



Industrial Space for Sublease

**HIGHWAY 610 BUSINESS CENTER
9501 LOUISIANA AVENUE NORTH
BROOKLYN PARK, MN 55445**

Available Space:

Approx. 1,700 SF- Office
Approx. 28,034 SF- Warehouse
Approx. 29,734 SF- Total
*Space is Divisible to 20,000 SF

Loading:

Five (5) Dock Doors

Base Rent:

~~\$7.90 PSF~~

***50% REDUCED GROSS RATE!
CONTACT TO DISCUSS***

2025 Est. CAM/Tax Expenses:

~~\$2.06 PSF- CAM
\$3.43 PSF- Tax
\$5.49 PSF- Total~~

Sublease Term:

January 1, 2026 through December 30, 2026

Property Highlights:

- Easy Access to Highways 169 & 610
- Prominent Visibility from Highway 610
- 28' Clear Height
- Racking in Place (Can be Leased or Purchased)



For information, please contact:

Brian Netz

Executive Managing Director
t 612-430-9947
brian.netz@nrmk.com

Jay Chmielecki

Principal
t 612-275-3772
jay@cetrpartners.com

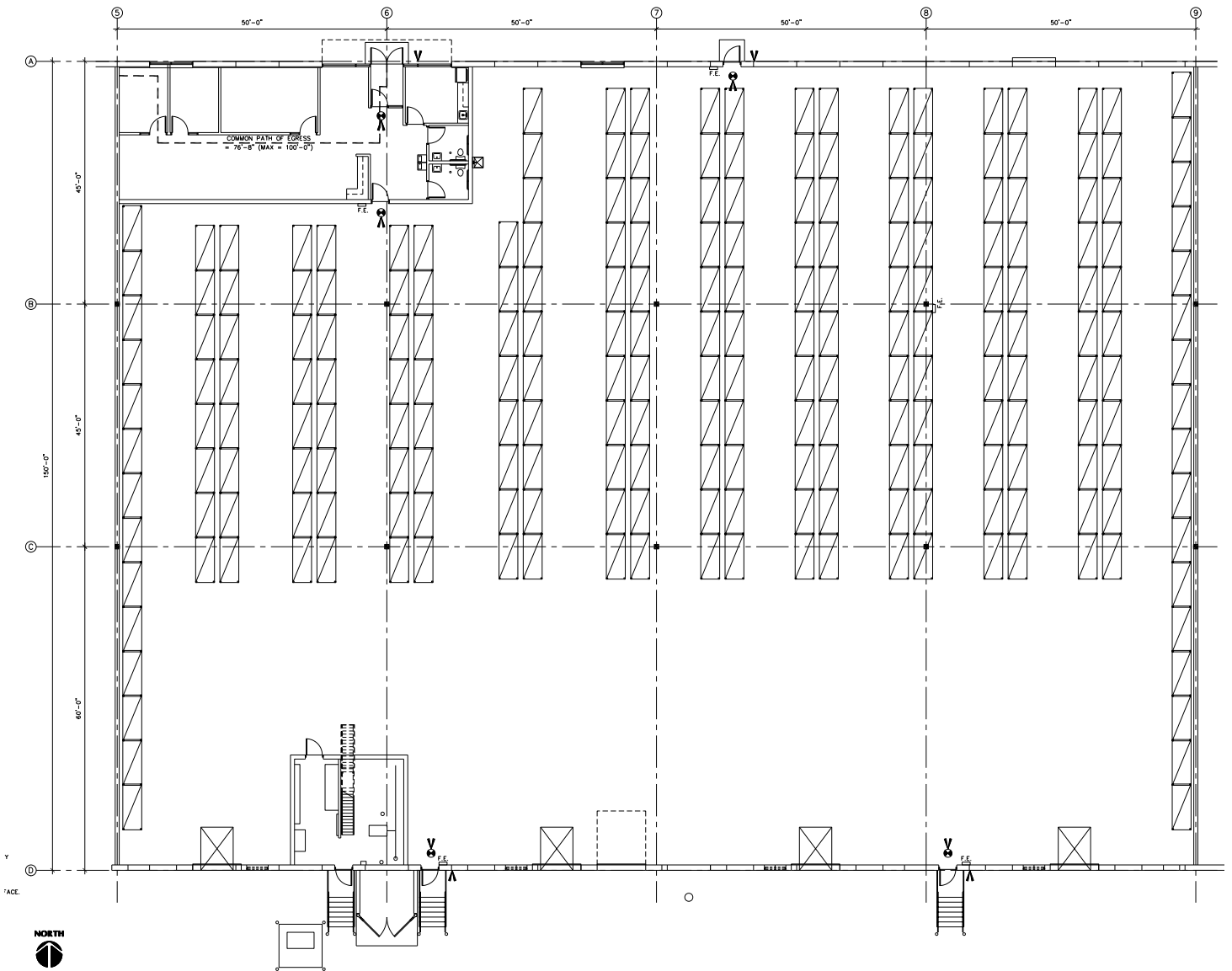
100 South Fifth St, Suite 2100
Minneapolis, MN 55402

nrmk.com

NEWMARK

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Floor Plan



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