



## 8616 Xylon Ave N

8616 Xylon Ave N, Brooklyn Park, MN 55445

**Ron vosika**

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# 8616 Xylon Ave N

\$8.00 /SF/YR



Rental Rate: \$8.00 /SF/YR

Min. Divisible: 3,600 SF

Property Type: Flex

Property Subtype: Light Manufacturing

Building Class: C

Rentable Building Area: 35,256 SF

Year Built: 1989

Rental Rate Mo: \$0.67 /SF/MO

## 1st Floor Ste I/J

Space Available	3,600 - 7,200 SF
Rental Rate	\$8.00 /SF/YR
Date Available	May 01, 2026
Service Type	Triple Net (NNN)
Office Size	200 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

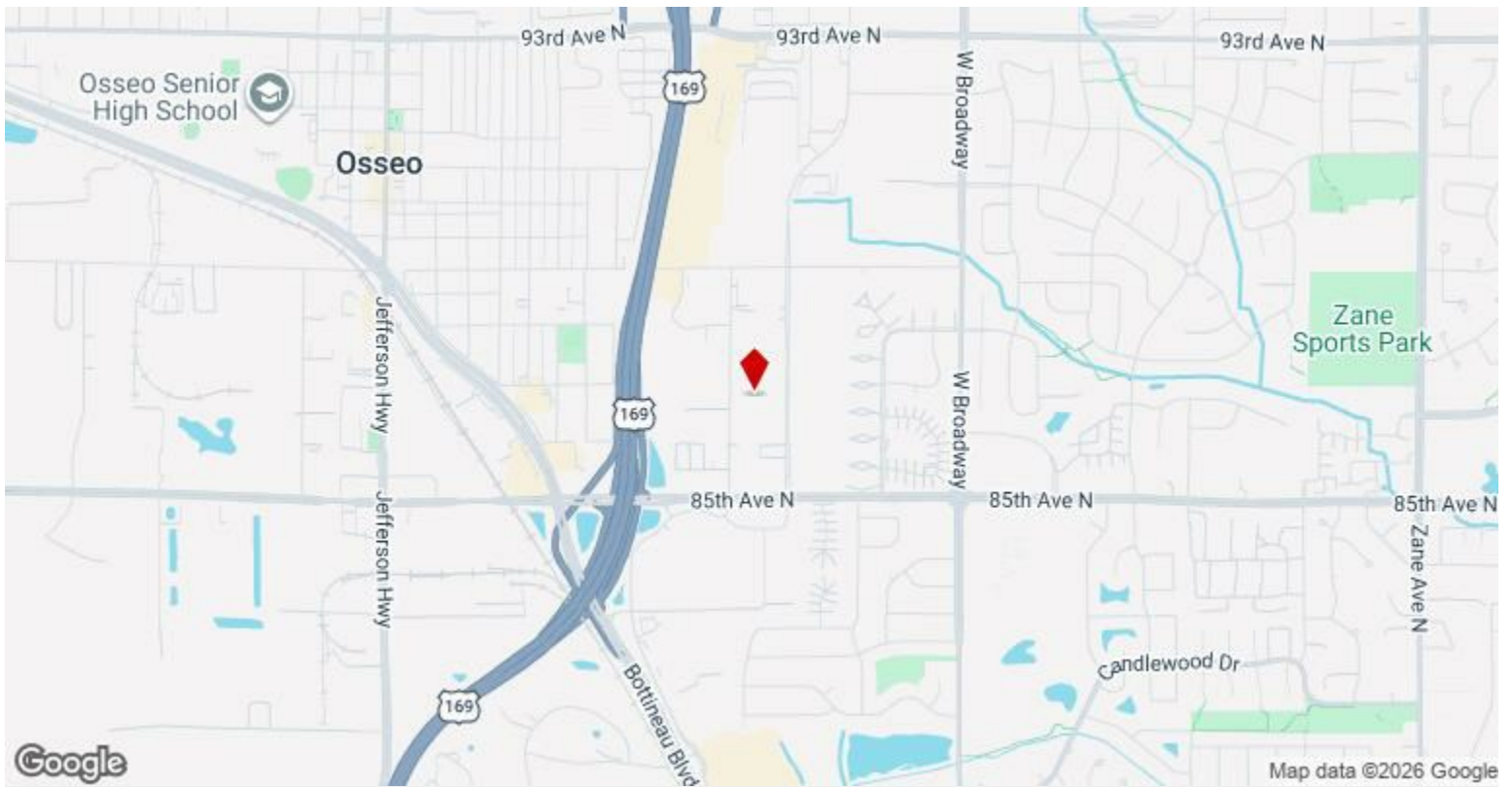
A functional and well-maintained warehouse space will be available May 1, 2026, within a professionally managed multitenant industrial building. The offering includes 3,600 square feet with the option to combine with an adjacent unit for a total of 7,200 contiguous square feet, providing flexibility for growing businesses. The space features 14-foot clear ceiling height, one dock-high door, one drive-in door, and an ESFR fire sprinkler system throughout. Dimensions are 30' x 120' or 60' x 120', offering efficient layouts for a variety of uses. Ample on-site parking accommodates employees and fleet vehicles. This property is well-suited for light manufacturing, distribution, e-commerce fulfillment, contractor storage, or general warehousing operations. Lease is structured on a Triple Net (NNN) basis. This space is well-suited for light manufacturing, distribution, e-commerce fulfillment, contractor storage, or general warehousing operations. The flexible sizing option makes it an excellent fit for tenants who anticipate near-term growth without the commitment of a larger space from day one. Contact us today to schedule a tour or request additional information.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Andersen Floor Coverings	-	
L L & H Woodworks	-	
Main Street Driving School	-	
McCune's Martial Arts	-	February 2013
Mobile Installation Service	-	
Window Store Home Improvement Inc	-	



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# Property Photos



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# Property Photos

