



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!!

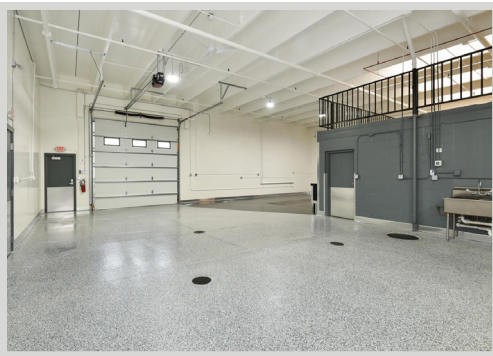
Sale Price

\$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

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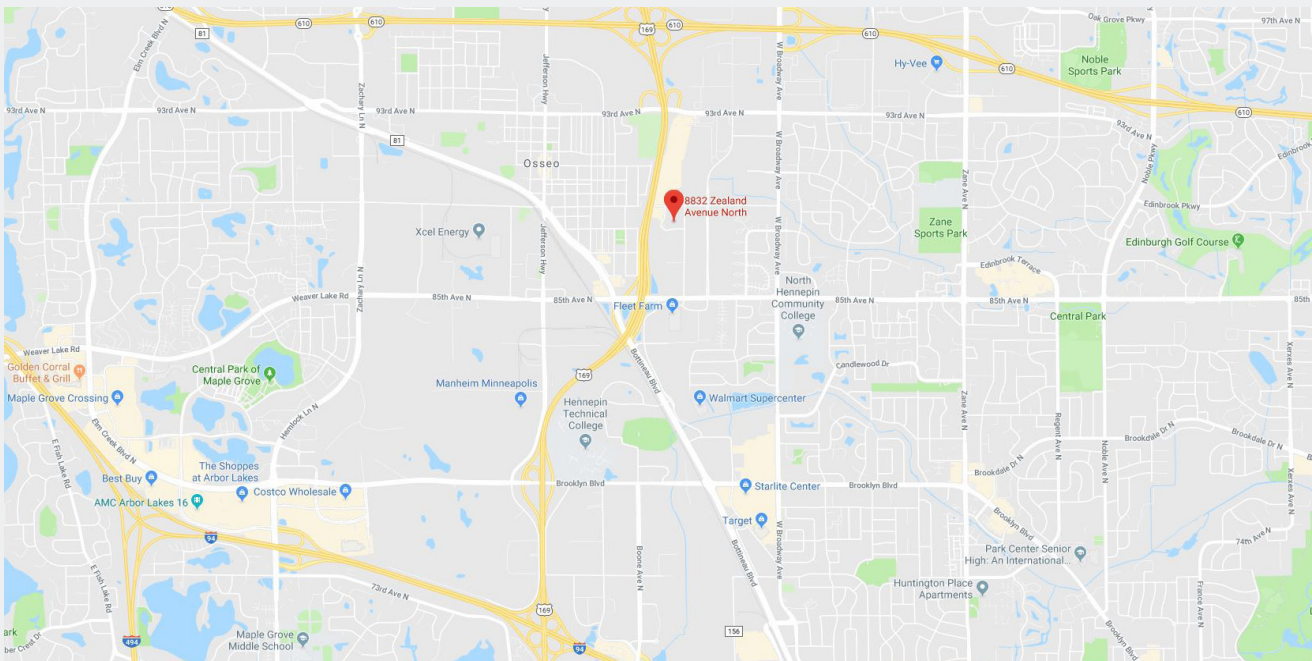
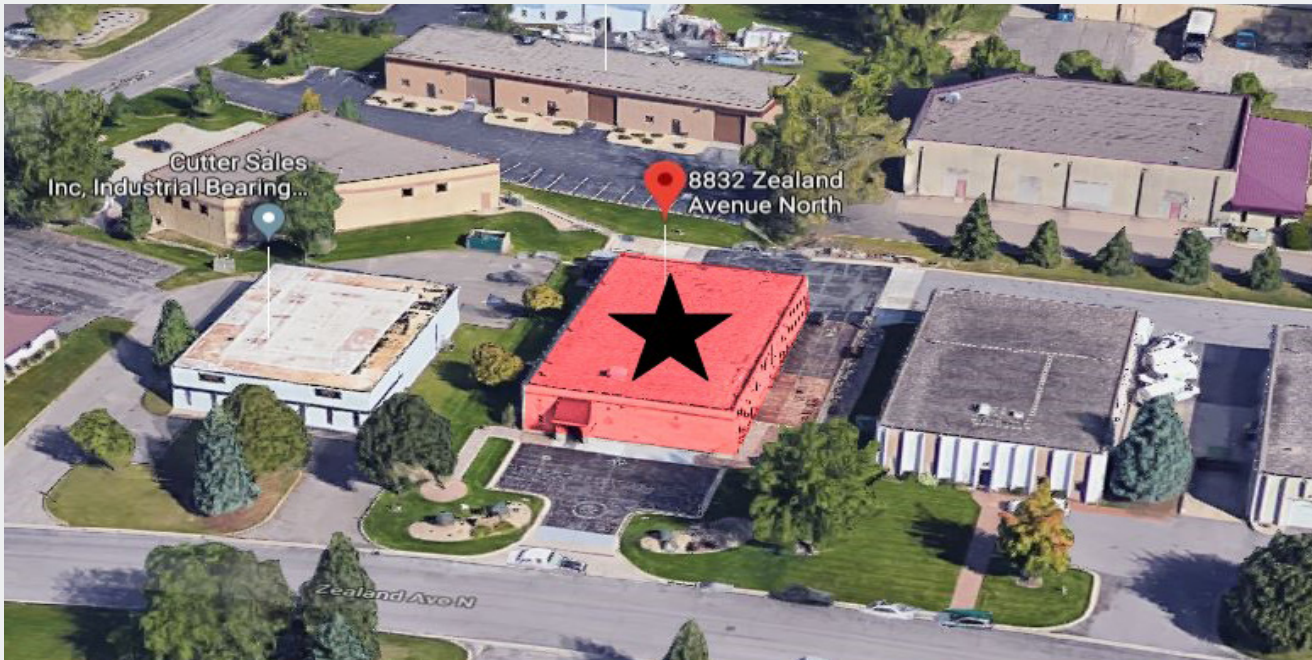
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AERIAL & MAP

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PROPERTY FACTS

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

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PROPERTY HIGHLIGHTS

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

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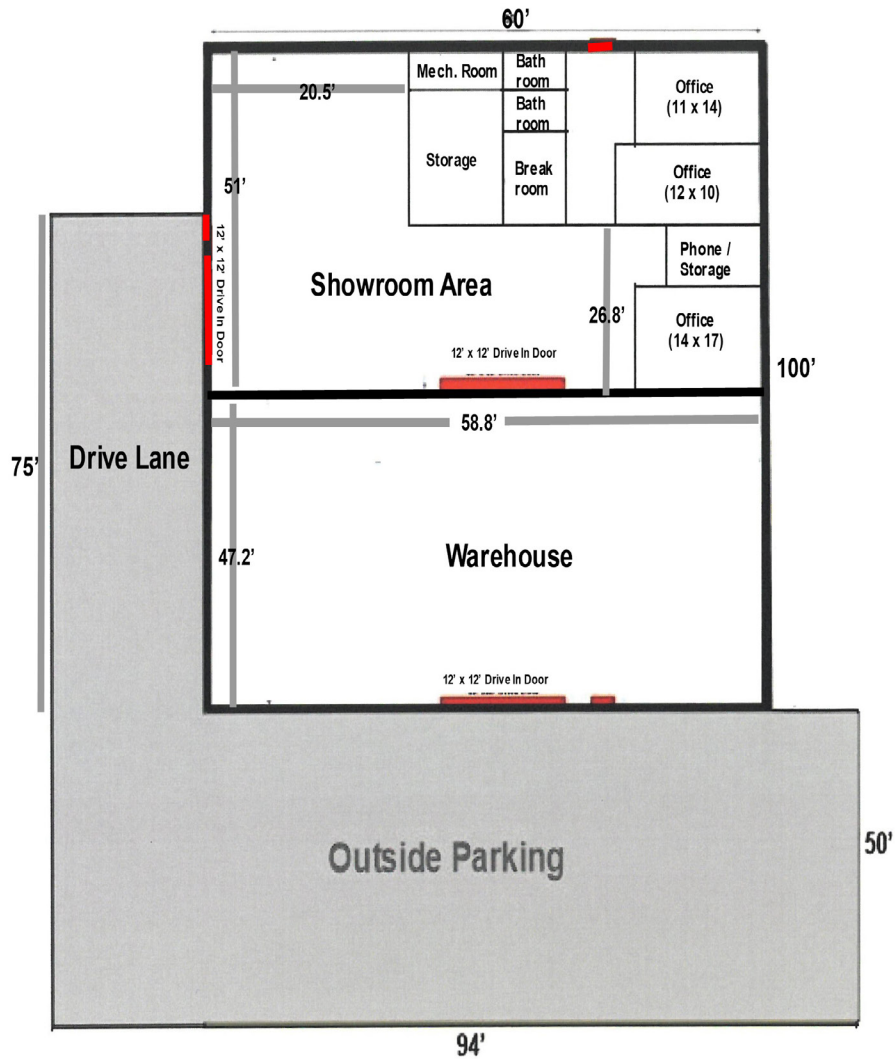
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FLOOR PLAN

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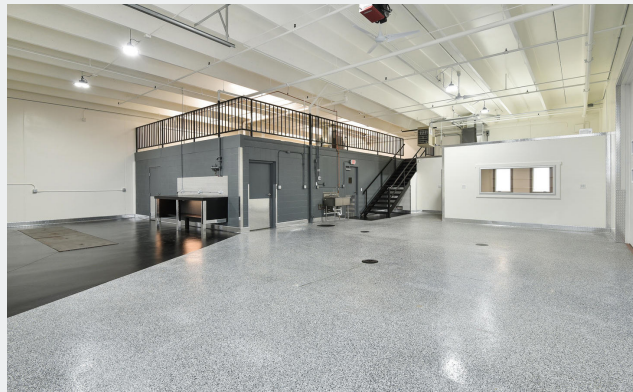
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PHOTO GALLERY

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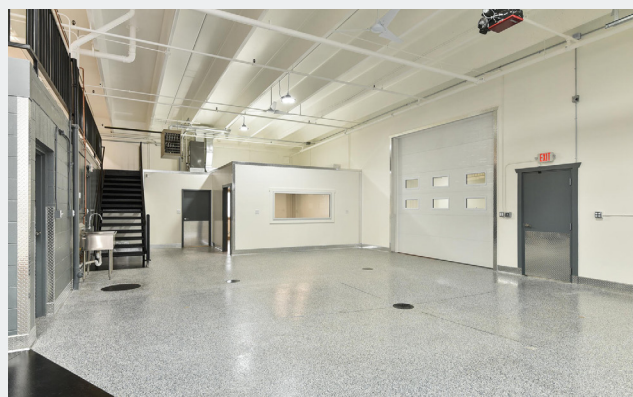
Showroom



Showroom



Showroom



Showroom



Showroom



Warehouse

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PHOTO GALLERY

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Showroom



Mezz.



Office



Bathroom



Kitchenette



Office

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OUTSIDE GALLERY

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