



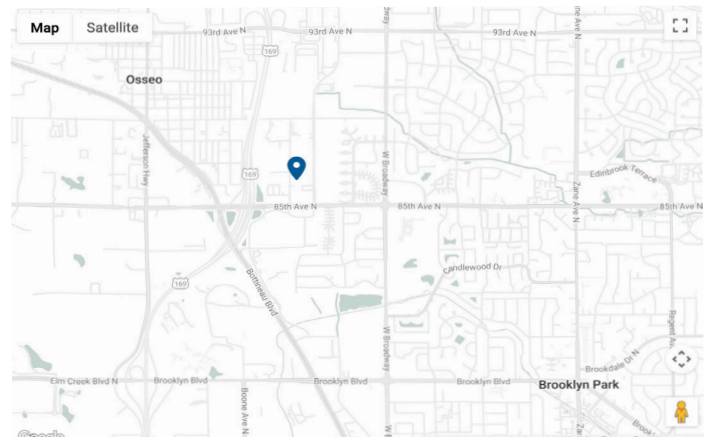
Warehouse Unit For Lease

8600 #104 Xylon Ave Brooklyn Park, MN

Property Size	2,080 SF
Year Built	1988
Zoning	BP
Primary Use	Warehouse
Lease Rate	Negotiable
Date Available	May 2026
Annual Taxes & Insurance	\$ 3.32 /SF
Lease Type	NNN
CAM Expenses	\$0.75 /SF

This 2,000 square-foot industrial unit is located north of 85th Avenue on Xylon Ave, providing high-efficiency access to the regional transportation network. The layout features a functional warehouse, with a front-end office area. Designed for small business operations, needing industrial and administrative space.

- » Easy access to Hwy 169, Hwy 610, I-694, and CR-81
- » Integrated front office and clear-span warehouse space
- » Clear height 14 ft
- » Drive-in bay door 10ft x 12ft
- » Fire sprinkler (sprinkled)
- » 200 AMP 120/240 Volt



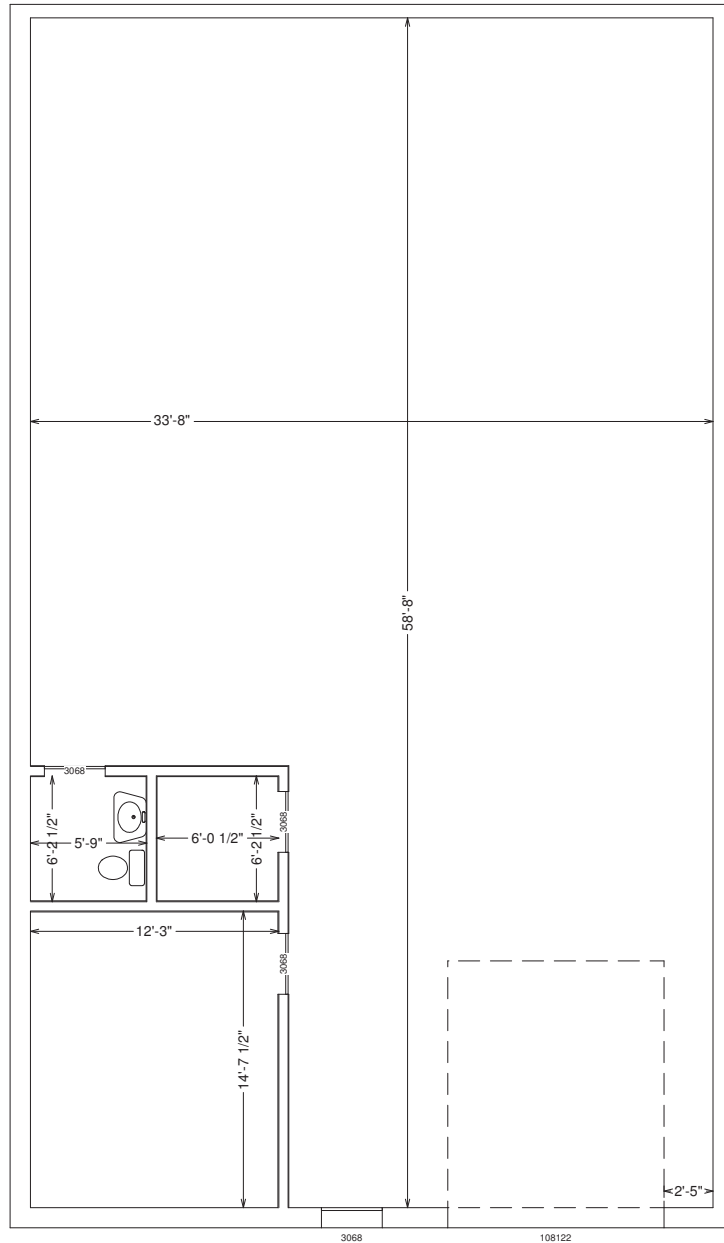
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Property Profile

For Layout Purposes Only



Front

Building 104 Xylon Avenue

Square Footage - 2,080 | Office - 302.49 | Warehouse - 1,777.51

UPDATED - July 2009