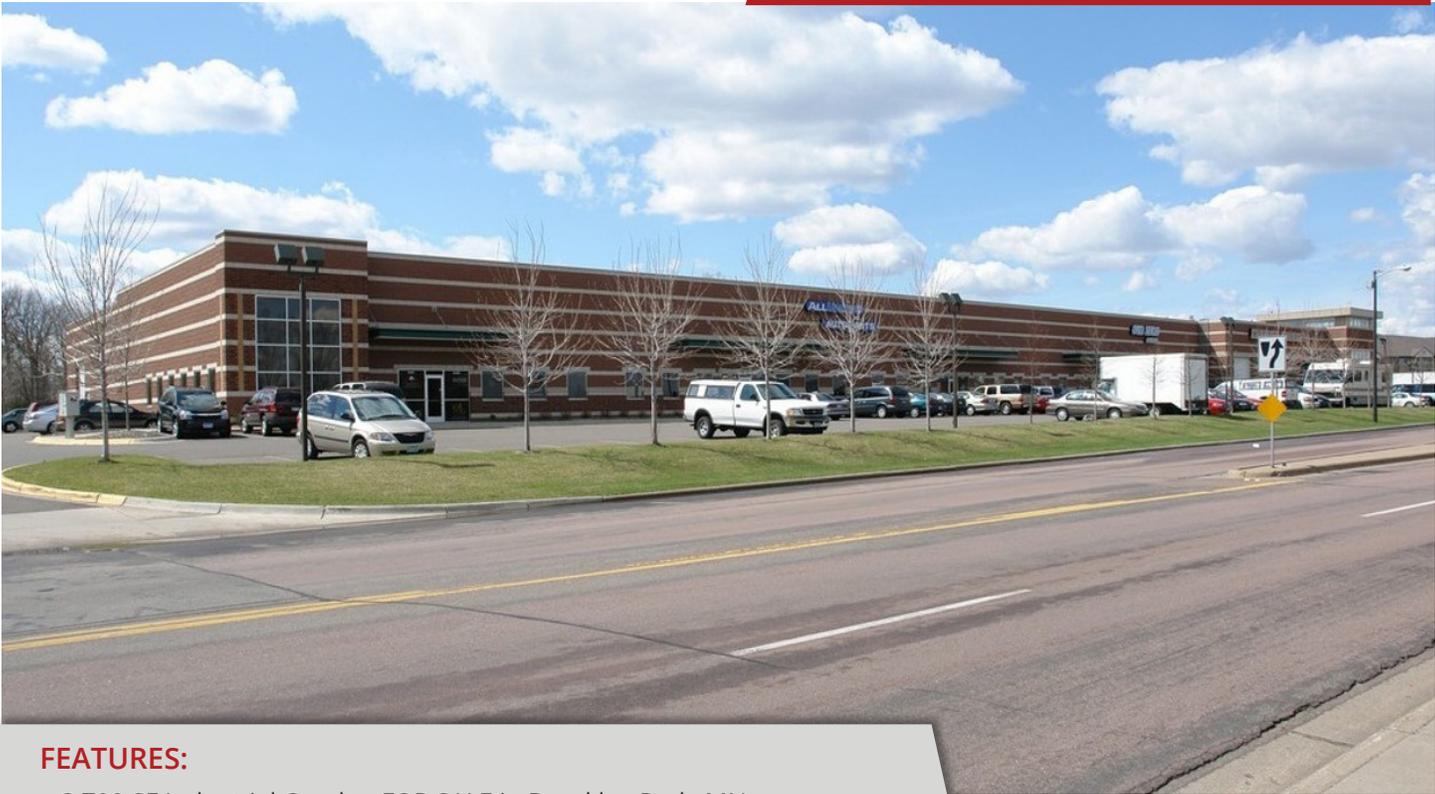




# Xerxes Commerce Center

8455 Xerxes Ave. N.  
Brooklyn Park, MN 55444

## FOR SALE 3,970 SF Industrial Condo



### FEATURES:

- 3,790 SF Industrial Condo - FOR SALE in Brooklyn Park, MN.
- Includes 1,229 SF Office & 2,741 SF Warehouse Space.
- Warehouse includes Drive In Door (12'x14') and 22' clear height.
- Office area provides great floor plan for any small business!
- Great location in Brooklyn Park on the corner of 85th Ave & Xerxes Ave.

### SALE PRICE:

**\$389,000**

Association Dues- \$351.88 / month  
Taxes - \$8,023.58 (2018)

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- City Information . . . . . 6



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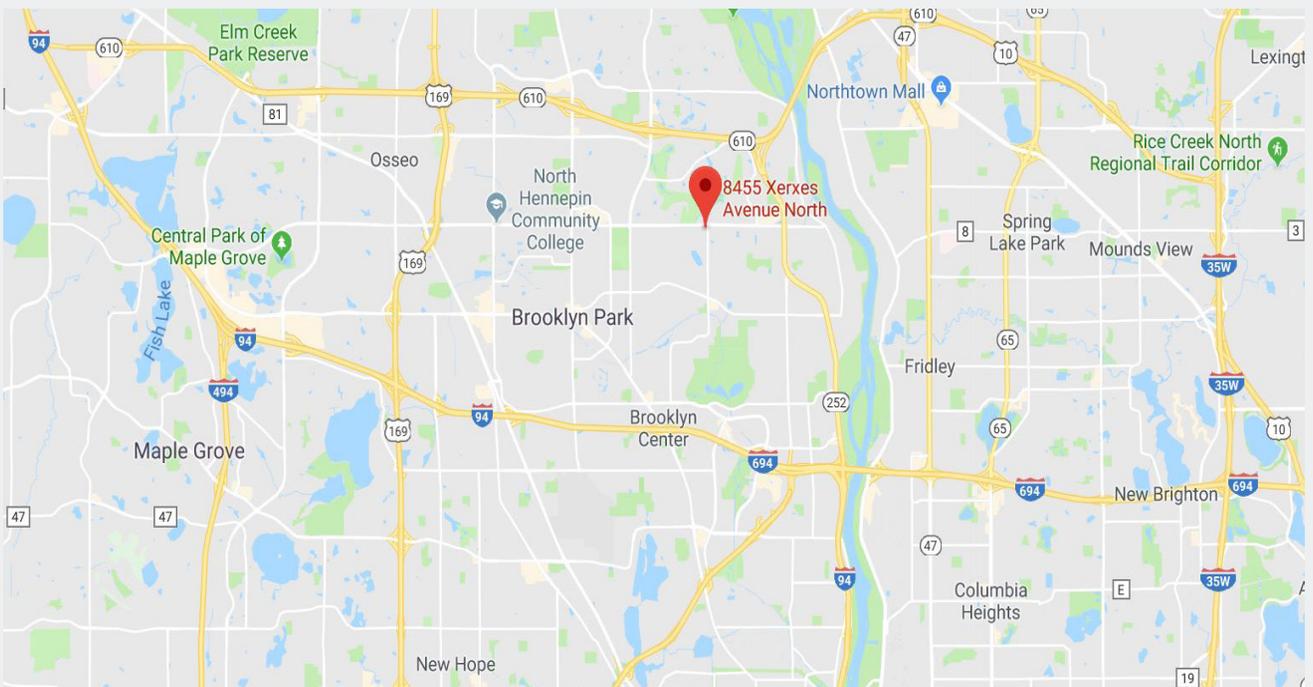
**Contact**  
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**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

## AERIAL & MAP

**FOR SALE**  
**3,970 SF Industrial Condo**



### Contact

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**PROPERTY FACTS**

**FOR SALE**  
**3,970 SF Industrial Condo**

<b>BUILDING SIZE</b>	<u>3,970 SF</u> 1,229 SF (Office) 2,741 SF (Warehouse)
<b>YEAR BUILT</b>	2003
<b>PID #</b>	22-119-21-11-0072 (Hennepin County)
<b>ROOF</b>	Rubber
<b>DRIVE IN DOOR</b>	1 - (12' x 14')
<b>ELECTRICAL</b>	200 Amp / 3 phase
<b>HVAC</b>	Entire space including warehouse has AC.
<b>CONSTRUCTION</b>	Masonry
<b>BATHROOM</b>	Shared Men's & Women's
<b>PARKING</b>	Ample
<b>ASSOCIATION DUES</b>	\$351.88 / per month
<b>2018 REAL ESTATE TAXES</b>	\$8,023.58

**Contact**

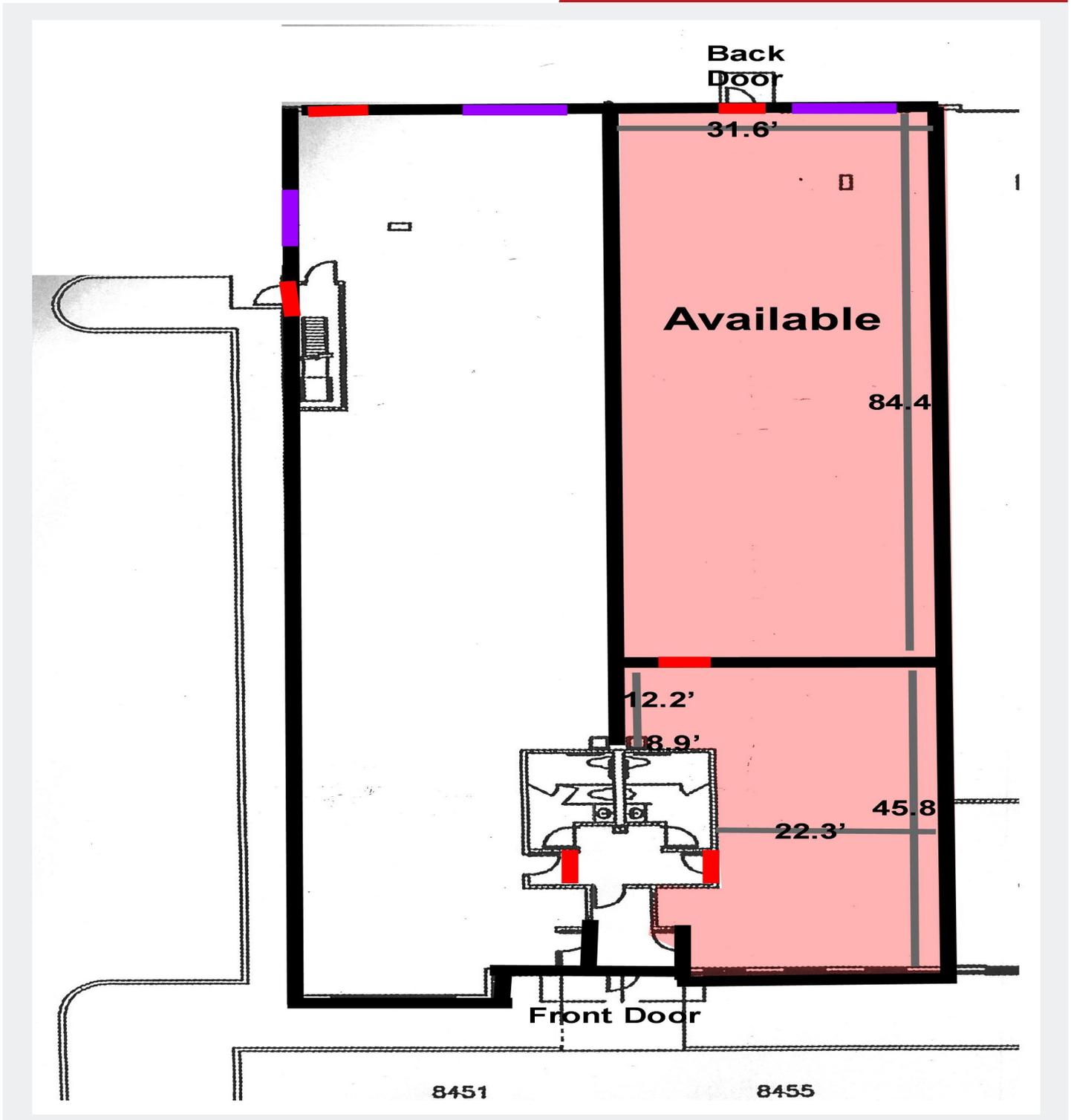
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**FLOOR PLAN**

**FOR SALE**  
**3,970 SF Industrial Condo**





CITY INFORMATION

**FOR SALE**  
**3,970 SF Industrial Condo**

POPULATION (5 MILE RADIUS)	2010 Census - 230, 267 2018 (Estimate) - 240,997 2023 (Projection) - 249,098
AVERAGE HOUSEHOLD INCOME	2018 (Estimate) - \$76,546
TRAFFIC	85th Ave. N. - 18,384 vehicles per day Xerxes Ave. N. - 8,100 vehicles per day
CITY INFO	<p><b>B</b>rooklyn Park is the sixth largest city in Minnesota and continues to be a rapidly growing second-ring suburb. This former agriculture community offers a wide range of commercial, industrial and residential development opportunities. The city occupies approximately 17,020 acres—27 square miles, bounded on the south by Brooklyn Center, Crystal and New Hope, Champlin on the north, and Maple Grove and Osseo on the west. Brooklyn Park is about 85 percent developed, with the next area of growth under development north of Highway 610.</p> <p>The community provides excellent recreational opportunities, ranging from an extensive park and trail system to a nationally recognized public golf course. The city offers a number of amenities including unique parks and recreation programs, beautiful shoreline along the Mississippi River and a historical farm with seasonal activities. Residents and visitors alike are encouraged to enjoy the natural side of Brooklyn Park. A strong residential housing market, retail commercial market and industrial base complement the city's natural elements.</p>

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