



Shingle Creek Parkway



8,561 SF  
Office/Warehouse For Lease

Available 1/1/2024

# Shingle Creek Commerce Center II

6840 Shingle Creek Parkway  
Brooklyn Center, MN 55430

Eric Batiza, SIOR  
+1 612 217 5123  
eric.batiza@jll.com

Dan Larew, CCIM SIOR  
+1 612 217 6726  
dan.larew@jll.com



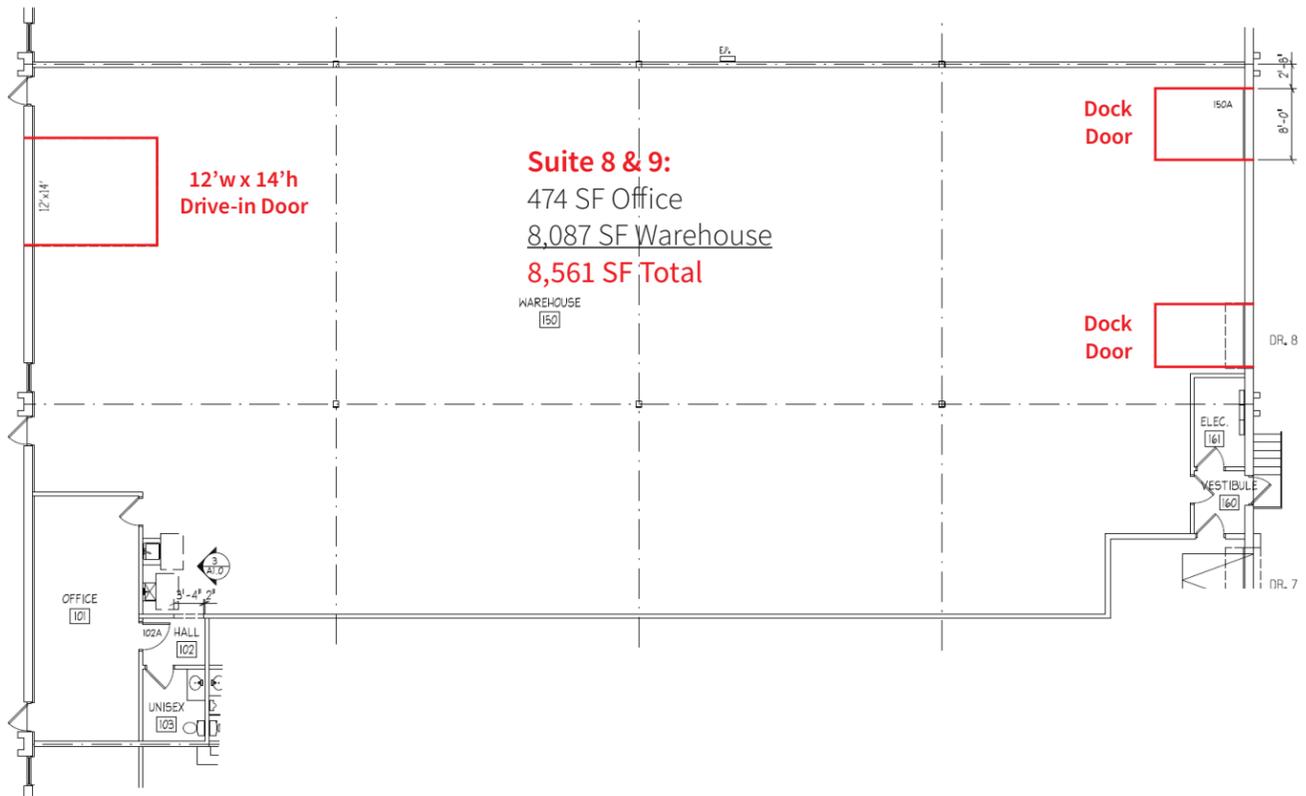
# 8,561 SF

Office/Warehouse space for lease

Shingle Creek Commerce Center is a 113,510 SF high image office/warehouse building located in Brooklyn Center with immediate access to I-694, I-94 & Highway 100. Featuring monument signage, ample double-loaded parking and many area amenities.



# Floor Plan



## Property features

- > Quality warehouse complex located in NW Submarket totaling 260,380 SF
- > 20' clear height
- > Flexible dock and drive-in loading
- > Outstanding in-fill location near Hwy 694 & 100 interchange
- > Area amenities include lodging, retail and restaurants
- > Immediate access to I-694, I-94 & Highway 100
- > Monument signage available for both buildings

## Specifications



**Building Size:**  
113,510 SF Total



**Available 1/1/2024:**  
Suite 8 & 9: 8,561 SF Total  
474 SF Office  
8,087 SF Warehouse



**Year Built:**  
1972



**Parking:**  
294 stalls



**Loading:**  
Two (2) dock doors  
One (1) - 12'w x 14h drive-in door



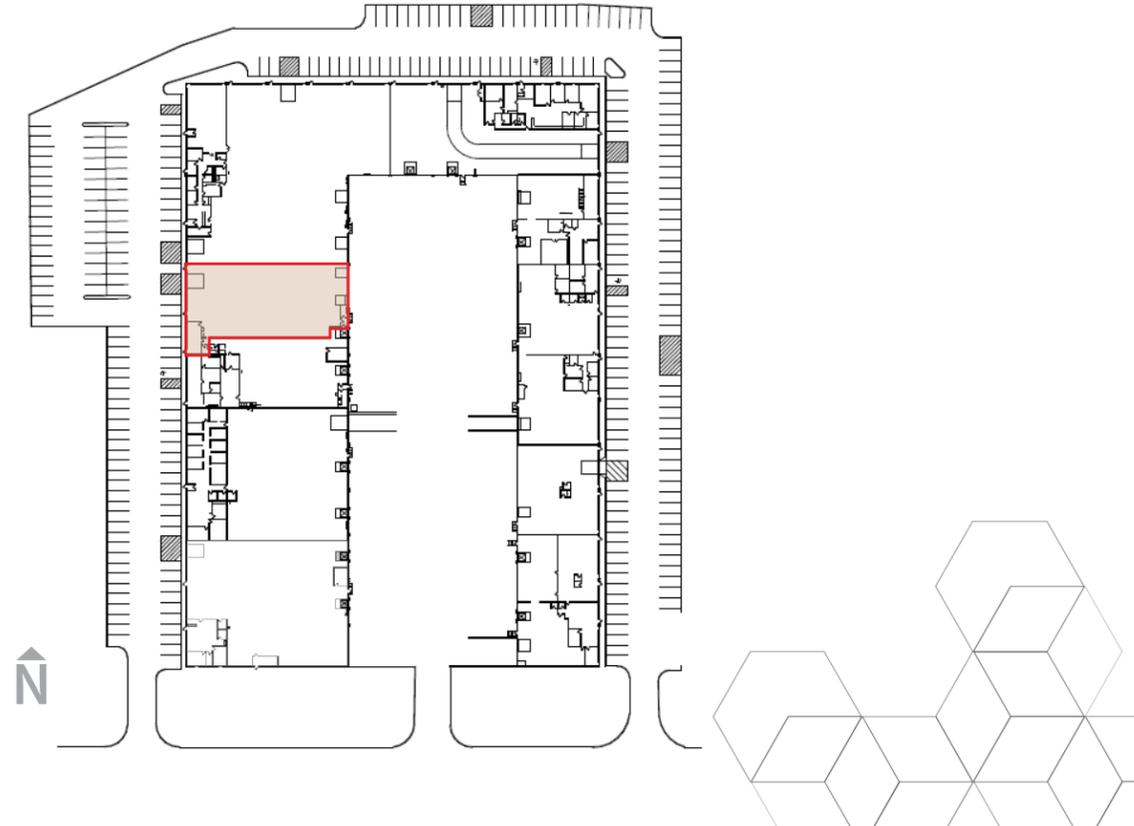
**Clear Height:**  
20'

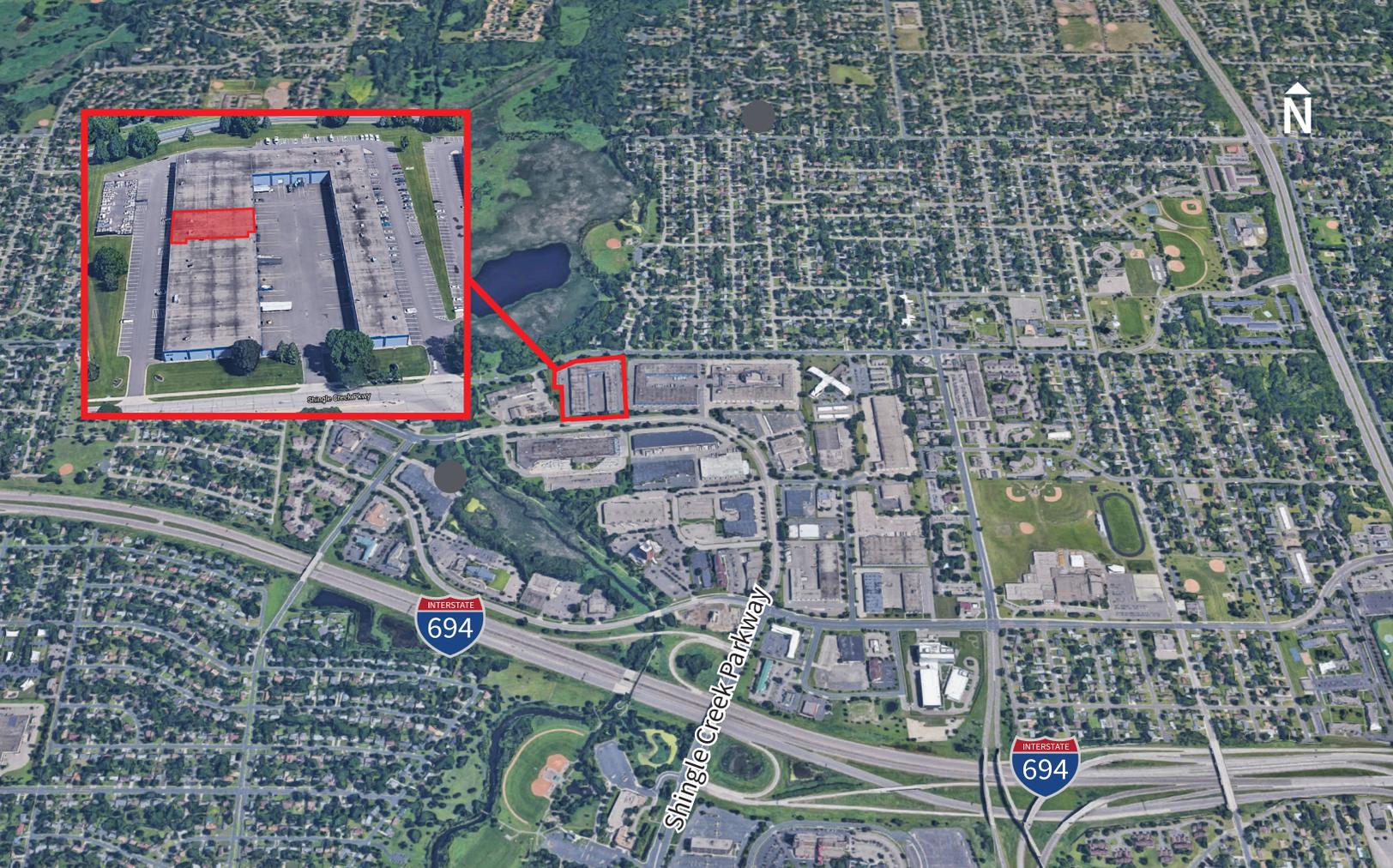


**Rental Rate:**  
Negotiable



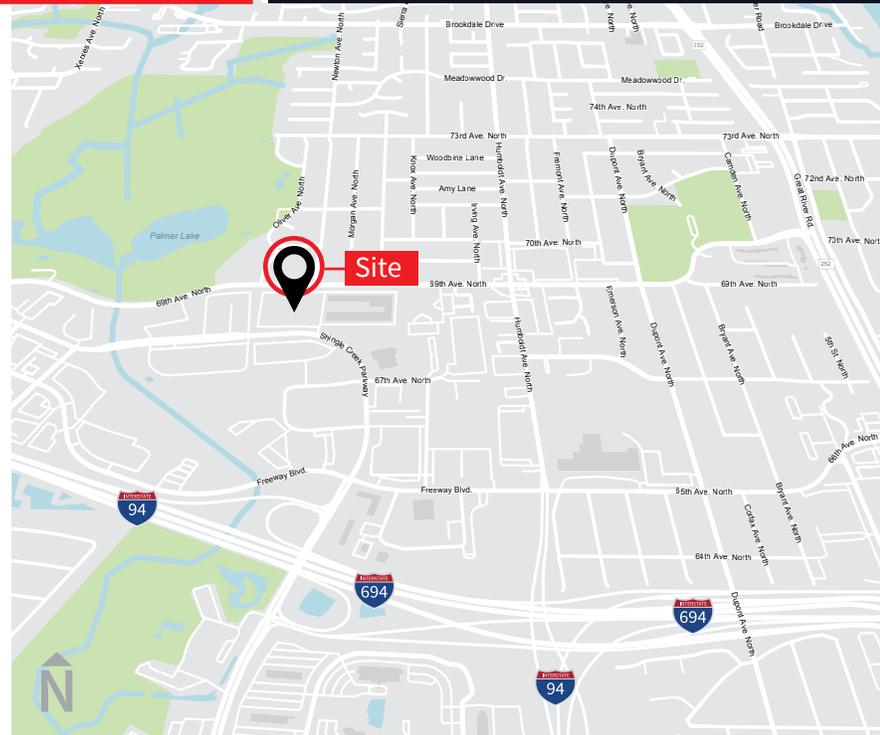
**2023 Est. Tax & CAM:**  
\$4.26 PSF





Prime access

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