



8832 Zealand Ave N  
Brooklyn Park, MN 55445

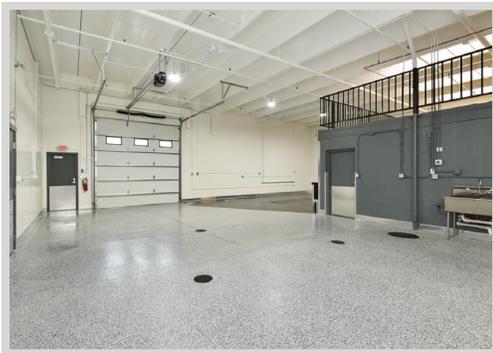
**FOR SALE OR LEASE**  
**6,000 SF Industrial Building**



**FEATURES:**

- 6,000 SF Office / Warehouse - For Sale or Lease in Brooklyn Park.
- Recently remodeled with too many features to list!!
- Large warehouse with 14' clear height with (2) drive-in doors.
- Great location close to Hwy. 169 and 610!!

Sale Price  
**\$875,000**  
Lease Rate  
**\$6,500 /mo.**  
Tenant Pays - Property Taxes  
Est. 2019 @ \$1,060 / month



**FACTS:**

- ▲ (2) 12' x 12' Drive-in Doors
- ▲ 14' Clear Height
- ▲ Built in 1987
- ▲ WiFi thermostats, WiFi Garage Door Access

Overview ..... 1  
Aerial Maps ..... 2  
Property Facts ..... 3  
Property Features ..... 4  
Photo Gallery ..... 5-8



  
**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com



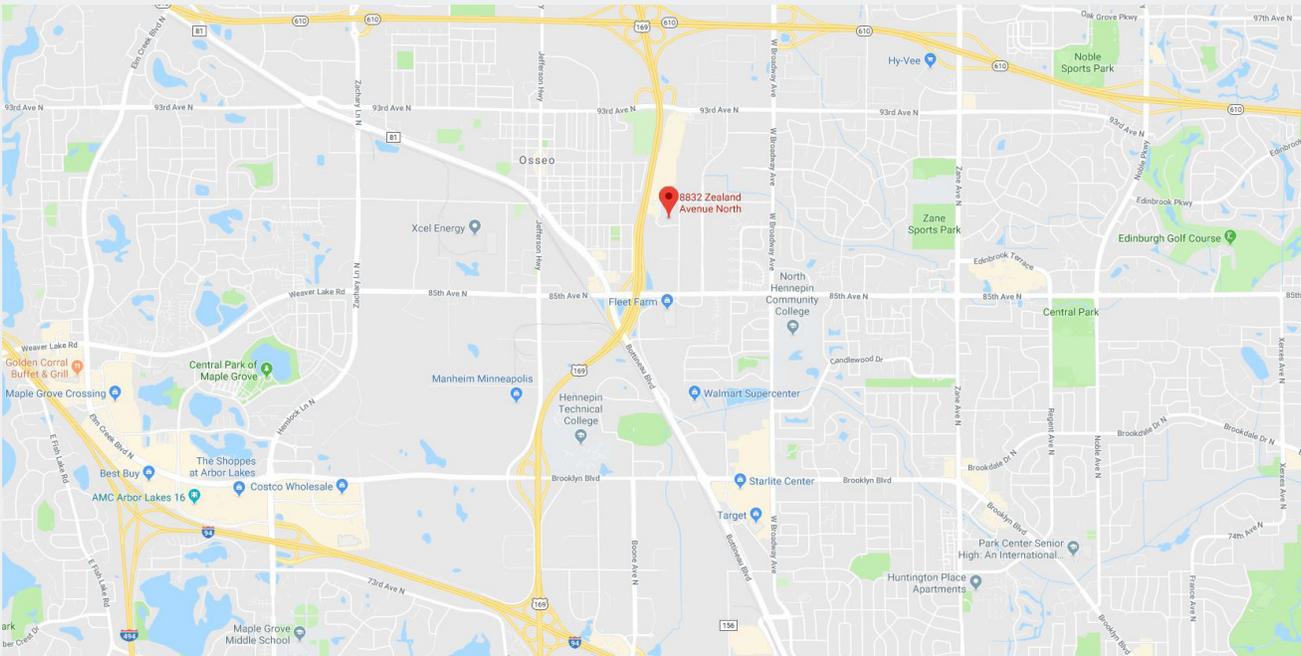
  
**Steve Fischer**  
612.619.9991  
sfischer@arrowcos.com

**Contact**  
Phone: 763.424.6355  
Fax: 763.424.7980  
**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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

**AERIAL & MAP**

**FOR SALE OR LEASE**  
**6,000 SF Industrial Building**





8832 Zealand Ave N  
Brooklyn Park, MN 55445

## PROPERTY FACTS

**FOR SALE OR LEASE**  
**6,000 SF Industrial Building**

<b>BUILDING SIZE</b>	6,000 SF
<b>YEAR BUILT</b>	1987
<b>LOT SIZE</b>	0.49 Acres
<b>PID #</b>	18-119-21-42-0025 (Hennepin County)
<b>ZONING</b>	BP - Business Park District
<b>ROOF</b>	EPDM - Ballasted Roof
<b>BUILDING SECURITY</b>	Security System includes remote access with entry / exit keypads for every exterior door. (6) Exterior cameras & (4) interior cameras with Hi-Resolution APP access.
<b>CLEAR HEIGHT</b>	14' Clear Ht.
<b>ELECTRICAL SERVICE</b>	120 / 240 Volt - 200 Amp / 3 phase
<b>DRIVE IN DOORS</b>	(2) 12' x 12' Doors
<b>2019 PROPERTY TAXES</b>	Hennepin County - \$12,706.24

### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

### Arrow Companies

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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



8832 Zealand Ave N  
Brooklyn Park, MN 55445

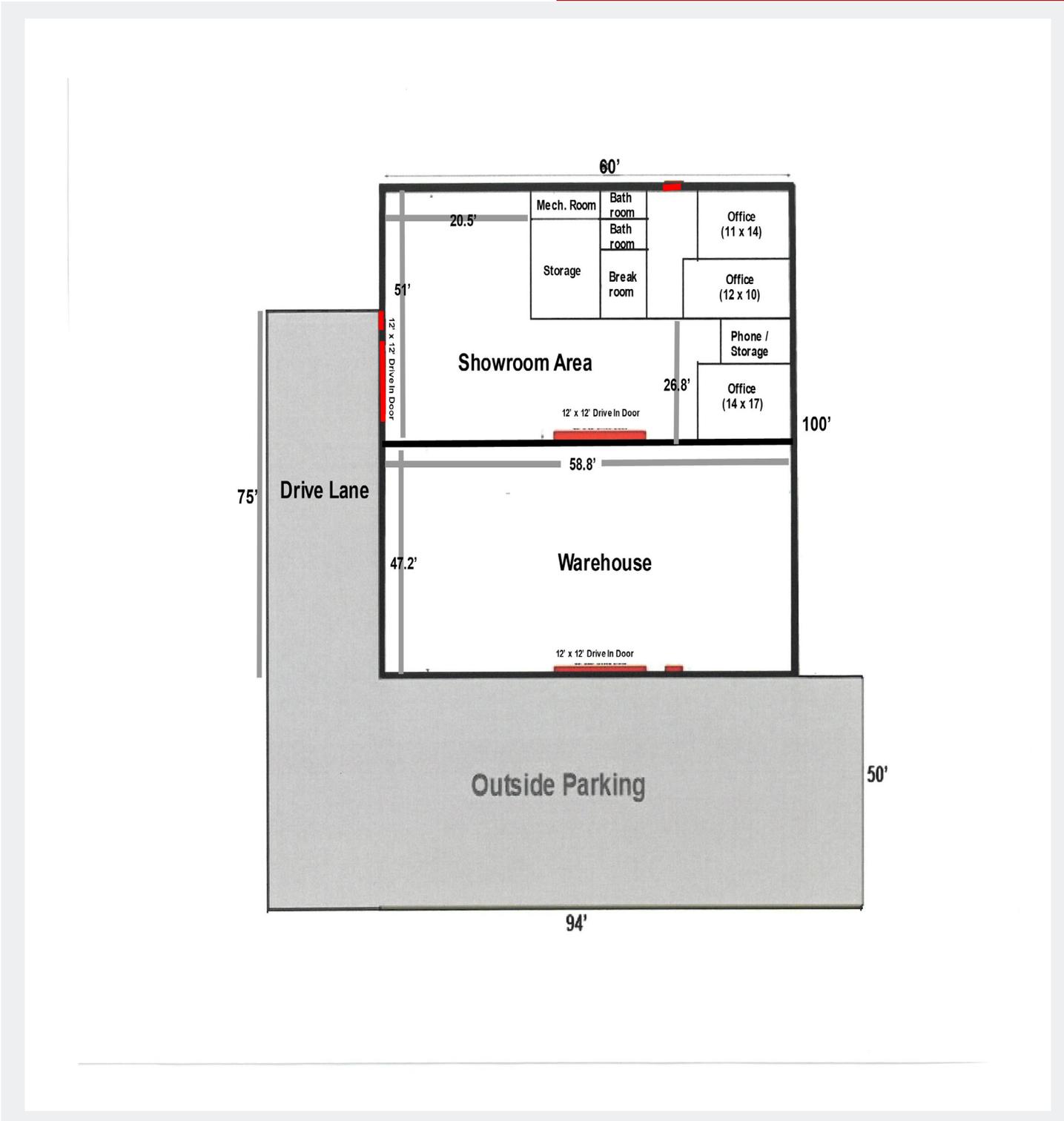
**PROPERTY HIGHLIGHTS**

**FOR SALE OR LEASE**  
**6,000 SF Industrial Building**

<b>OUTSIDE LANDSCAPING</b>	<ul style="list-style-type: none"> <li>* Includes new curb landscaping berms with new plantings.</li> <li>* Parking Lot caulk removed and replaced professionally with high grade urethane caulk.</li> <li>* Commercial grade downspout at west elevation.</li> </ul>
<b>EXTERIOR BUILDING</b>	<ul style="list-style-type: none"> <li>* New exterior windows installed.</li> <li>* New exterior LED lights &amp; new front accent lighting.</li> </ul>
<b>WAREHOUSE FEATURES</b>	<ul style="list-style-type: none"> <li>* (4) Ceiling fans in warehouse area.</li> <li>* Warehouse furnaces have WiFi thermostats.</li> <li>* Epoxied floors in all warehouse areas.</li> <li>* Exterior insulated garage doors include safety eyes &amp; WiFi access.</li> </ul>
<b>OFFICE FEATURES</b>	<ul style="list-style-type: none"> <li>* New LED lights in all offices, bathrooms, break room &amp; front entrance areas.</li> <li>* Key-less doors throughout.</li> <li>* Stainless steel sinks.</li> <li>* Under cabinet lighting in break room.</li> </ul>

**FLOOR PLAN**

**FOR SALE OR LEASE**  
**6,000 SF Industrial Building**



**PHOTO GALLERY**

**FOR SALE OR LEASE**  
**6,000 SF Industrial Building**



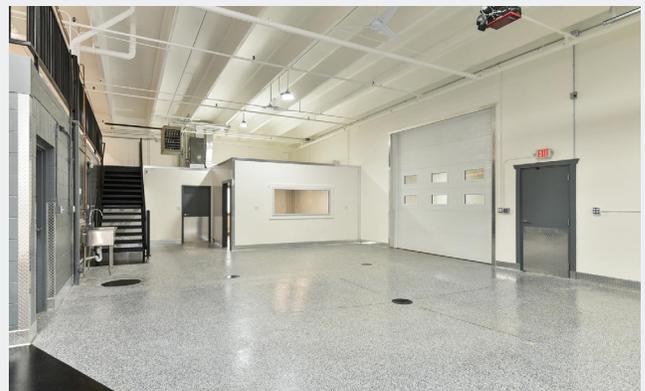
Showroom



Showroom



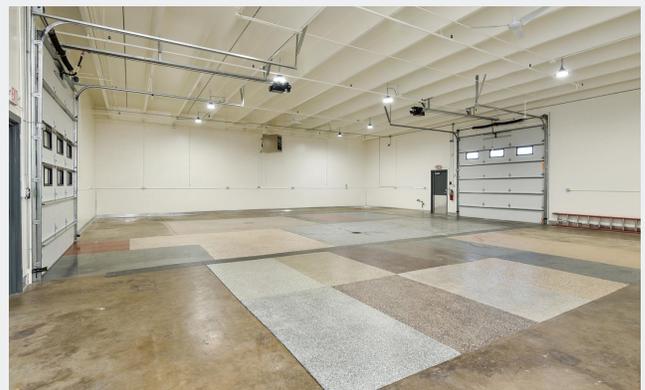
Showroom



Showroom



Showroom



Warehouse

**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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

**PHOTO GALLERY**

**FOR SALE OR LEASE**  
**6,000 SF Industrial Building**



Showroom



Mezz.



Office



Bathroom



Kitchenette



Office

**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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

**OUTSIDE GALLERY**

**FOR SALE OR LEASE**  
**6,000 SF Industrial Building**



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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