



FOR LEASE : 12,803 – 25,803 SF

# Aspen Distribution Center



## 7316 Aspen Lane North | Brooklyn Park, MN 55428

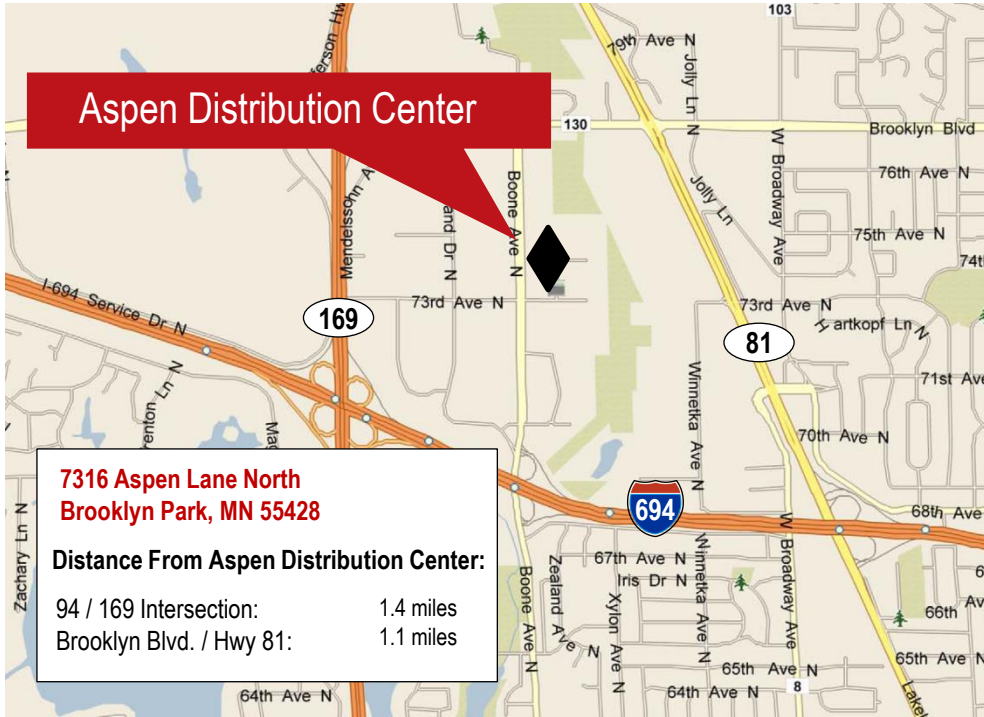
Modern distribution facility located in the NW quadrant of the Twin Cities with convenient access to highways, efficient loading, 23' clear heights and multiple of heavy power services.

Convenient access to I-94 / I-694, a trusted ownership partner, efficient loading space and tall clear heights are just a few reason why these industry leaders are proud to call Northland Park home:

- Medtronic
- RR Donnelley
- Stein Industries
- Nystrom
- Thomas Engineering
- Hennepin Technical College
- Meyers

# Property Overview

## Aspen Distribution Center



**Aspen Distribution Center**

**7316 Aspen Lane North  
Brooklyn Park, MN 55428**

**Distance From Aspen Distribution Center:**

94 / 169 Intersection:	1.4 miles
Brooklyn Blvd. / Hwy 81:	1.1 miles

### Property Highlights:

96,000 total square foot facility

\$8.25 / SF - office | \$4.25 / SF - warehouse

Taxes & CAM \$2.50 / SF

23' clear height w/ a bay depth of 160 ft.

2-4 docks and drive-in doors

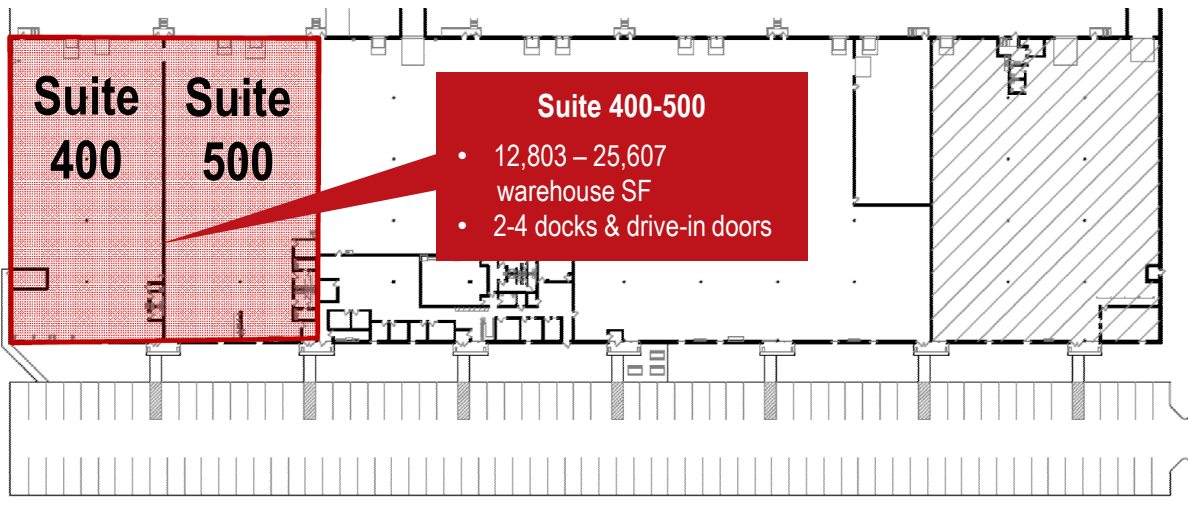
Heavy power

1.5/1,000 parking ratio

32 x 40 column spacing

ESFR sprinkler system

### Floor plate availability:



**Suite 400**   **Suite 500**

**Suite 400-500**

- 12,803 – 25,607 warehouse SF
- 2-4 docks & drive-in doors

**For more information, contact:**



**Dan Terry**  
**Vice President**  
 +1 612 217 5122  
 dan.terry@am.jll.com

**ColonyCapital, Inc.**