

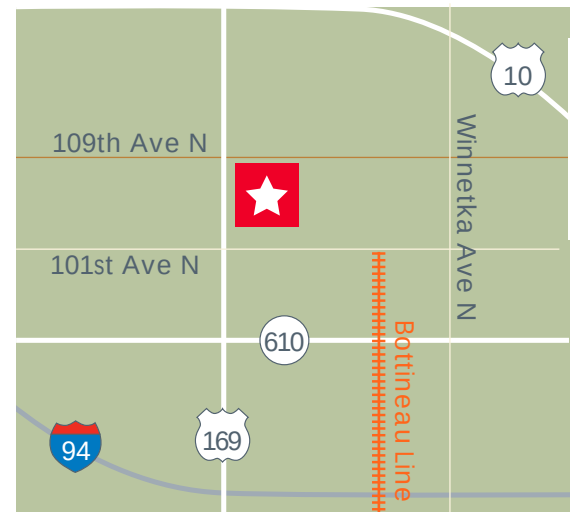
NORTHPARK BUSINESS CENTER XIII

10601 XYLON AVE N
BROOKLYN PARK, MN 55445



AVAILABLE AUGUST 2025

- 21,000 - 210,000 SF available
- Easy access to Highway 169, 610 and Interstate 94
- Rare 28' clear opportunity in Brooklyn Park
- Tremendous visibility on Highway 169 (over 40,000 vehicles/day)
- Abundant glass line
- Efficient tilt-up construction
- ESFR sprinkler system
- Millions of square feet of retail amenities nearby
- Build-to-suit and other multi-tenant options also available at the up-and-coming 3 million square foot NorthPark Business Center



FOR LEASING INFORMATION, PLEASE CONTACT:

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 **SCANNELL PROPERTIES**

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NEIGHBORING BUSINESSES



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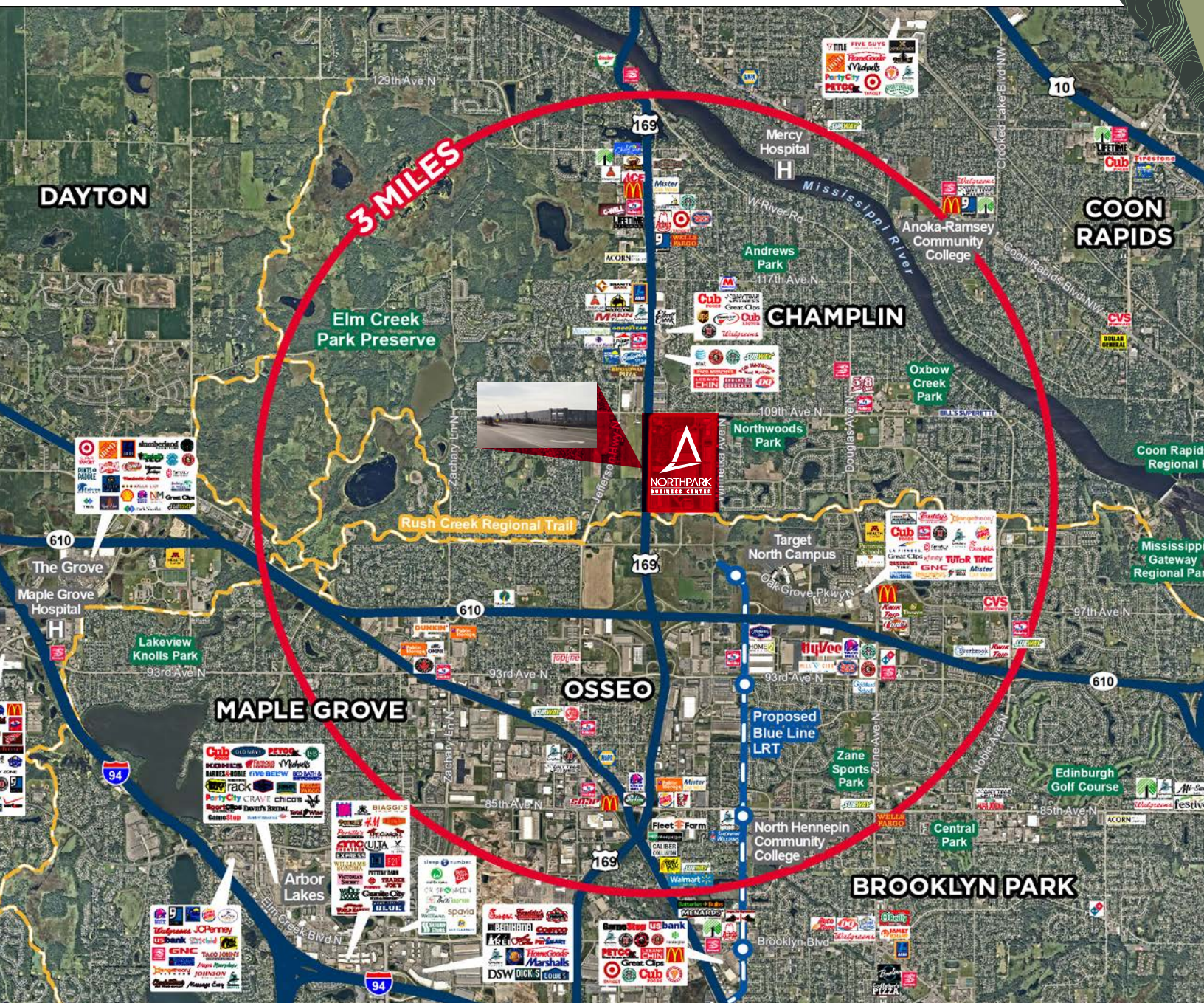
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NEARBY RETAIL AND WALKING TRAILS



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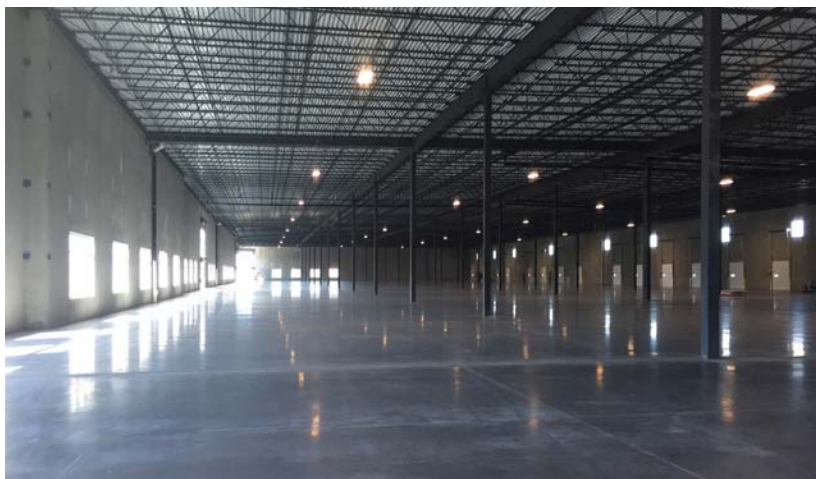
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TOTAL BUILDING SQUARE FOOTAGE	210,000 SF
SQUARE FOOTAGE AVAILABLE	210,000 SF
OFFICE	BTS
WAREHOUSE	210,000 SF
MINIMUM DIVISIBLE	21,000 SF
BAY SIZE	10,500 SF
LEASE RATE	Negotiable
2025 CAM & TAXES	\$1.52 PSF (tax assessed on "LAND ONLY")
DOCK HIGH DOORS	26 (more can be added)
DRIVE - IN DOORS	2 (more can be added)
COLUMN SPACING	50'x50' with 60' speed bay (210' building depth)
CLEAR HEIGHT	28' clear
PARKING RATIO	1.04/1,000 SF (211 spaces total)
TRAILER PARKING STALLS	None
SPRINKLER SYSTEM	ESFR
COMMENTS	NorthPark is a 230 acre premier business park development planned with terrific access and visibility to highly traveled infrastructure. The park is also in close proximity to major retail amenities and the fastest growing labor force in the Twin Cities. View our website at http://npbusinesscenter.com .



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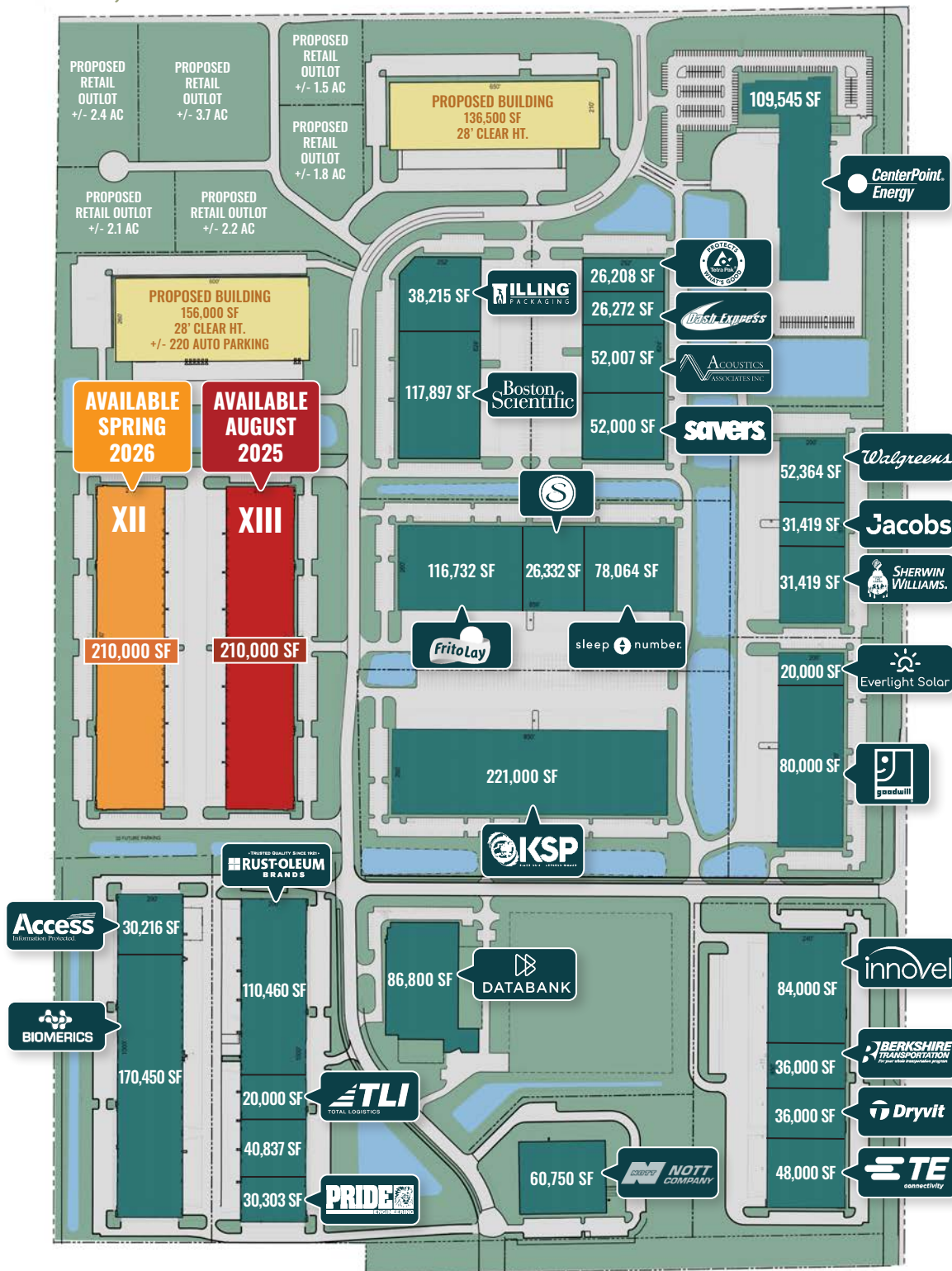
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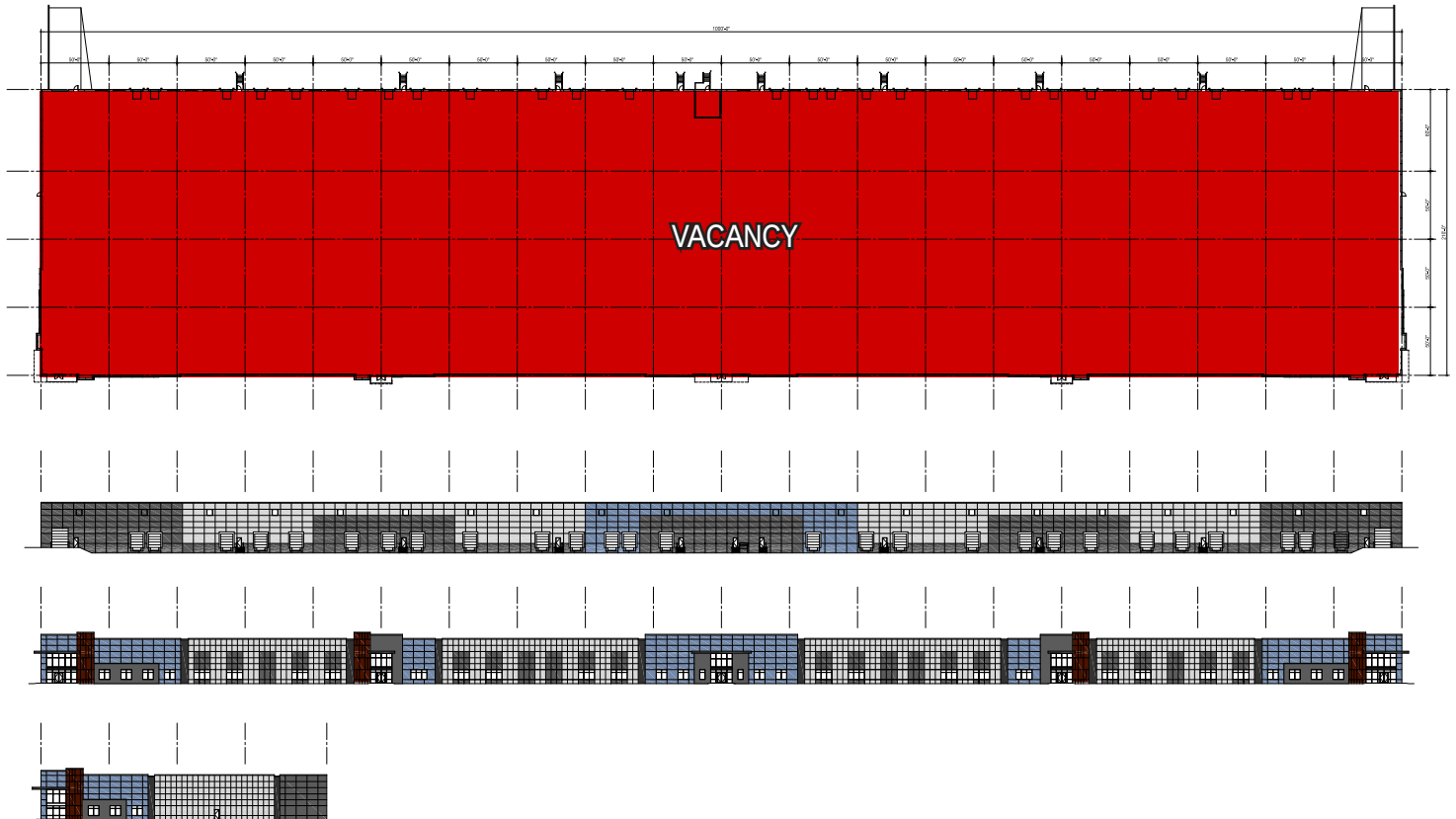
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