



For Lease

WELCOME SQUARE BROOKLYN PARK

6301-6317 Welcome Ave N, Brooklyn Park, MN 55429

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OBSIDIAN GROUP



Property Profile

This well-positioned property presents a range of flexible leasing options, each featuring private drive-in doors to accommodate a variety of operational needs. With close access to Highway 610, Highway 169, and Interstate 94, the location ensures seamless connectivity across the Twin Cities metro area.

Address 6301-6317 Welcome Ave N, Brooklyn Park, MN

Availability **Space Available**
o **Suite 26:** 1,960 SF (10' Drive-In)

Rent + CAM/Tax: Negotiable (NNN) + \$4.61/sf (2026)

Zoning Business Park

Clear Height 12'

Uses General Warehouse

Property Photos



Property B Layout

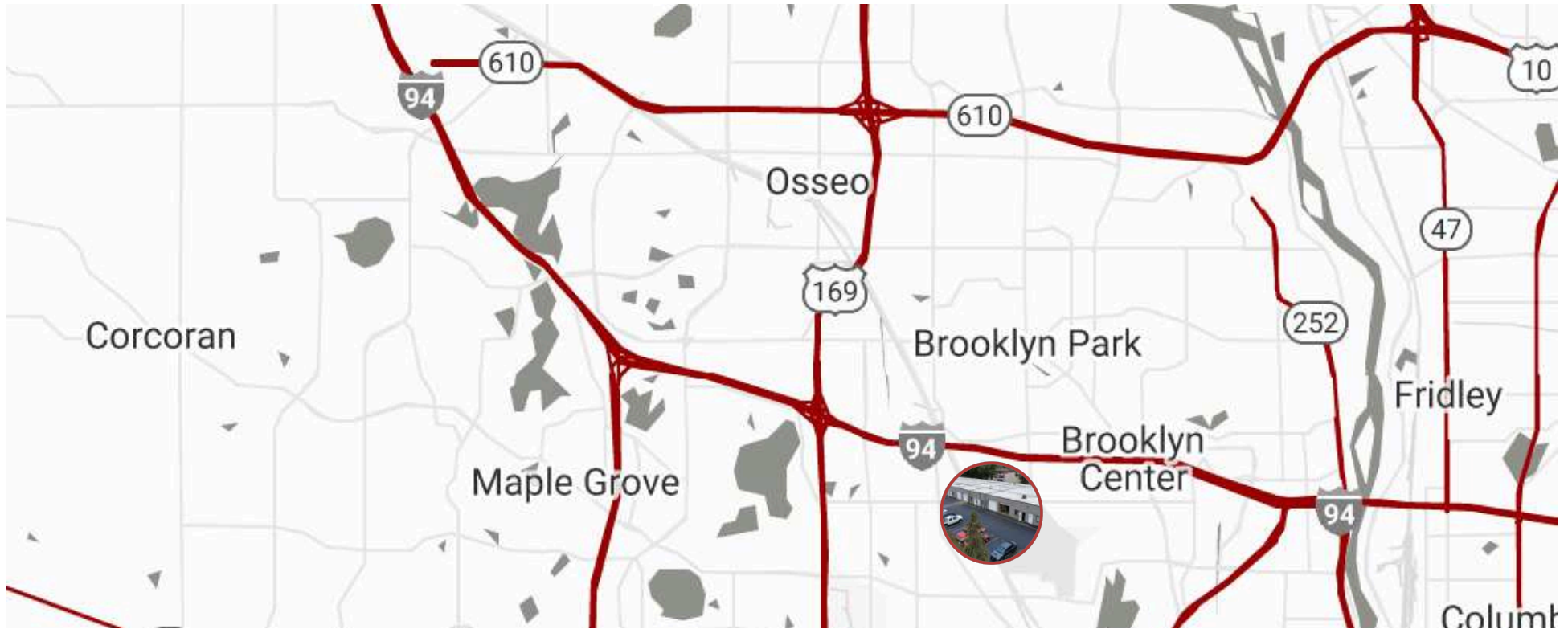


Space Available

- **Suite 26:** 1,960 SF (10' Drive-In)



Property Aerial



POPULATION		1 MILE	3 MILES
POPULATION		6,357	51,173
MEDIAN AGE		42	40
DAYTIME EMPLOYEES		8,858	45,669
HOUSEHOLDS		1 MILE	3 MILES
HOUSEHOLDS		2,531	19,789
MEDIAN HH INCOME		\$98,944	\$104,693



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