



Office/Industrial Space for Lease

Paul Bickford

Vice President
+1 952 897 7732
paul.bickford@colliers.com

Brad Bohlman, SIOR

Senior Vice President
+1 952 897 7733
brad.bohlman@colliers.com

1600 Utica Avenue S Ste 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com

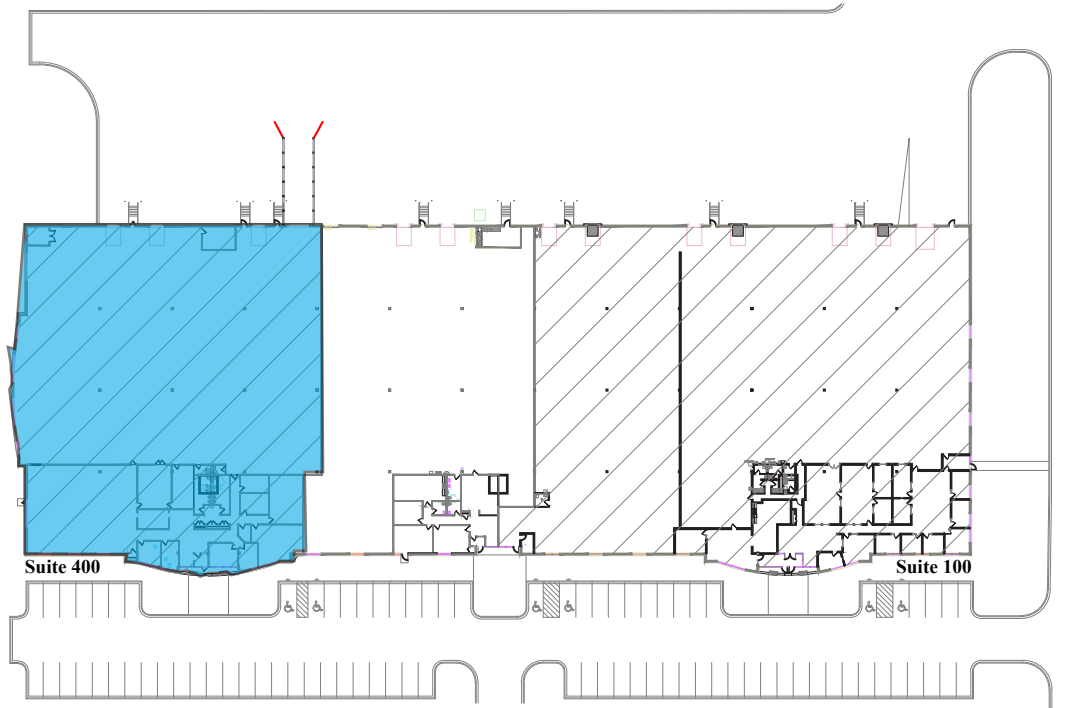
Elm Creek Commerce Center II 8600 109th Ave N, Champlin

Building Amenities

- > 97,261 square foot office/warehouse building
- > Built in 1996
- > Twelve (12) dock doors and two (2) drive-in doors
- > 24' clear height
- > Outstanding visibility and access to Hwy 169

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Elm Creek Commerce Center II > Site Plan



Elm Creek Commerce Center II > Aerial



Elm Creek Commerce Center II

8600 109th Avenue North | Champlin, MN 55316

Property Address:

8600 109th Avenue North
Champlin, MN 55316

Building Square Feet:

97,261 SF Total

Available:**Suite 400**

30,777 SF Total
8,266 SF Office
22,511 SF Warehouse
• Three (3) Docks
• One (1) Drive-in

Year Built:

1996

Clear Height:

24'

Lighting:

6-lamp, fluorescent high bay
fixtures

Net Rental Rate:

\$13.00 PSF Office
\$ 7.50 PSF Warehouse

2026 Est CAM/RE Taxes:

\$1.87 PSF CAM
\$3.14 PSF RE taxes
\$5.01 PSF Total

Amenities:

- End cap space
- Easy access off Hwy 169
- Ample parking
- Large truck court

**FOR LEASING INFORMATION, CONTACT:**

Paul Bickford

952 897 7732

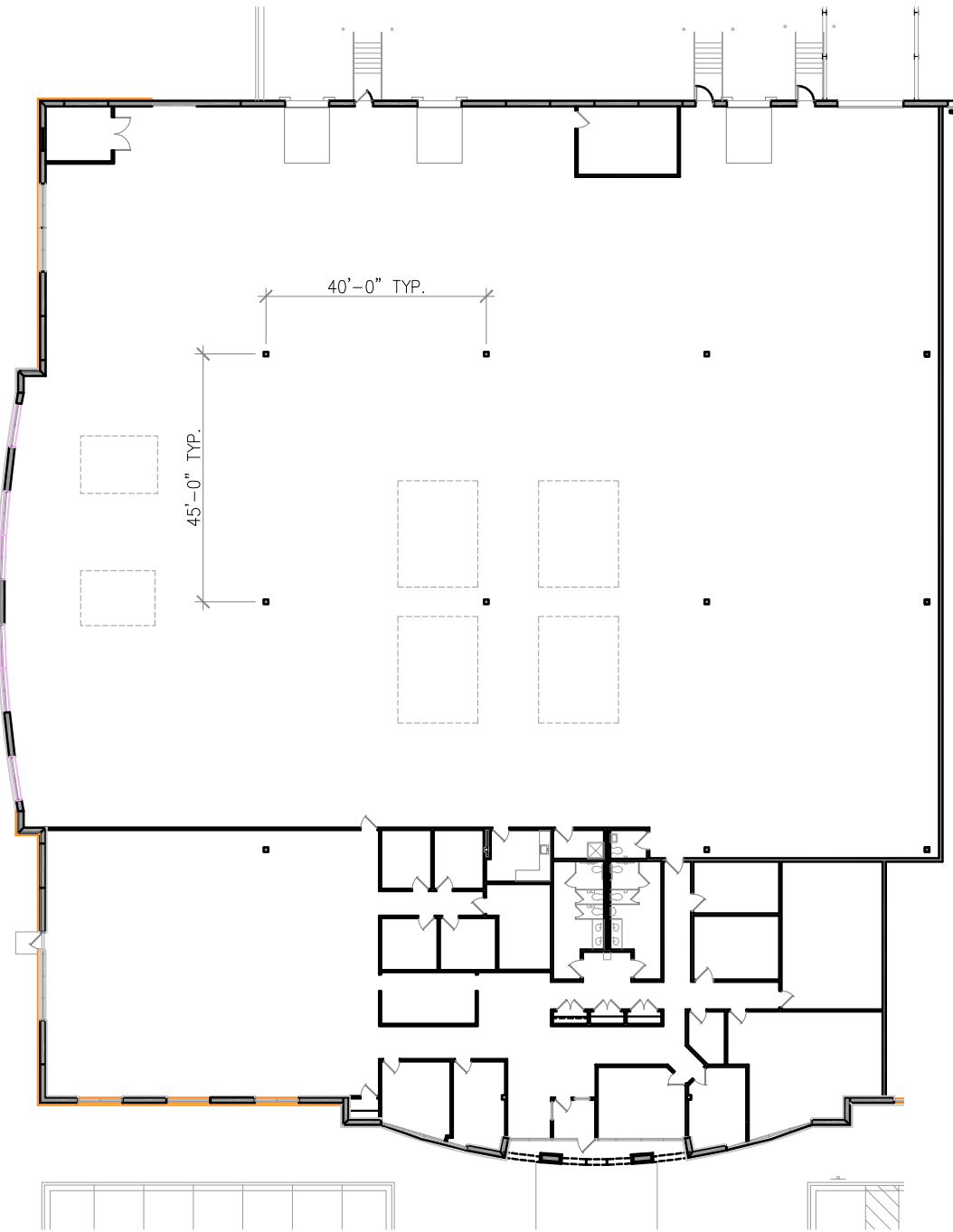
paul.bickford@colliers.com

Brad Bohlman, SIOR

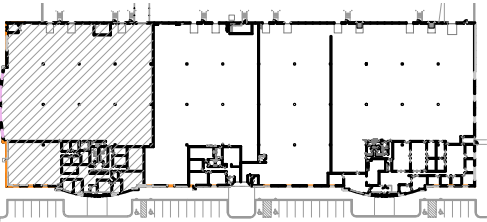
952 897 7733

brad.bohlman@colliers.com

Colliers International | Minneapolis-St. Paul
1600 Utica Ave S Ste 300, St. Louis Park, MN 55416
www.colliers.com



Building Key:



Floor Plan
Scale: 1/32"=1'-0"

Office	= 8,266 Sq. Ft.
Warehouse	= 22,511 Sq. Ft.
Total	= 30,777 Sq. Ft.

Suite 400

Leased By:

Elm Creek Commerce Center II
8600 109th Ave. North
Champlin, MN 55316

Paul Bickford: (952) 897-7732
 Brad Bohlman: (952) 897-7733