



FOR SUBLEASE

**7300 NORTHLAND DR N**

BROOKLYN PARK, MN



# 7300 NORTHLAND DR N

Brooklyn Park, MN



## PROPERTY HIGHLIGHTS

### PROPERTY FEATURES

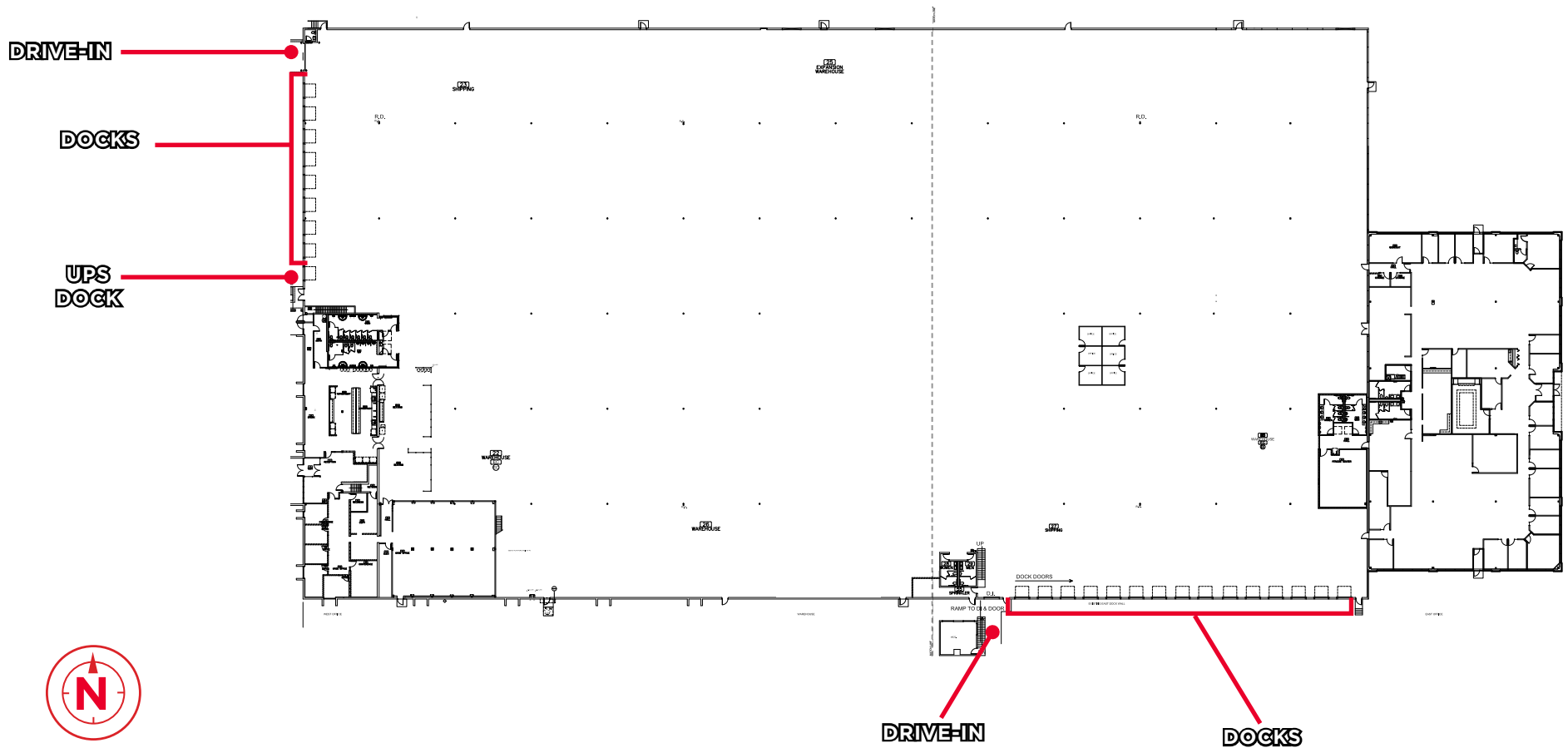
<b>Building Size:</b>	185,500 SF	<b>Lighting:</b>	To verify
<b>Space Available:</b>	15,500 SF Office 170,000 SF Whse 185,500 SF Total	<b>Parking Stalls:</b>	257
<b>Clear Height:</b>	24'	<b>Lease Expiration:</b>	February 28, 2026* *Longer term deals available
<b>Column Spacing:</b>	40' x 50'	<b>Available for Occupancy:</b>	September 1, 2025 (possibly sooner)
<b>Sprinkler:</b>	ESFR	<b>Lease Rates:</b>	\$7.25 PSF net
<b>Loading:</b>	23 Docks 1 UPS Dock 2 Drive-ins	<b>2024 Tax/CAM:</b>	\$2.25 PSF Tax \$1.50 PSF CAM \$3.75 PSF Total
<b>Power:</b>	To verify		

# 7300 NORTHLAND DR N

Brooklyn Park, MN

## FLOOR PLAN

15,500 SF OFFICE  
170,000 SF WAREHOUSE  
185,500 SF TOTAL



# 7300 NORTHLAND DR N

Brooklyn Park, MN



# 7300 NORTHLAND DR N

Brooklyn Park, MN



# 7300 NORTHLAND DR N

Brooklyn Park, MN

## AERIAL MAP



BROOKLYN BLVD

169

7300  
NORTHLAND  
DR N

94

494

HEMLOCK LN

BOTTINEAU BLVD

94

169



**FOR MORE INFORMATION, CONTACT:**

**HUDSON BROTHEN**

Executive Director

+1 952 893 8261

[HUDSON.BROTHEN@CUSHWAKE.COM](mailto:HUDSON.BROTHEN@CUSHWAKE.COM)

**BRENT MASICA**

Executive Managing Director

+1 952 893 8231

[BRENT.MASICA@CUSHWAKE.COM](mailto:BRENT.MASICA@CUSHWAKE.COM)

3500 American Blvd., West  
Bloomington, Minnesota 55431

+1 952 831 1000

[CUSHMANWAKEFIELD.COM](http://CUSHMANWAKEFIELD.COM)



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE