76,223 SF BUILDING FOR SALE

62,664 SF AVAILABLE

6707 SHINGLE CREEK PARKWAY

BROOKLYN CENTER, MINNESOTA

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

- Rare owner/user sale opportunity
- Potential to keep smaller tenant for additional income
- 24’ clear

Sale Price:	$7,600,000 ($99.70 PSF)
Building Size:	9,345 SF Office 66,878 SF Warehouse 76,223 SF Total*
Available Space:	8,245 SF Office 54,419 SF Warehouse 62,664 SF Total
Site Area:	4.23 acres
Clear Height:	24’
Loading:	8 docks, 1 drive-in available
Year Built:	1982
Roof:	± 20 years old
Power:	± 1,000 Amps/480 Volts/3-Phase
Air-Conditioning:	100%
Sprinkler:	100%
2022 Taxes:	$171,283.66 ($2.82 PSF)

*Tenant occupies 13,559 SF leased through April 30, 2026.
Tenant does not have any renewal rights.

FLOOR PLAN

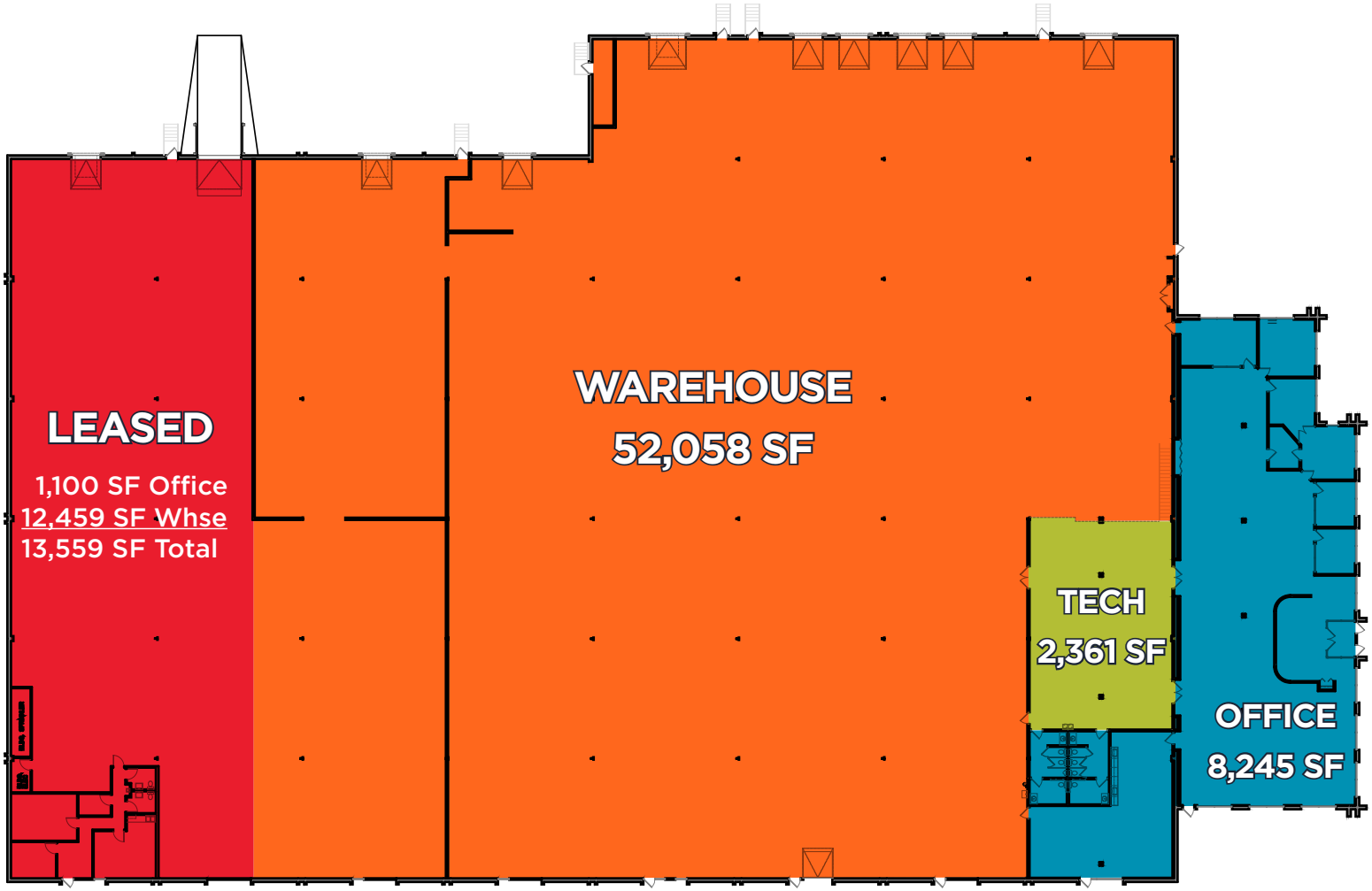
76,223 SF TOTAL BUILDING BREAKDOWN:

AVAILABLE

8,245 SF Office
2,361 SF Tech
52,058 SF Warehouse
62,664 SF Total

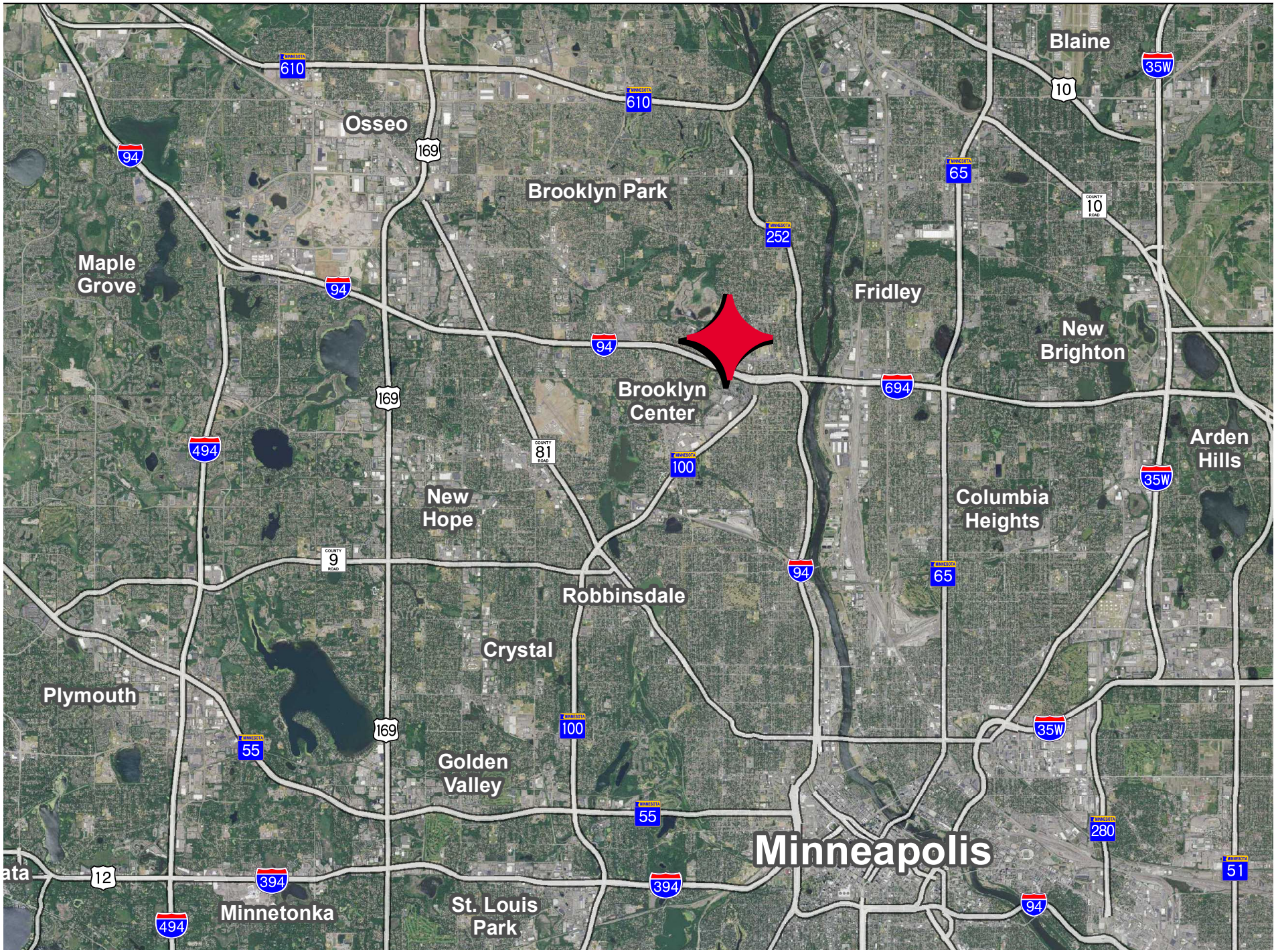
TENANT

1,100 SF Office
12,459 SF Warehouse
13,559 SF Total



Floor Plan
Scale: 1"=40'-0"

Shingle Creek Pkwy
67th Ave N
Parkway Cir


Blaine
Osseo
Brooklyn Park
Maple Grove
Fridley
New Brighton
Brooklyn Center
Arden Hills
New Hope
Columbia Heights
Robbinsdale
Crystal
Plymouth
Golden Valley
Minneapolis
Minnetonka
St. Louis Park
610
169
94
65
10
35W
252
694
494
81
100
9
55
12
394
280
51

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