
FOR LEASE

MARSH PARK
6224 LAKELAND AVENUE NORTH
BROOKLYN PARK, MN



Offered Exclusively By:

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Specification Sheet

Marsh Park
6224 Lakeland Avenue North
Brooklyn Park, MN

BUILDING SIZE: 39,000 Square Feet
AVAILABLE SQUARE FOOTAGE: **12,461 Square Feet Total** (106 & 108 Contiguous)

Suite #106	4,742 Square Feet Total 980 Square Feet of Office 3,762 Square Feet of Warehouse
Suite #108	7,719 Square Feet Total 2,130 Square Feet of Office 5,589 Square Feet of Warehouse

YEAR BUILT: 1998

CLEAR CEILING HEIGHT: 21'

ZONING: "BP" Business Park District – Provide areas for businesses that have few on-site customers, but may have a large employee base that includes manufacturing, warehousing, offices, and other accessory retail and service uses offered on site to service the primary use or their employee.

COLUMN SPACING: 27' - 7" X 37' - 0"

LOADING:

Suite #106	1 Drive-in
Suite #108	1 Drive-in
	1 Dock

REAL ESTATE TAXES AND COMMON AREA MAINTENANCE: \$2.75 psf (2009 est.)

RENTAL RATES: \$8.00 psf net for office space
\$4.00 psf net for warehouse space

ADDITIONAL COMMENTS:

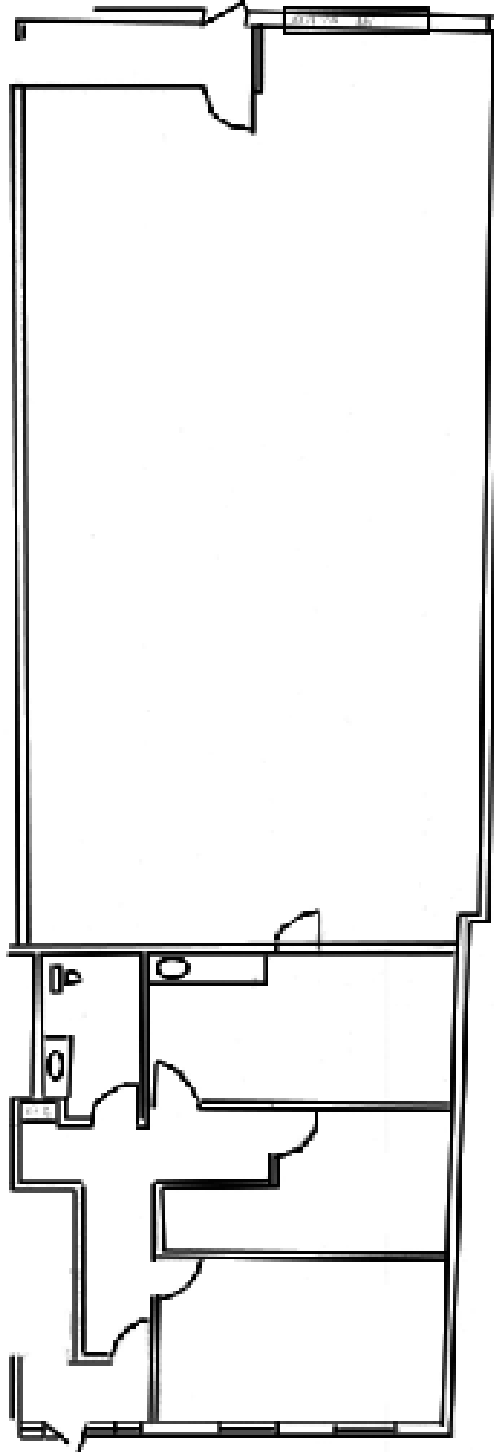
- Great location on Highway 81 (Lakeland Avenue)
- Conveniently located with easy access I-694 and Highway 100
- Outstanding manufacturing or general warehousing property
- Abundant parking

Please call for more information:

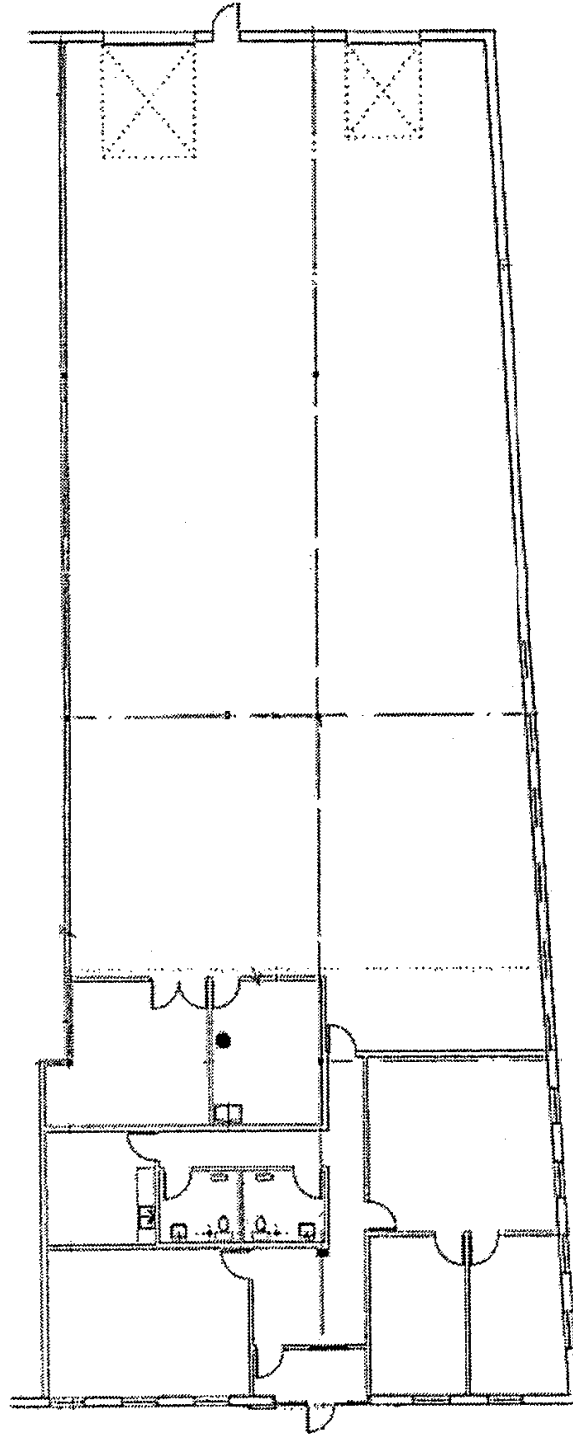
Rich Yablonsky or Ryan Hoveland
(763) 231-0282

All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness.

Floor Plan (Suite #106)

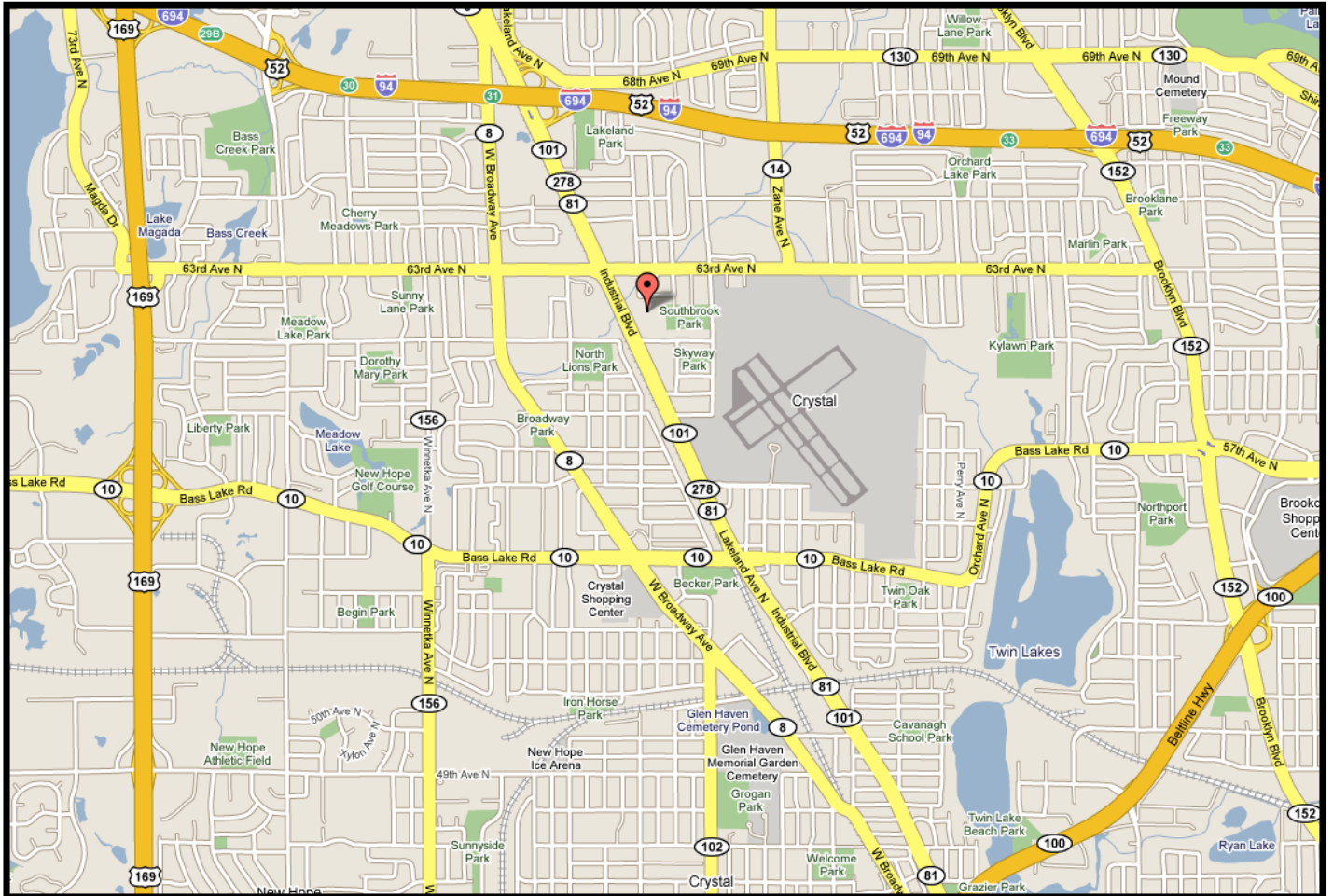


Floor Plan (Suite #108)



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Map



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