

# Two Office/Warehouse Condos for LEASE

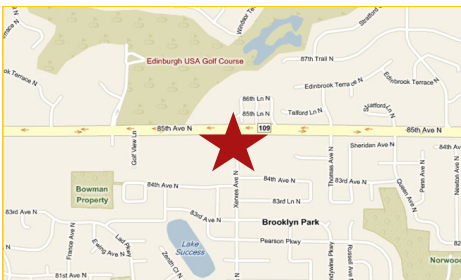


8459 & 8463 Xerxes Ave  
Brooklyn Park, MN

## Two Warehouse/Office Condos with Flammable Waste Traps!

### Owner Financing Available

Centrally located in the metro just minutes away from Hwy. 252 and downtown Minneapolis. Two tenant ready; office, warehouse, showroom condos that are newly constructed and in great condition. High traffic count at intersection of 85th and Xerxes Ave. ensures great visibility. Drive-in, small common area with restrooms. Overhead doors each with 14' clearance. Condos can easily be transformed to accommodate larger office space as well. Full association maintained, low maintenance and ample parking. Great location for your next office space!



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Contact:

**Ron Touchette** Broker

**612.435.7777**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# Two Office/Warehouse Condos for LEASE

**8459 & 8463 Xerxes Ave  
Brooklyn Park, MN**

## Site Data



<b>Listing Price:</b>	\$247,777 ea.	
<b>Location:</b>	8459 & 8463 Xerxes Avenue Brooklyn Park, MN 55443	
<b>PID Number:</b>	8459 — 2211921110071 8463 — 2211921110070	
<b>Legal Description:</b>	Lot 000 Block 000 CIC NO 1268 XERXES COMMERCE CENTER UNIT NO 7	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Level, drive-in bay with 14' clearance	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
	DSL	Available
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1	
<b>Number of Units:</b>	Commercial	Up to two
<b>Foundation Size:</b>	8,488 SF	
<b>Total SF</b>	8459 — 4,244 SF	\$58.38 psf
	8463 — 4,244 SF	\$58.38 psf
<b>Acres</b>	1.0 +/-	
<b>Building Type:</b>	Brick Exterior	
<b>Year Built:</b>	2003	
<b>Parking:</b>	Lot with multiple	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial and residential	
<b>General:</b>	Nice double unit with 14' overhead doors. Drive in—small common area with RR. Great location for warehouse/office!	

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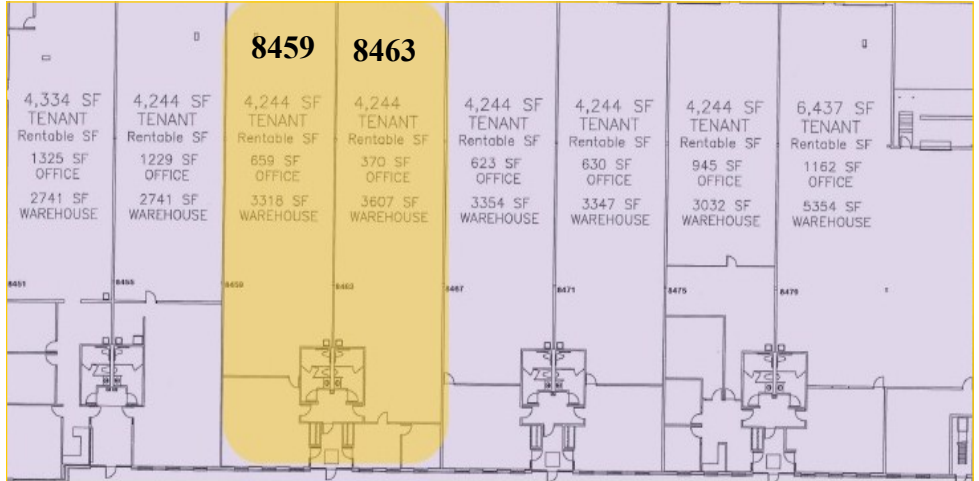
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# Two Office/Warehouse Condos for LEASE

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**Leaseholds**



Suite	SF	Availability	Lease Rate (NNN)	Est. CAM & Taxes
8459	4,244 SF	Available	\$5.75—\$9.25 + Utilities	\$4.73 psf
8463	4,244 SF	Available	\$5.75—\$9.25 + Utilities	\$4.73 psf

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# Two Office/Warehouse Condos for LEASE

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## 55443 Demographics



### Community-at-a-Glance

County Seat:

**Hennepin**

Population:  
**70,729**

Median Age:  
**32.7**

Average Family Size:  
**3.38**

Median Single Family  
Home Value:  
**\$72,227**

Median Household Income:  
**\$62,098**

Commute Time (minutes):  
**23.9**

General Characteristics	Number	Percentage
Total population	70,729	—
<i>Male</i>	35,442	50.1
<i>Female</i>	35,287	49.9
Median age (years)	32.7	—
<i>Under 5 years</i>	6,688	9.5
<i>18 years and over</i>	50,123	70.9
<i>65 years and over</i>	4,921	7.9
Average household size	2.85	—
Average family size	3.38	—
Total housing units	26,558	—
Social Characteristics	Number	Percentage
Population 25 years and over	43,754	—
<i>HS graduate or higher</i>	—	89.7
<i>Bachelor's degree or higher</i>	—	28.1
Male, now married	14,433	55.8
Female, now married	13,874	50.6
Economic characteristics	Number	Percentage
In labor force	40,439	77.4
Mean travel time to work (minutes)	23.9	—
Median household income (dollars)	62,098	—
Median family income (dollars)	72,227	—
Per capita income (dollars)	26,232	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	18,314	—
<i>Median value (dollars)</i>	228,600	—
Median of selected monthly owner costs with mortgage (dollars)	1,719	—

\*2000 US Census Data

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## Summary

### Building features and amenities include:

- Two newly constructed warehouse/office condos in great condition
- 8,488 Total SF; 4,244 SF ea.
- \$5.75—\$9.25 + Utilities (NNN)
- Small common area with private restrooms
- 14' clearance drive in door in each bay
- Phase 3 electric power
- Flammable waste traps
- Centrally located in the metro just minutes away from Hwy. 252 and downtown Minneapolis
- High traffic count at intersection of 85th and Xerxes Ave. ensures great visibility
- Great location for your showroom/warehouse/office condo!
- Owner financing available



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.  
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