



**FOR LEASE**

**4,200–27,597 SF**  
**FRANCE OFFICE/WAREHOUSE**

4912 France Ave N | Brooklyn Center, MN 55429

**Two office/warehouse buildings with outdoor storage in convenient suburban location**

**Main Building (23,397 SF, approximately):**

Ground Floor Office: 1,500 SF

Mezzanine Offices: (West) 447 SF & (East) 900 SF

Warehouse: 20,550 SF

16' clear height in warehouse with drive-in doors:

- Two 12' x 14' drive-in doors, one 10' x 10' drive-in door, and one 8' x 10' dock door

**Accessory Building (4,200 SF, approximately):**

Office: 980 SF

Warehouse: 3,220 SF

9' clear in warehouse; 8' x 16' drive-in

**Outdoor Storage:** 1/3 acre divisible to 4,200 SF, 8,375 SF, and 15,022 SF



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**Commercial Equities Group**  
— Investment Real Estate Services

**Blended Net Rent: \$7.00 PSF**  
**2021 Est. Op. Expense: \$3.00 PSF**