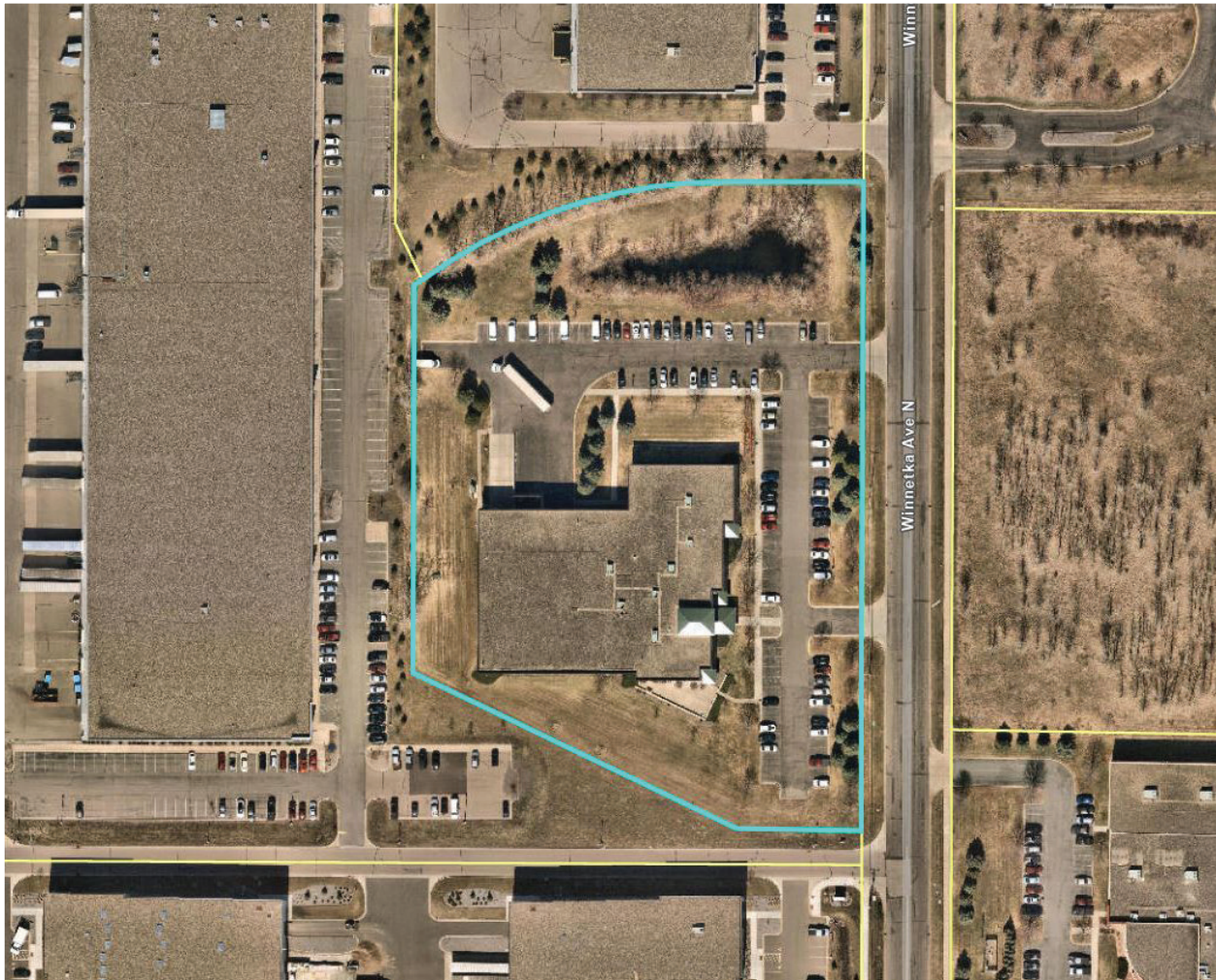
PROPERTY STATS

PID #	07-119-21-44-0008
Building Size	35,241 square feet
Available SF	17,534 sf Office 14,702 sf Warehouse <u>3,005 sf Tech</u> 35,241 sf Total
Parcel Size	4.61 acres (100,811 sf)
Year Built	2003
Clear Height	20'
Loading	2 Dock doors 1 Drive-in
Roof	2003 rubber membrane
Parking	123 surface stalls
Slab on grade	6" thick reinforced concrete



OPPORTUNITY OVERVIEW

Suntide Commercial Realty is pleased to present 9401 Winnetka, a 35,241 SF office and warehouse opportunity in Brooklyn Park, Minnesota. The property is located at the corner of MN 610 and Highway 169 in an industrial zone. Features include outdoor seating, abundant off-street parking, and Class A finishes throughout.



RATES

Lease:	\$12.00/SF Office
	\$7.00/SF Warehouse
Sale:	Negotiable
Tax & Ops:	\$2.99/SF Taxes
	<u>\$4.08/SF Operating Costs</u>
	\$7.07/SF Total
Availability:	1/1/2024



FEATURES

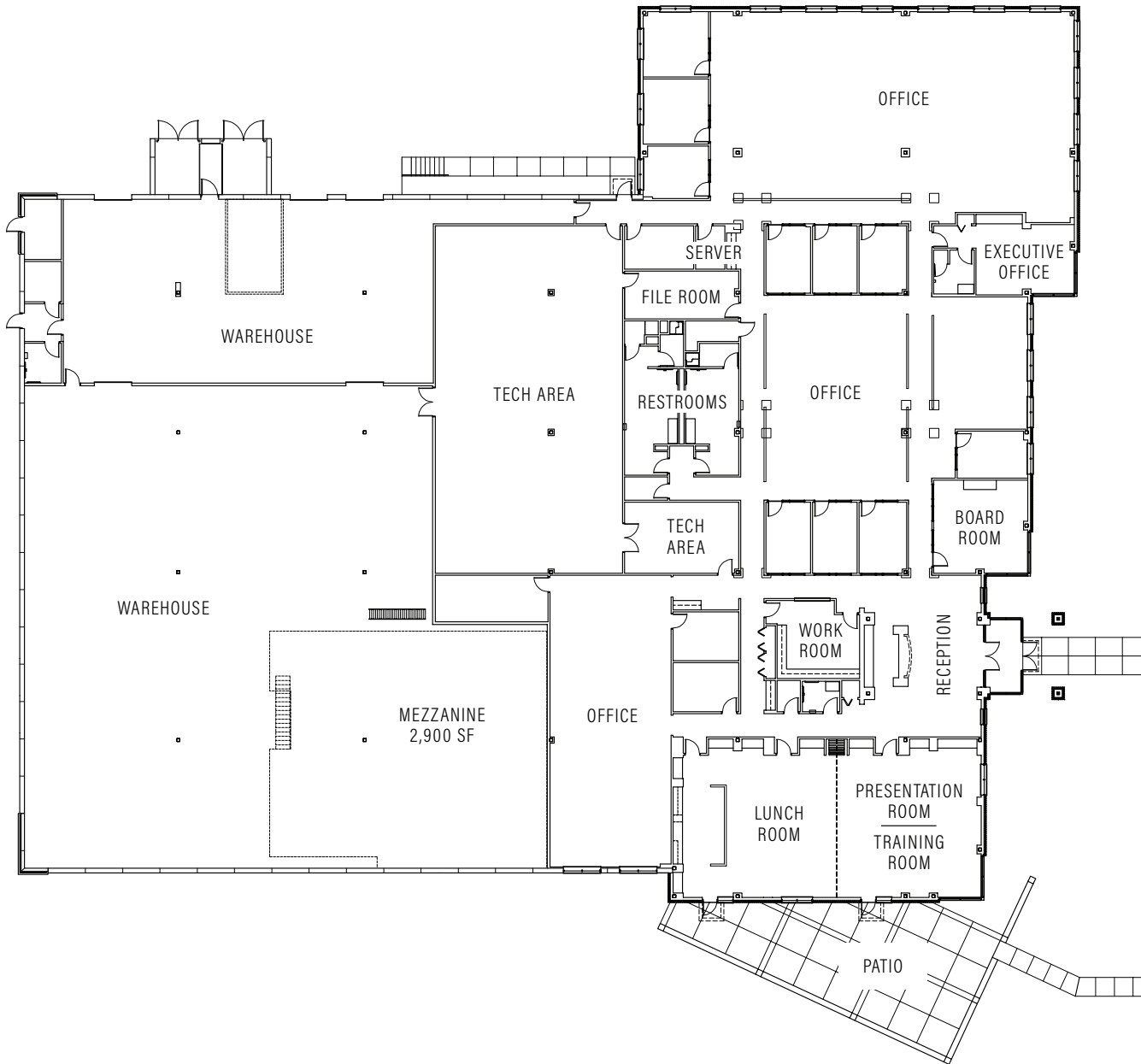
- Class A finishes throughout the building
- Direct access to Highway 169 and Highway 610
- Excess land for expansion
- T8 Lighting in Warehouse
- Outdoor patio
- 2-story glass vestibule
- Can add an additional 55 parking stalls
- Parking lot seal coated and grip-sealed 2022
- Parapet membrane replaced 2017 tin cover



WAREHOUSE SPACE



FLOOR PLAN



AREA DEMOGRAPHICS (5-MILE RADIUS)



107,343
POPULATION



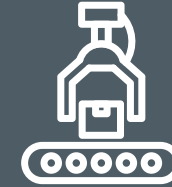
\$84,558
AVERAGE
HOUSEHOLD INCOME



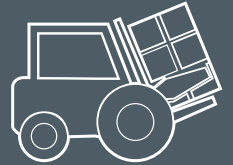
138,296
WORKING AGE
ADULTS



15,667
MANUFACTURING
WORKFORCE



3,379
PROFESSIONAL,
SCIENTIFIC AND
TECHNICAL SERVICES



3,483
TRANSPORTATION
AND WAREHOUSE
WORKFORCE

