



Office/Warehouse For Lease

Northland Interstate Bus Ctr III
7115 Northland Terrace N, Brooklyn Park

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NORTHLAND III

ENTRANCE

Property Highlights

- Excellent visibility and access from I-694/Hwy 169
- Able to convert some finished space back to warehouse
- ESFR sprinkler system
- Abundant glass line
- 18' clear height
- Dock high loading
- Heavy parking
- Excellent west metro location
- Immediate access to I-94, Hwy 169 and County Road 81
- Area amenities include Arbor Lakes, Northland Inn, Hennepin Technical College and MTS Bus Line



Building Information

Property Address 7115 Northland Terrace North
Brooklyn Park, MN 55428

Available 1/1/2026

Suite 500
12,903 SF Total
12,725 SF Office
178 SF Warehouse

- End cap space with excellent glass line
- 100% A/C
- Some office space can be converted back to warehouse

Building Size 59,840 square feet

Year Built 1997

Clear Height 18' clear in warehouse

Loading 1 Dock door

Net Rental Rates Negotiable

2025 Est CAM & RE Taxes

\$2.85 PSF CAM
\$3.43 PSF RE Taxes
\$6.28 PSF Total

Floor Plan

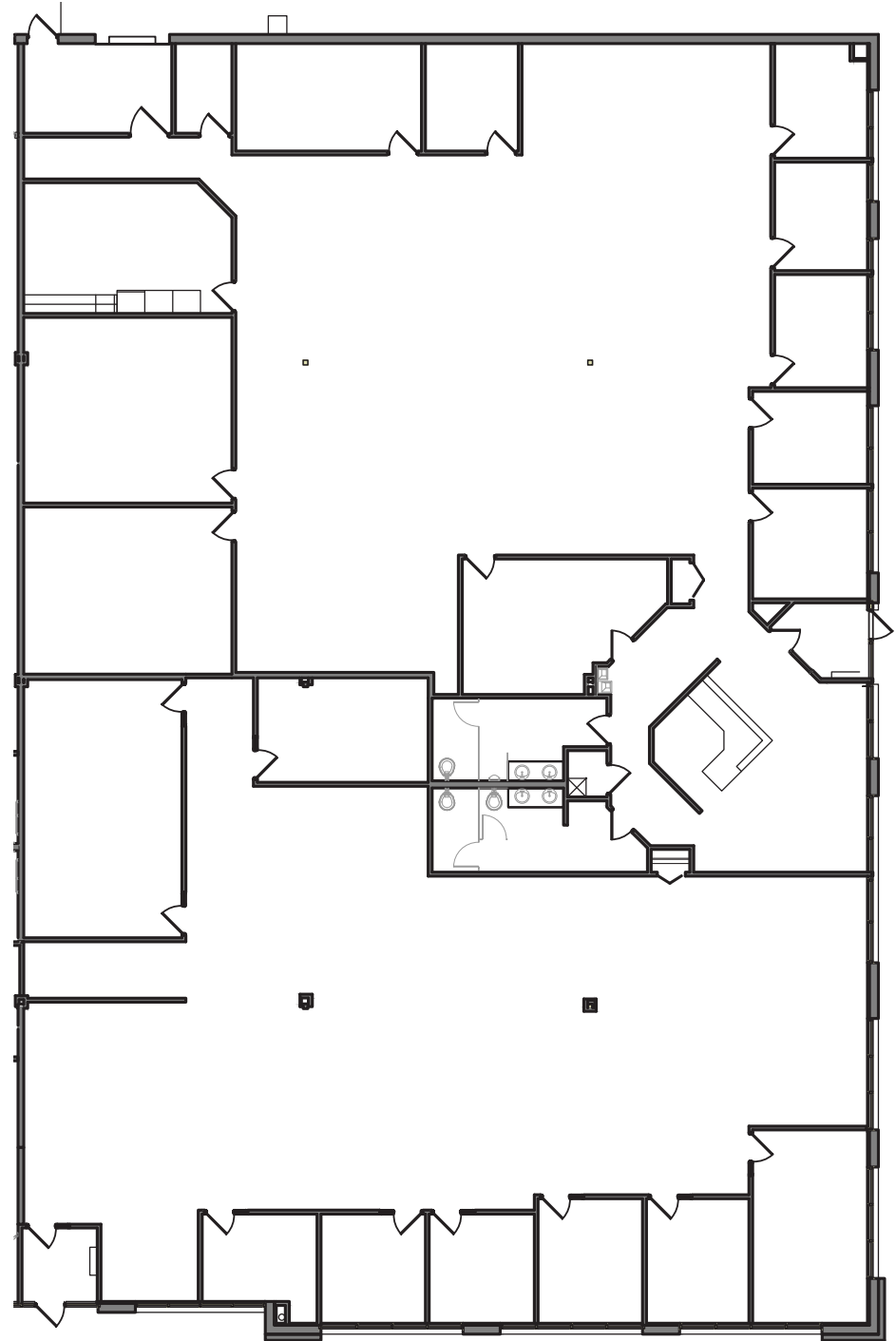
Suite 500

12,903 SF Total

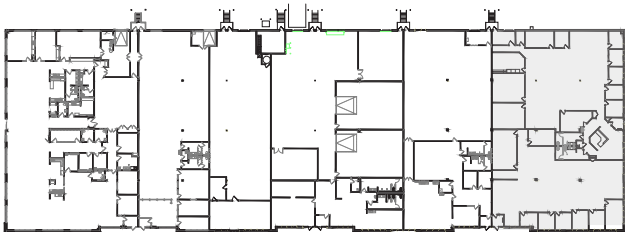
12,725 SF Warehouse

178 SF Office

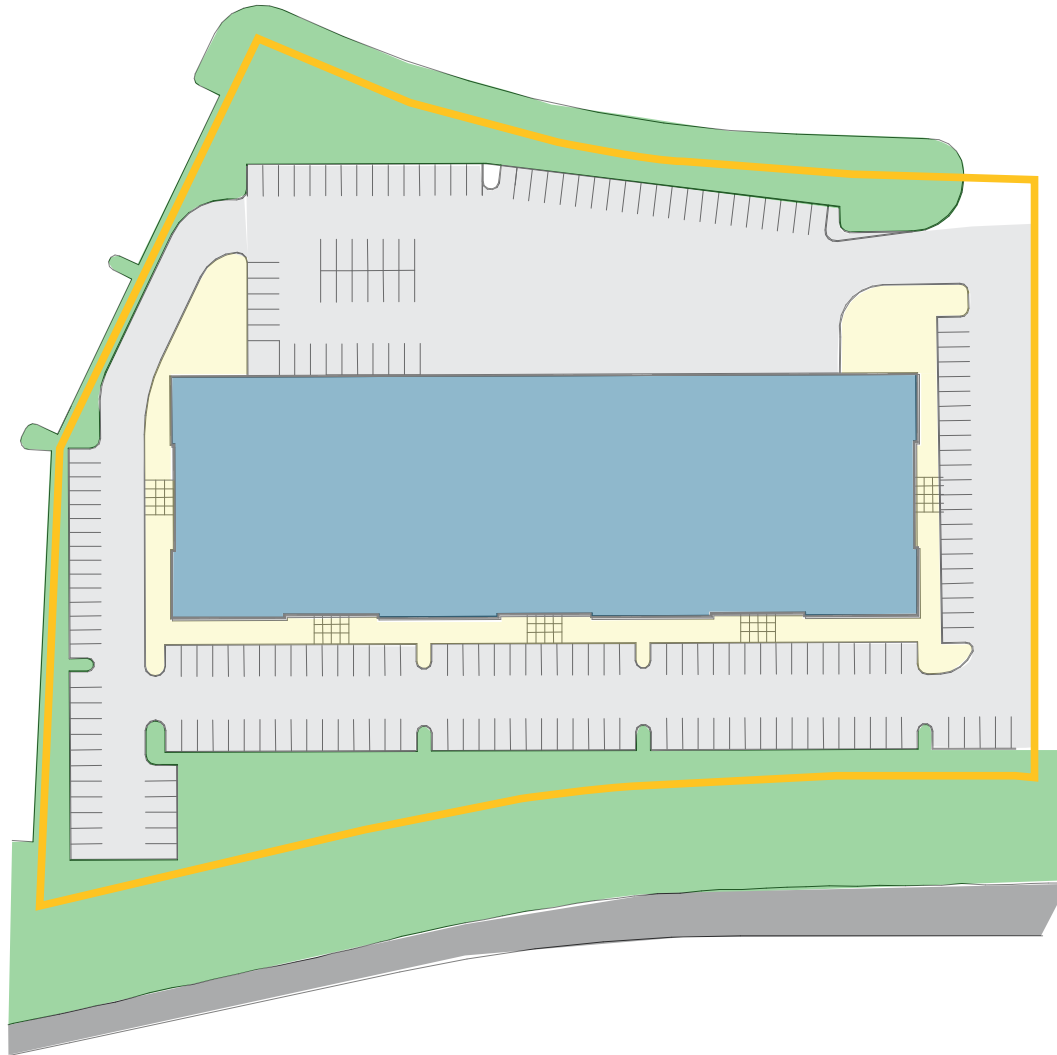
- One (1) Dock



Building Key Plan



Site Plan





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