



 **JLL** SEE A BRIGHTER WAY

For sale or lease

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

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Building specifications

ORIGINAL BUILDING

2,436 SF Office

32,416 SF Warehouse (16' -18' clear)

34,852 SF Total

NEW BUILDING

1,355 SF First Floor Office (leased)

6,802 SF Mezz. Office

3,291 SF Unfinished Mezz. Storage

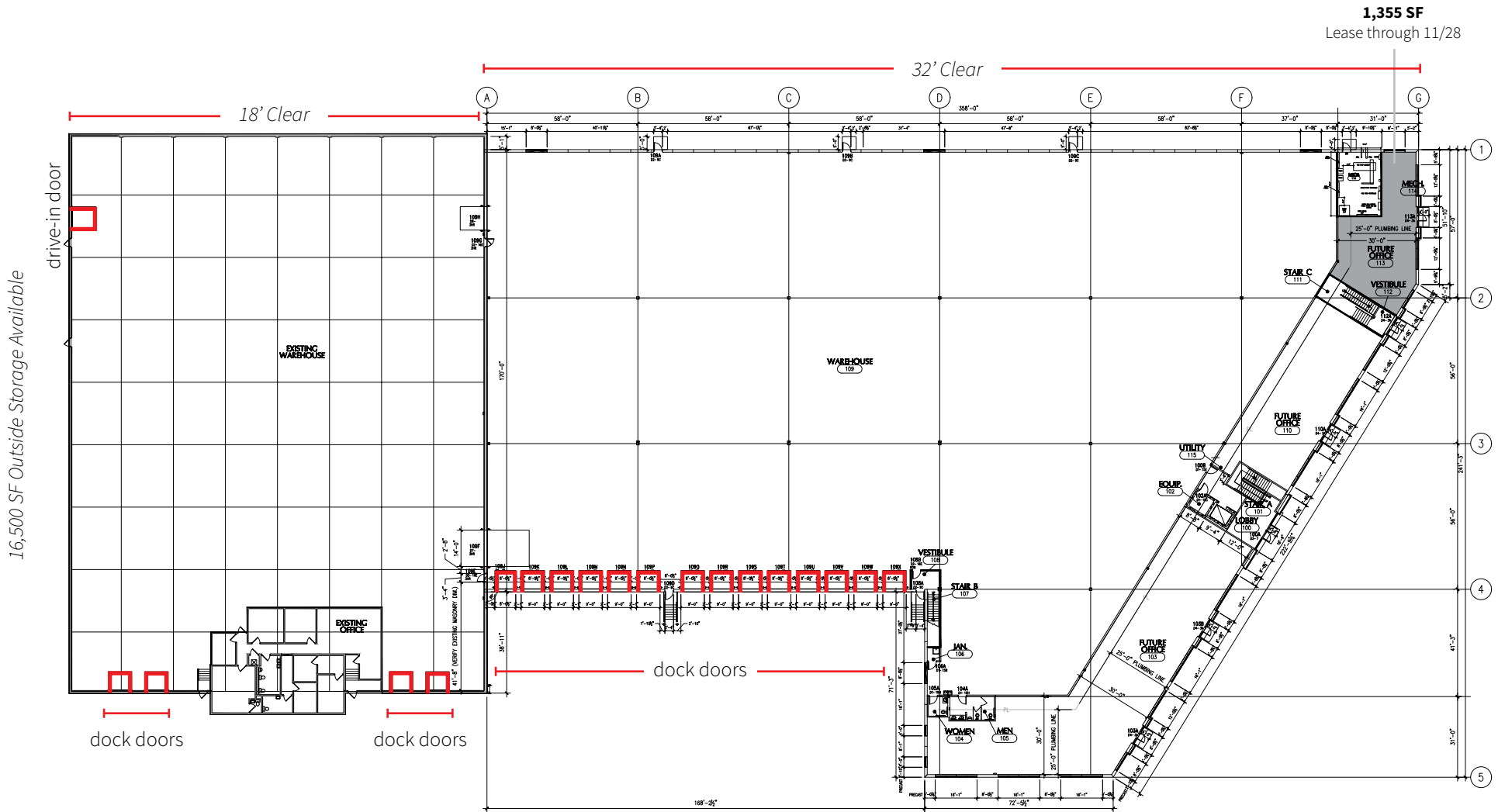
62,000 SF Warehouse (32' Clear)

73,448 SF Total

Total available SF	108,300 SF
Year built	1968 (Original building) – 34,940 SF 2005 (New building) -73,044 SF
Clear heights	Original building: 16' – 18' New building: 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 building has 9' concrete floors
Column spacing	Original: 24' x 40' Width between columns New: 58' X 56' Width between columns
Power	2000 amps, 480v
Zoning	I-1
Sprinkler	ESFR
Parking	35+ surface spaces
Lease rate	Negotiable
Sale price	\$11,900,000
2026 RE taxes	\$337,871.26 (\$3.12 PSF)



Floor plan



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18 dock doors

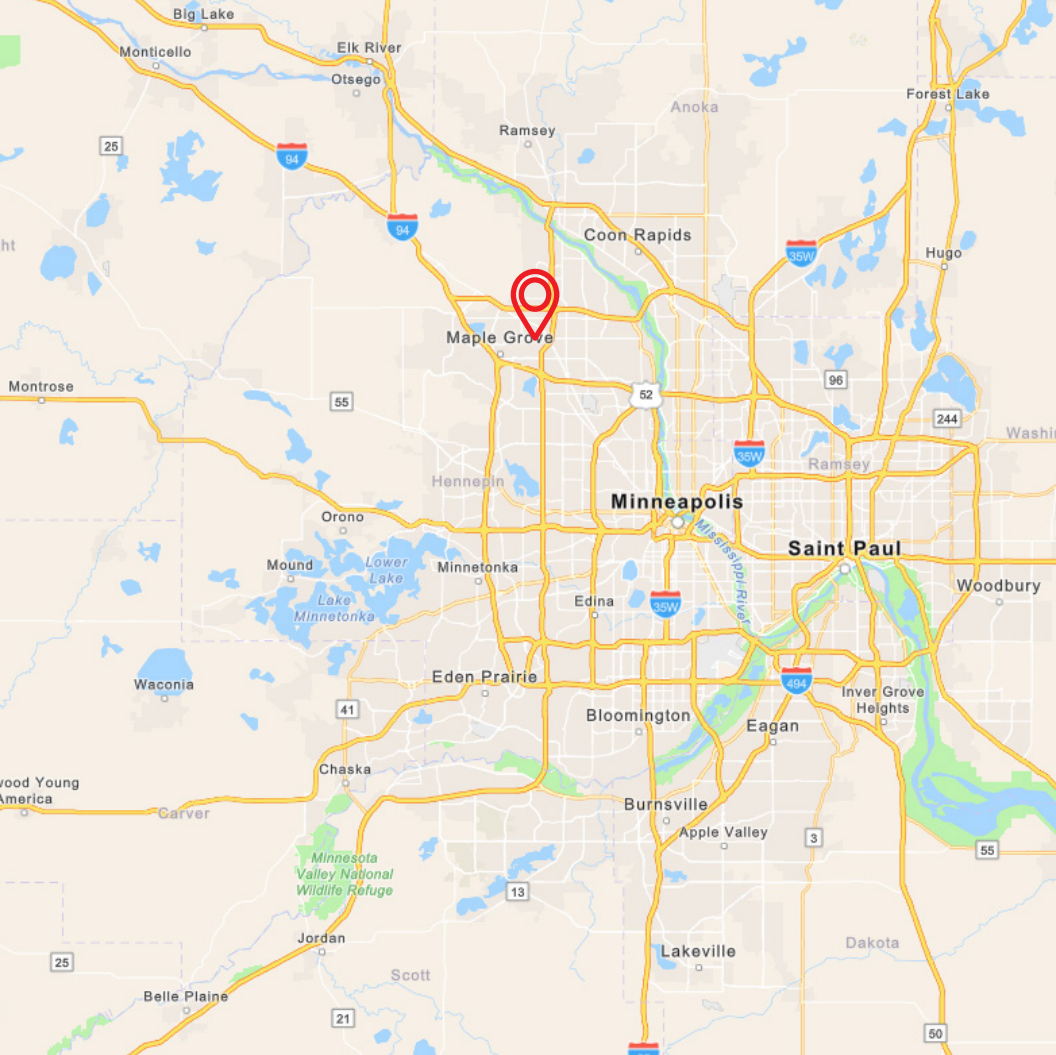
One (1) drive-in door

Property photos



Property photos





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