



TRANSWESTERN

REAL ESTATE  
SERVICES

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# SAINT PAUL INDUSTRIAL PROPERTIES #25

6500 SHINGLE CREEK PKWY  
BROOKLYN CENTER, MN 55430



# PROPERTY SPECIFICATIONS



**Building Size:** 102,580 SF

**Availability:** 2,675 SF Office  
12,879 SF Warehouse  
15,554 SF Total

**Loading:** 3 Dock | 1 Drive-In

**Clear Height:** 20'

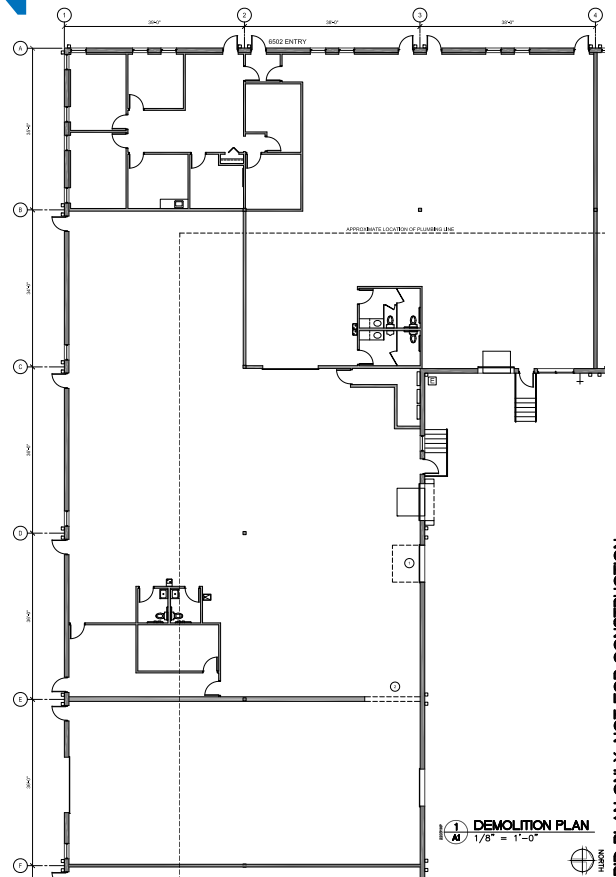
**Lease Rates:** \$10.00 PSF Office  
\$5.00 PSF Warehouse

**Taxes:** \$1.86 PSF (2022)

**Operating Expenses:** \$1.27 PSF (2022)



# FLOORPLAN



## SQUARE FEET

|            |           |
|------------|-----------|
| Office:    | 2,675 SF  |
| Warehouse: | 12,879 SF |
| <hr/>      |           |
| Total:     | 15,554 SF |







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## THINKING BEYOND THE OBVIOUS

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