

**INDUSTRIAL EQUITIES L.L.P.**  
*Development and Investments*

TEL 612 332 0139

321 First Avenue North, Minneapolis, Minnesota 55401

FAX 612 332 0241

**BROOKLYN BOULEVARD INDUSTRIAL CENTER**

8297 Brooklyn Blvd, Brooklyn Park, MN 55445

**COMPLETION Q1, 2017**



<b>TOTAL BUILDING SIZE:</b>	Building #1: 38,400 square feet state-of-the-art office/warehouse Building #2: 79,200 square feet state-of-the-art office/warehouse
<b>TOTAL AVAILABLE:</b>	117,600 total square feet
<b>CLEAR HEIGHT:</b>	Building #1: 24' clear Building #2: 32' clear
<b>LOADING:</b>	Building #1: Eleven (11) 9' x 10' docks & six (6) 10' x 14 drive-ins Building #2: Twenty-One (21) 9' x 10' docks & Eleven (11) 10' x 14 drive-ins
<b>PARKING:</b>	Building #1: 114 Stalls Building #2: 115 Stalls + 12 additional fenced in Semi-Trailer Storage.
<b>TYPICAL BAYS:</b>	Building #1: 40'0" x 160'0" or 6,400sf bays Building #2: 40'0" x 180'0" or 7,200sf bays

***For more information, please call:***

*John N. Allen*

*(612) 332-1122 – direct*

*(612) 845-3200 – cell*

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**AMENITIES:**

- \* Excellent visibility and access to Hwy 81 and Brooklyn Blvd.
- \* Convenient access to Hwy 169 & I-94/694
- \* Corporate campus finishes
- \* Brick and precast construction
- \* Back lite monument signage for each tenant
- \* Drive-ins with flammable waste traps
- \* Truck height dock doors with levelers
- \* Overhead water throughout
- \* Heavy power
- \* 60 mil 20 year energy efficient roof
- \* ESFR sprinkler system
- \* Heavy glass treatment
- \* Located on bus line

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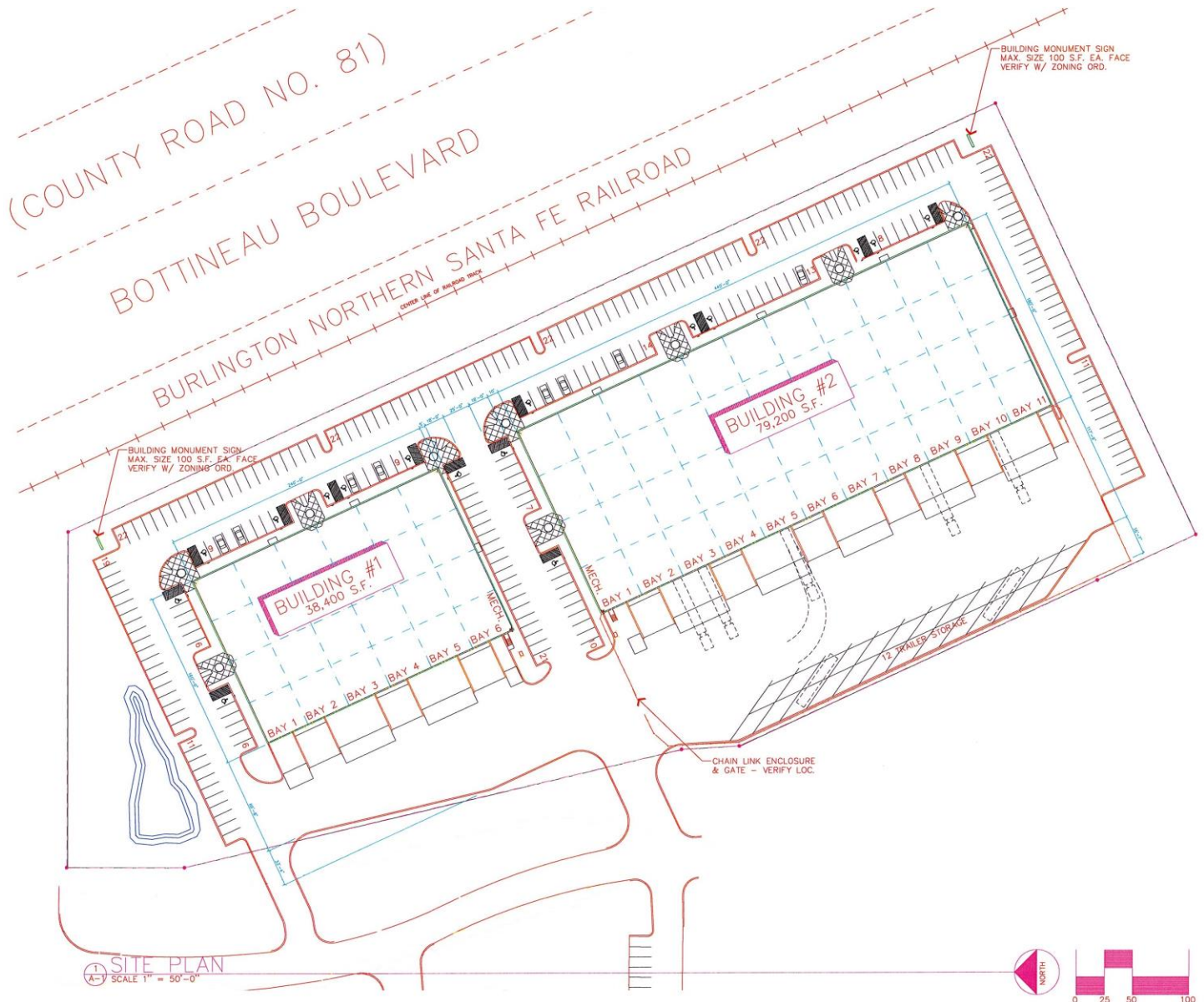
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**Building Plan**



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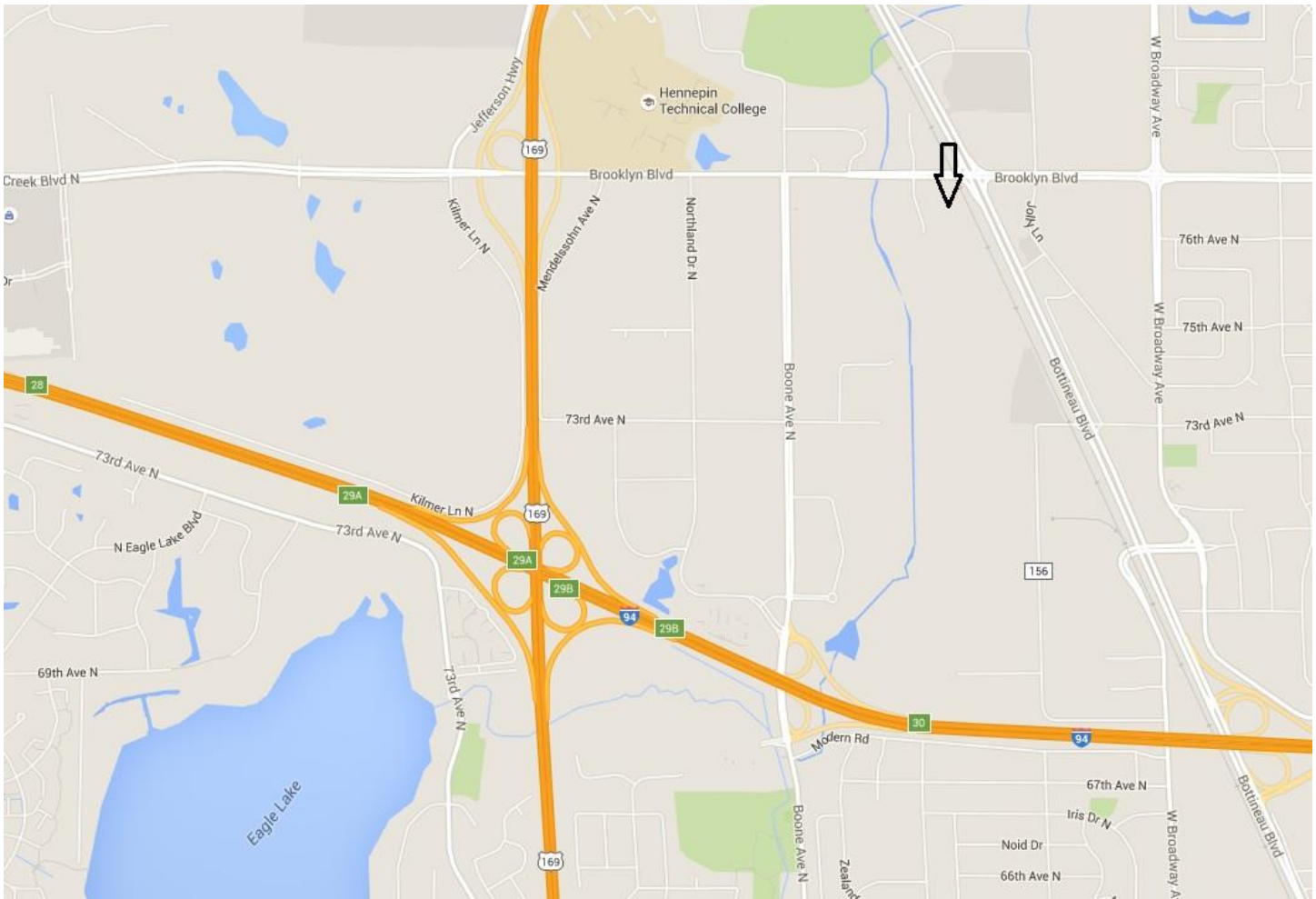
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**Location Map**



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