



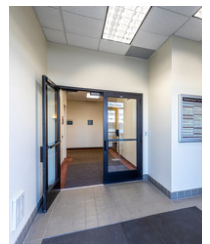
Premium Assets

- ✓ Direct Interstate & Highway Access
- ✓ 12 ft Clearance Loading Dock
- ✓ On-site Management and Maintenance
- ✓ Ample Fleet Parking
- ✓ Three-Phase Power (120/208/480V)

Industrial Space for Lease

1,955 SQFT AVAILABLE

Timber Grove 3
8601 Ave N Brooklyn Park, MN 55428
Warehouse Suite





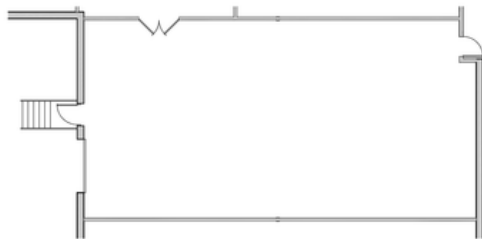
SUITE 26 FEATURES

A high-efficiency industrial footprint optimized for distribution, assembly, and service-based teams needing flexible floor space. It delivers standard-setting functionality with an open warehouse, dock loading, and heavy three-phase power.

1,955 sqft Warehouse

Strategic Access to I-94, I-494/694, Hwy 169 & 610

12 ft Clearance Loading Dock



SUITE #26
OFFICE = 0 s.f.
WHSE. = 1,955 s.f.
TOTAL = 1,955 s.f.



SUITE SPECIFICATIONS



FREE Conference Room



Tenant-Controlled HVAC



24-Hour Access and Fitness Room



Three-Phase Power
(120/208/480V)

SCHEDULE A
TOUR TODAY
AARON PETERSEN



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