

## **FOR SALE** **INDUSTRIAL CONDO**

8467-8471 Xerxes Avenue North  
Brooklyn Park, Minnesota 55443

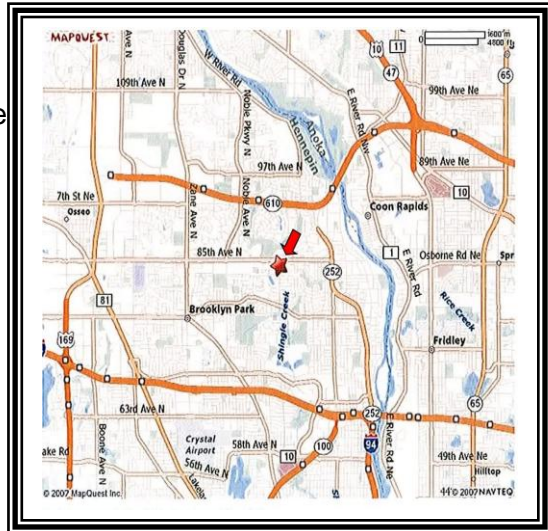


### **FEATURES:**

- Great location with easy access from Hwy 169 and 85<sup>th</sup> Ave N
- Heavy Power
- Distinctive entrances
- Rooftop A/C and Heat for finished areas
- Hanging Unit heaters for warehouse space
- Structure features colored concrete block

### **CONDO FACTS:**

- Asking Price - \$775,000
- 8,474 square feet
- Ample parking spaces available
- 18' clear height in warehouse
- (2) – 12' X 14' drive-in doors
- 480 volt – 400 amp service
- Association maintained common areas



11225 90<sup>th</sup> Ave N  
Suite 203  
Maple Grove, MN 55369

### **FOR MORE INFORMATION CONTACT:**

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Email: [cweeks@arrowcos.com](mailto:cweeks@arrowcos.com)

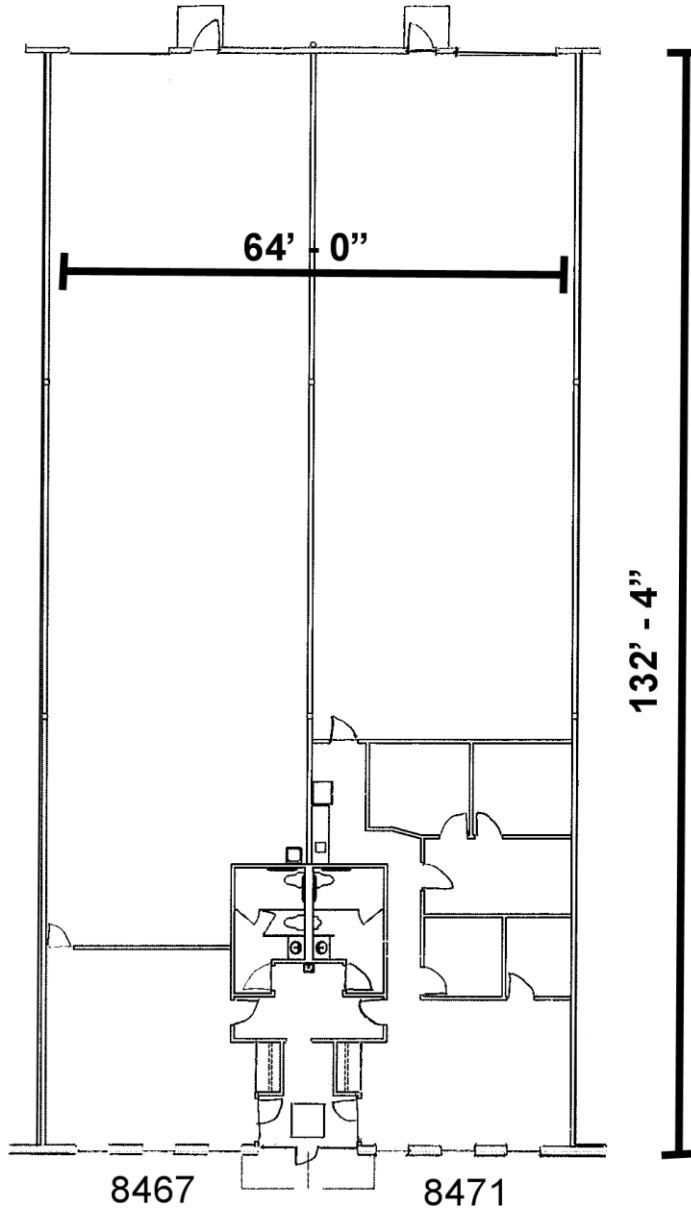
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## FLOOR PLAN

1,966 sf of Office  
6,508 sf of Warehouse  
**8,474 Total Square Feet**



**8467**

623 sf of Office  
3,614 sf of Whse  
4,237 square ft.

**8471**

1,343 sf of Office  
2,894 sf of Whse  
4,237 square ft.

1,966 sf of office  
6,508 sf of whse  
8,474 sf available

## Building Photos

View from front of building



View from back of building

