

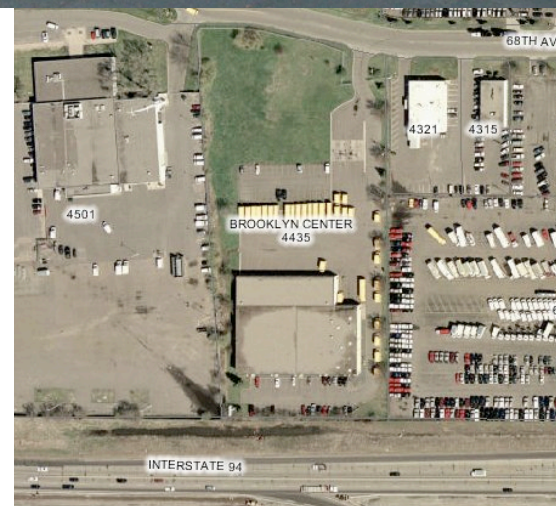


C2 Commercial I-694 Frontage

34,000 Sq. Ft. Flex Retail/Office/Warehouse

For Lease

4435 68th Ave N
Brooklyn Center, Minnesota
(formerly the Osseo-Brooklyn School Bus Garage)



- ❖ Zoned C2 Commercial
- ❖ From 3,600 to 34,000 square feet available
- ❖ Lighted, pylon-signed I-694 frontage
- ❖ Up to 11 Drive-ins
- ❖ 14' clear height
- ❖ 2 10,000 gal. fuel tanks / 4 pump heads
- ❖ Abundant parking
- ❖ 4.8 Acre Site

For more information contact:

Matthew Regan
612.987.8211
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John Hage
763.464.9253
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MEER REALTY, INC.



Retail / Warehouse / Office / Transportation Services For Lease

Matthew Regan

- 612.987.8211
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Building Address:	4435 68th Ave N Brooklyn Center, Minnesota (Next to Iiten Chevrolet on I-694)
Building Square Feet:	34,153 square feet total
Currently Available:	34,153 square feet total
Bay Option 1:	3600 square foot bay for office or warehouse
Bay Option 2:	7200 square foot bay for office or warehouse includes drive-in door
Bay Option 3:	Combine multiple bay options up to and including all 34,153 square feet.
Ceiling Height:	14' clear
Loading:	Up to 11 drive-in bays available
Year Built:	1983
Rental Rates:	\$9.50 psf office \$4.50 psf warehouse Negotiable psf retail
2006 (est.) CAM & Tax:	\$2.50



Lighted, Signed I-694 Frontage



40' Column Spacing



Security Fence w/Gate



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