



For Lease

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85th Avenue North



4.53 Acres

4025 85th Avenue N
Brooklyn Park, MN

Industrial Outdoor
Storage Oppportunity
For Lease



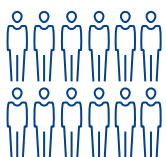
Property Profile

Property Facts

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



Demographics – 3-mile radius



2023
population

103,338



2023 Average
Household Income

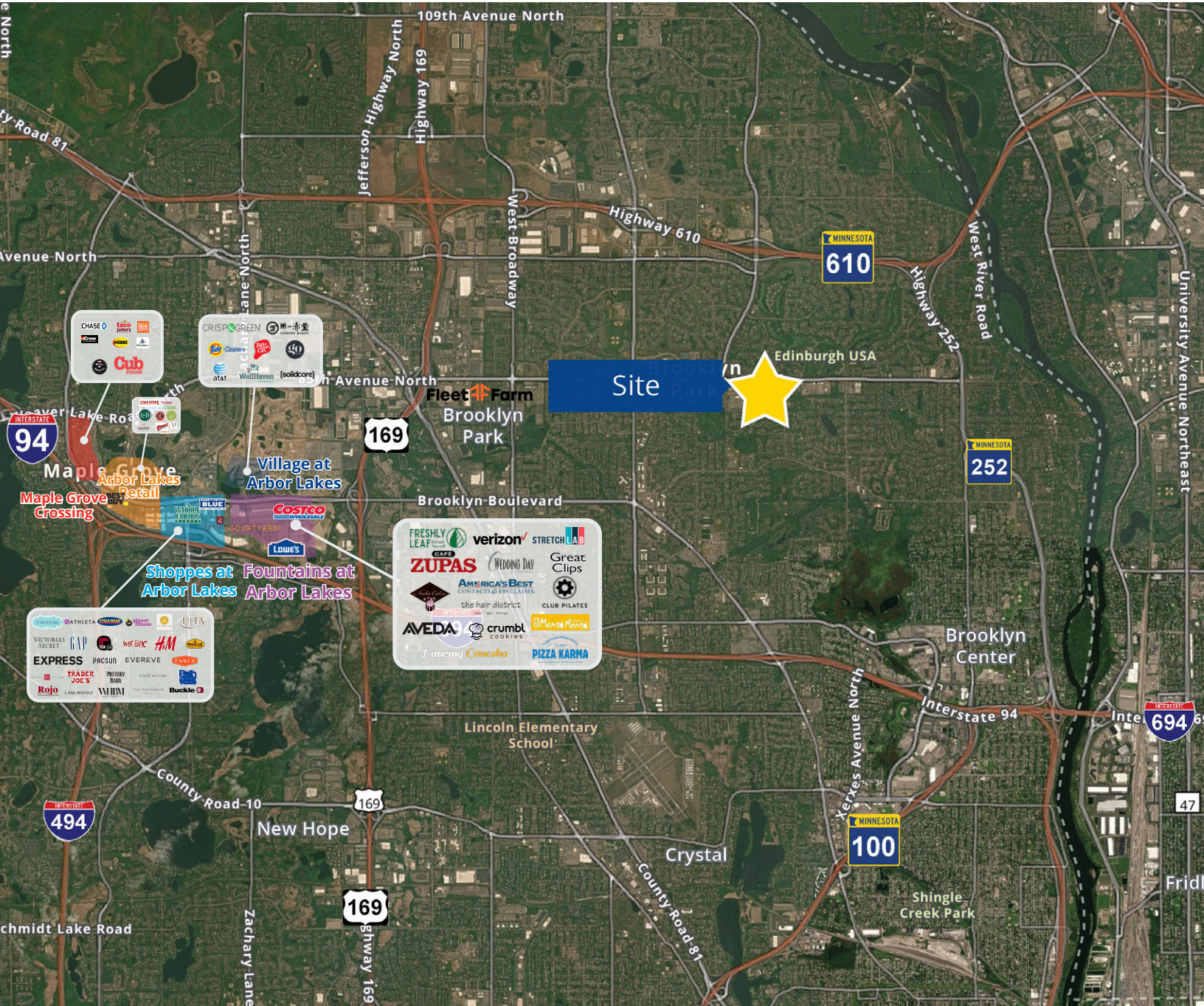
\$105,788



Total
Employees

32,238

Property Location



4025 85th Ave N | For Lease

Photo Gallery

2nd Building



3 acres IOS



Oversized Drive-ins



Drive-through Bay



Truck Parking



View Online
colliers.com/msp

Contact



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Our mission

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



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