

FOR LEASE



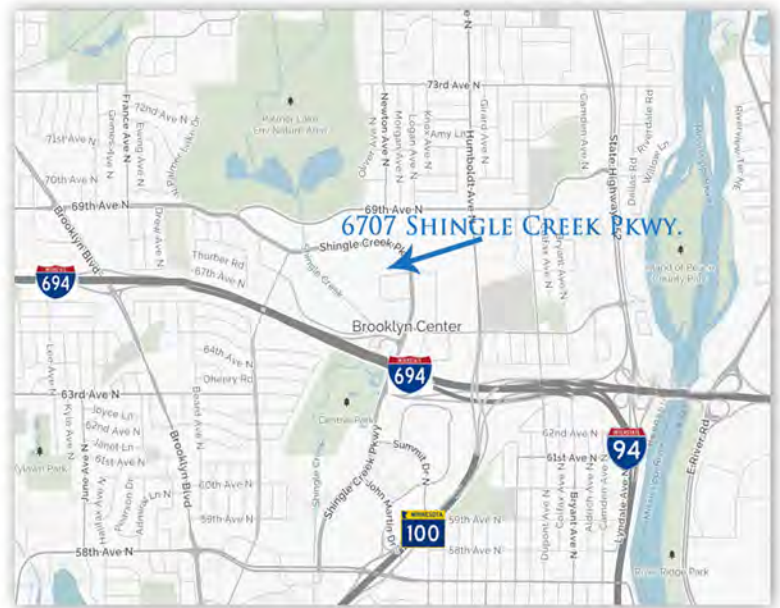
FREWAY BUSINESS CENTER

6707 SHINGLE CREEK PARKWAY, BROOKLYN CENTER, MN 55430

LEASE RATES:

OFFICE	\$ 9.50 SF
WAREHOUSE	\$ 4.75 SF
2020 OP. EXP.	\$ 2.40 SF

- UP TO 24,580 SF AVAILABLE (1,074 SF OF EXISTING OFFICE SPACE)
- 22 FT CLEAR CEILING HEIGHT
- 12 TONS OF A/C IN WAREHOUSE
- 50+ PARKING SPACES AVAILABLE
- APPROX. 32 FT BY 40 FT COLUMN SPACING
- TWO DOCK DOORS W/ LEVELERS & A DRIVE-IN
- BUILDING SIZE 75,939 SF
- METRO TRANSIT BUS LINES - 22, 722, 763
- EASY ACCESS TO I-694, I-94 AND HWY 100



EXCEPTIONAL OFFICE WAREHOUSE

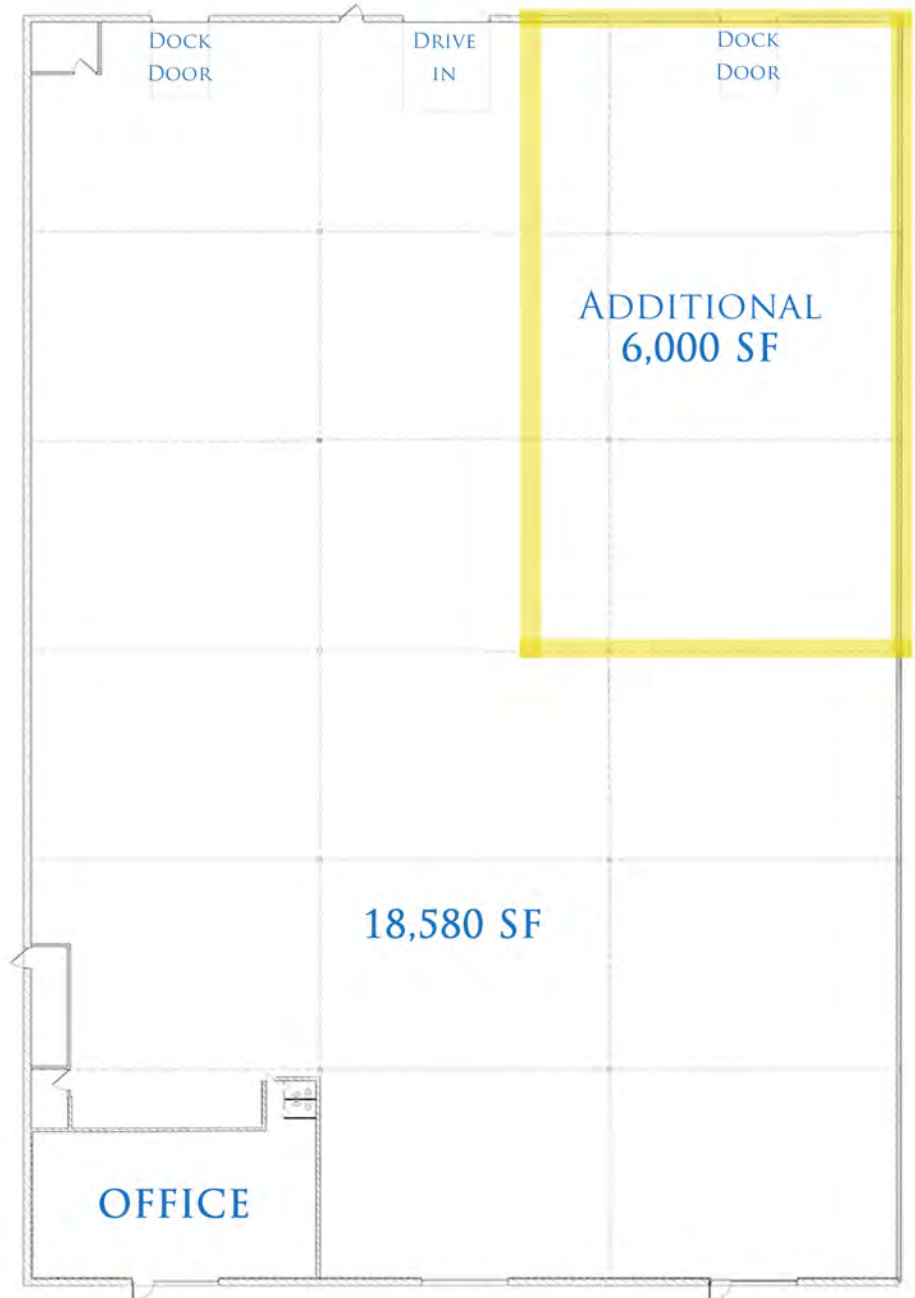
JEFF SALZBRUN
jeffsalzbrun@gmail.com

612-788-1552

ERSI
ESSENCE
REAL ESTATE
SERVICES INC.
COMMERCIAL REAL ESTATE SINCE 1990

FREEWAY BUSINESS CENTER

6707 SHINGLE CREEK PARKWAY, BROOKLYN CENTER, MN 55430



- 2 DOCK DOORS WITH LEVELERS & A DRIVE IN
- COLUMN SPACING APPROX. 40' X 32'
- 22' CLEAR HEIGHT

EXCEPTIONAL OFFICE WAREHOUSE

JEFF SALZBRUN
jeffsalzbrun@gmail.com

612-788-1552

ERSI
ESSENCE
REAL ESTATE
SERVICES INC.
COMMERCIAL REAL ESTATE SINCE 1990