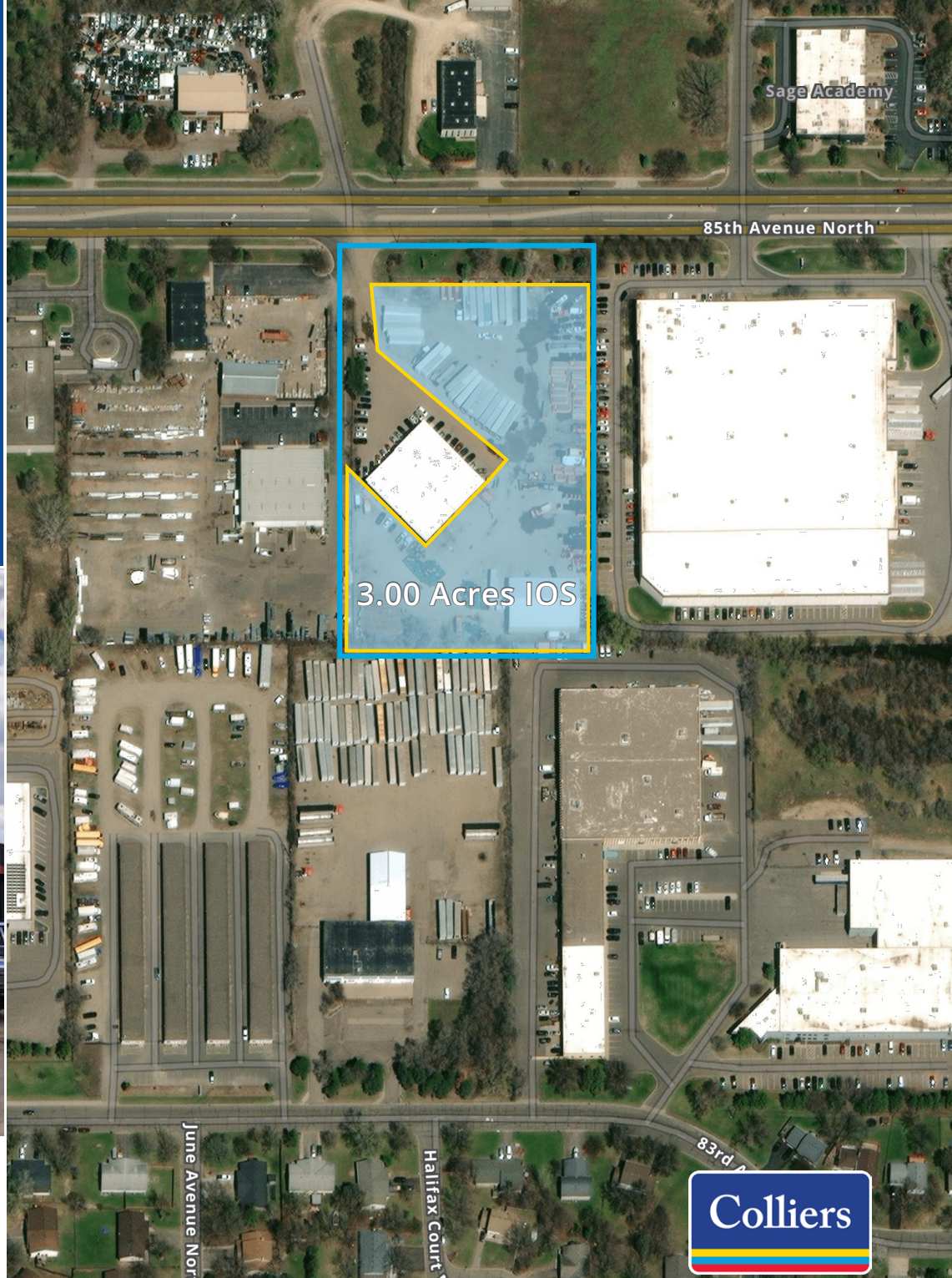


# 4025 85th Avenue N Brooklyn Park, MN

Industrial Outdoor  
Storage Opportunity  
For Lease



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# Highlights



## Property Facts

Address	4025 85th Avenue N, Brooklyn Park, MN
Available: Building 1	<ul style="list-style-type: none"><li>• Approx. 13,800 SF (Minimal office: approx. 2,000 SF)</li><li>• Six (6) oversized drive-in doors</li><li>• Drive-through bay</li><li>• Interior crane for vehicle maintenance</li></ul>
Building 2	<ul style="list-style-type: none"><li>• Approx. 7,100 SF metal storage building</li><li>• Two (2) oversized drive-in doors</li><li>• Fully insulated and heated</li></ul>
Site Area	4.53 acres (Approx. 3 acres IOS)
Clear Height	Varies
Current Zoning	PCDD: Planned Community Development District
Future Land Use	BP: Business Park
Lease Rates	Negotiable
Access	Easy access from I-694/I-94, Hwy 169, MN-252, MN-610, and Country Road 81

## Demographics – 3-mile radius



2023  
population

103,338



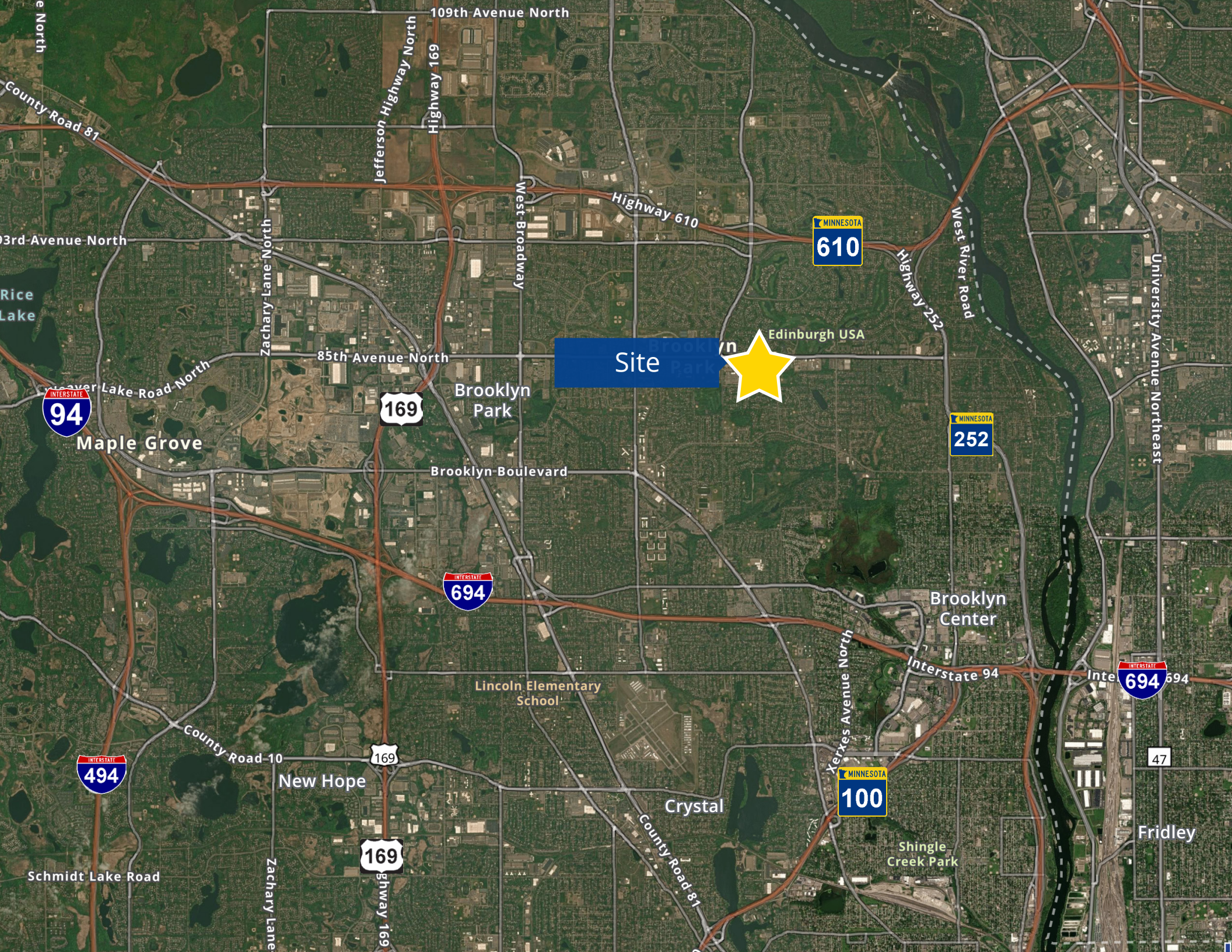
2023 Average  
Household Income

\$105,788



Total  
Employees

32,238



Site



Edinburg USA





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Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



Accelerating success.

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