



**FOR LEASE! • 15,022 SF**



## **FRANCE INDUSTRIAL**

**4912 France Avenue | Brooklyn Center, MN 55429**

### **Office and warehouse space in convenient suburban location**

- A&B building; multi-tenant flex available August 1, 2024
- 100% air conditioned
- Outdoor storage may be available
- Dock and drive-in access (electric door openers); drive-thru ability
- Great access to Hwy 100 at France Avenue N; five miles south of Hwy 694
- Close to Caribou Coffee, Starbucks, McDonald's, Wendy's, IHOP, Burger King, Cub, LA Fitness, Walmart, and more

**Ind. Base Rent: \$6.50 PSF • Office Base Rent: \$12 PSF • Est. Operating Expenses: \$3.95**

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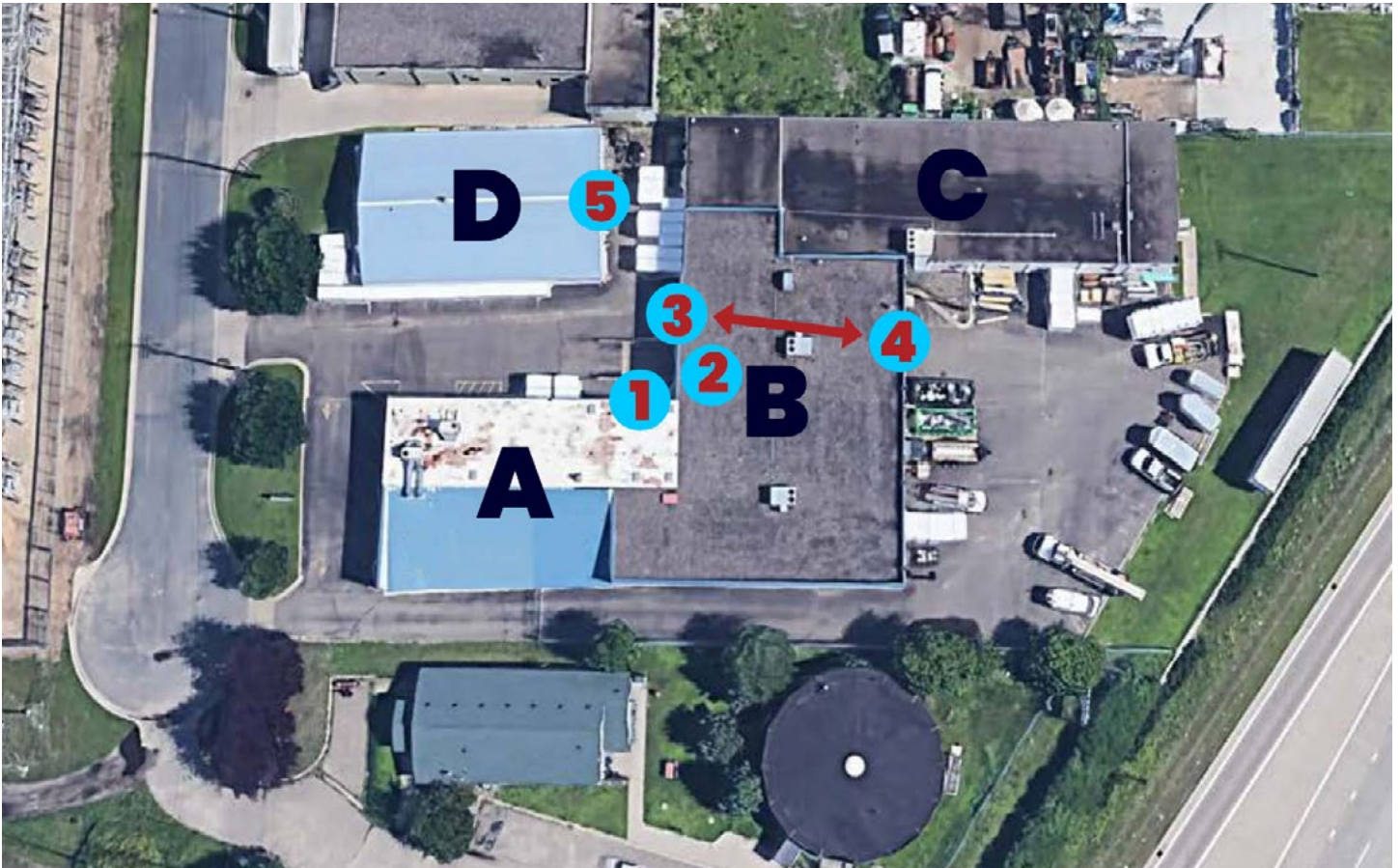
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**Commercial** Equities Group  
— Investment Real Estate Services

# Multi-Tenant Complex • Outdoor Storage



**A&B** 15,022 SF  
Office: 2,393 SF  
Warehouse: 12,629 SF

16' clear height in warehouse

- 1 10x10' drive-in door
- 2 8x10' dock door
- 3 4 12x14' drive-in doors  
Drive-thru ability

**C** 8,375 SF – Leased  
Office: 900 SF  
Warehouse: 7,475 SF

14' clear height in warehouse

**D** 4,200 SF – Leased  
Office: 980 SF  
Warehouse: 3,220 SF

9' clear height in warehouse

- 5 8x14' drive-in door

\* Ability to add additional drive-in doors



# Creative Office, Air Conditioned Warehouse

