 **JLL** SEE A BRIGHTER WAY

For sale

9100 85th Ave N, Brooklyn Park, MN
108,300 SF Available

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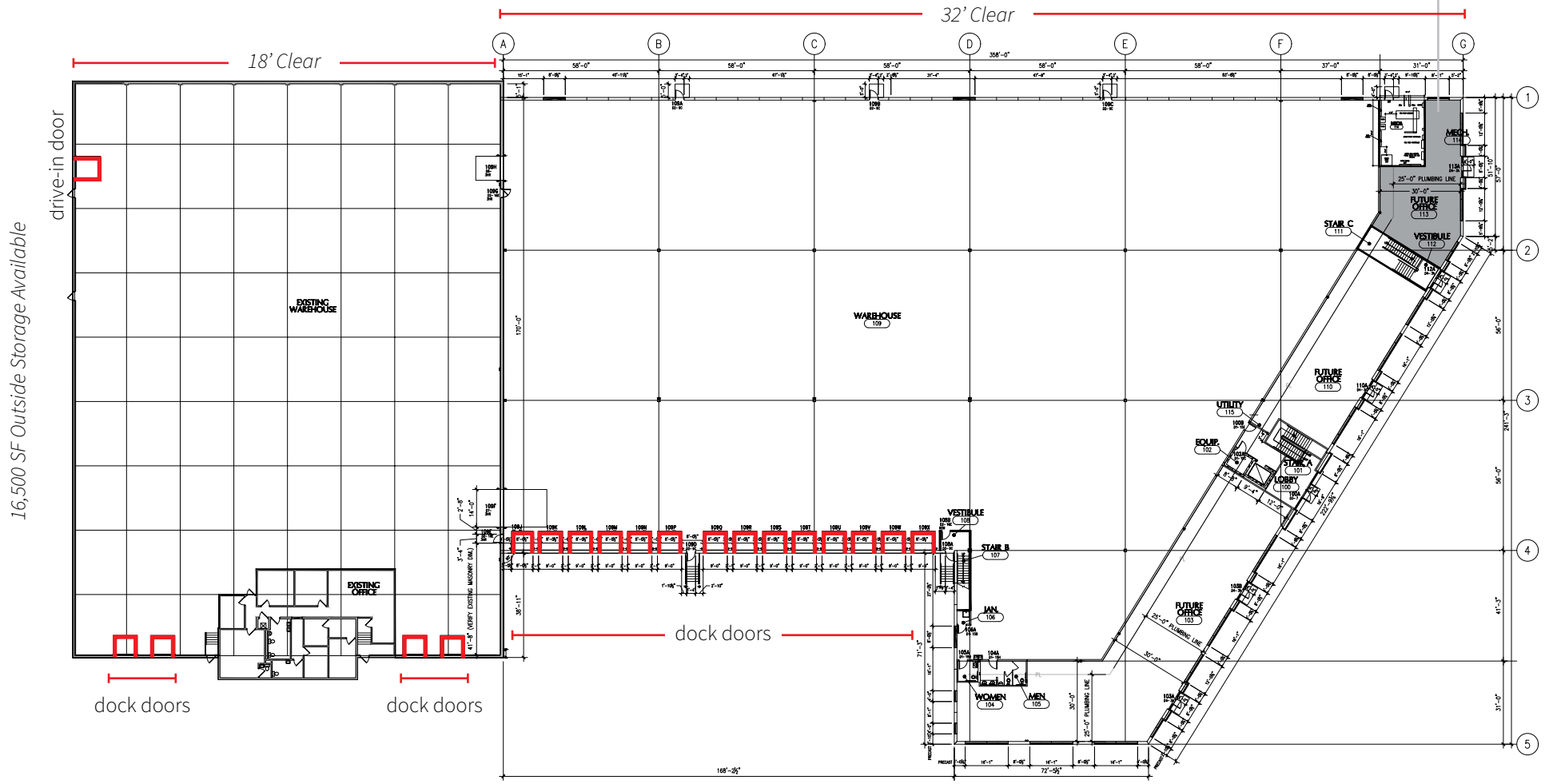
Building specifications

Building SF	108,300 SF
Land area	5.33 Acres
Office SF	2,436 SF
Future office SF	9,593 SF
Mezz. office SF	6,802 SF
Unfinished storage SF	3,291 SF
Warehouse SF	86,178 SF
Total available SF	108,300 SF
Year built	1968 (Original Building) – 34,940 SF 2005 (Addition) -73,044 SF
Clear heights	Original building: 16' – 18' Addition: 32'
Loading	18 (8' x 10') dock doors One (1) drive-in door
Outside storage	16,500 SF
Construction type	Mixed construction: original masonry building with a newer precast addition
Floor thickness	New addition has 9' concrete floors
Column spacing	Original: 24' x 40' Width between columns Addition: 58' X 56' Width between columns
Zoning	I-1
Sprinkler	ESFR
Parking	35+ surface spaces
Sale price	Negotiable
2026 RE taxes	\$337,871.26 (\$3.12 PSF)



Floor plan

1,355 SF
Lease through 11/28



2,436 SF Office
9,593 SF Future Office
86,178 SF Warehouse
98,207 SF Total

6,802 SF Mezz. Office
3,291 SF Unfinished Storage
10,093 SF Total

18 dock doors
One (1) drive-in door

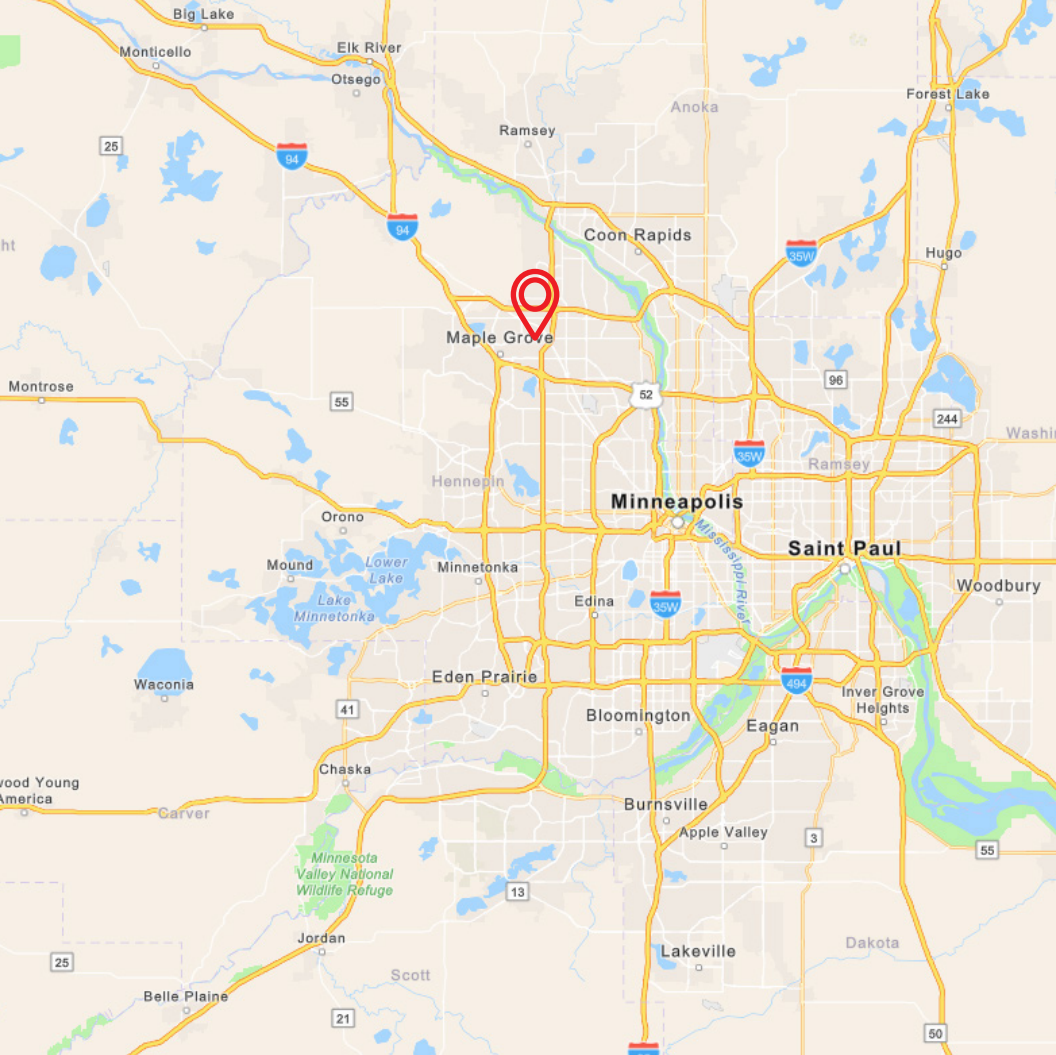
108,300 SF Total

Property photos




Property photos





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