

INDUSTRIAL SPACE FOR SALE OR LEASE

6982 Highway 65 NE
Fridley, MN

CONTACT US

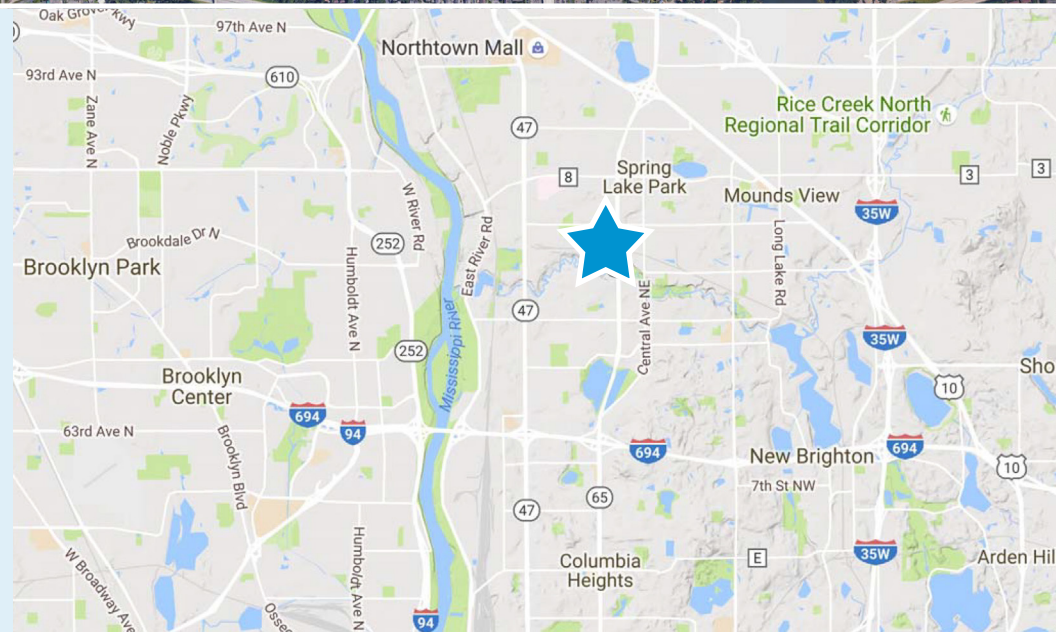
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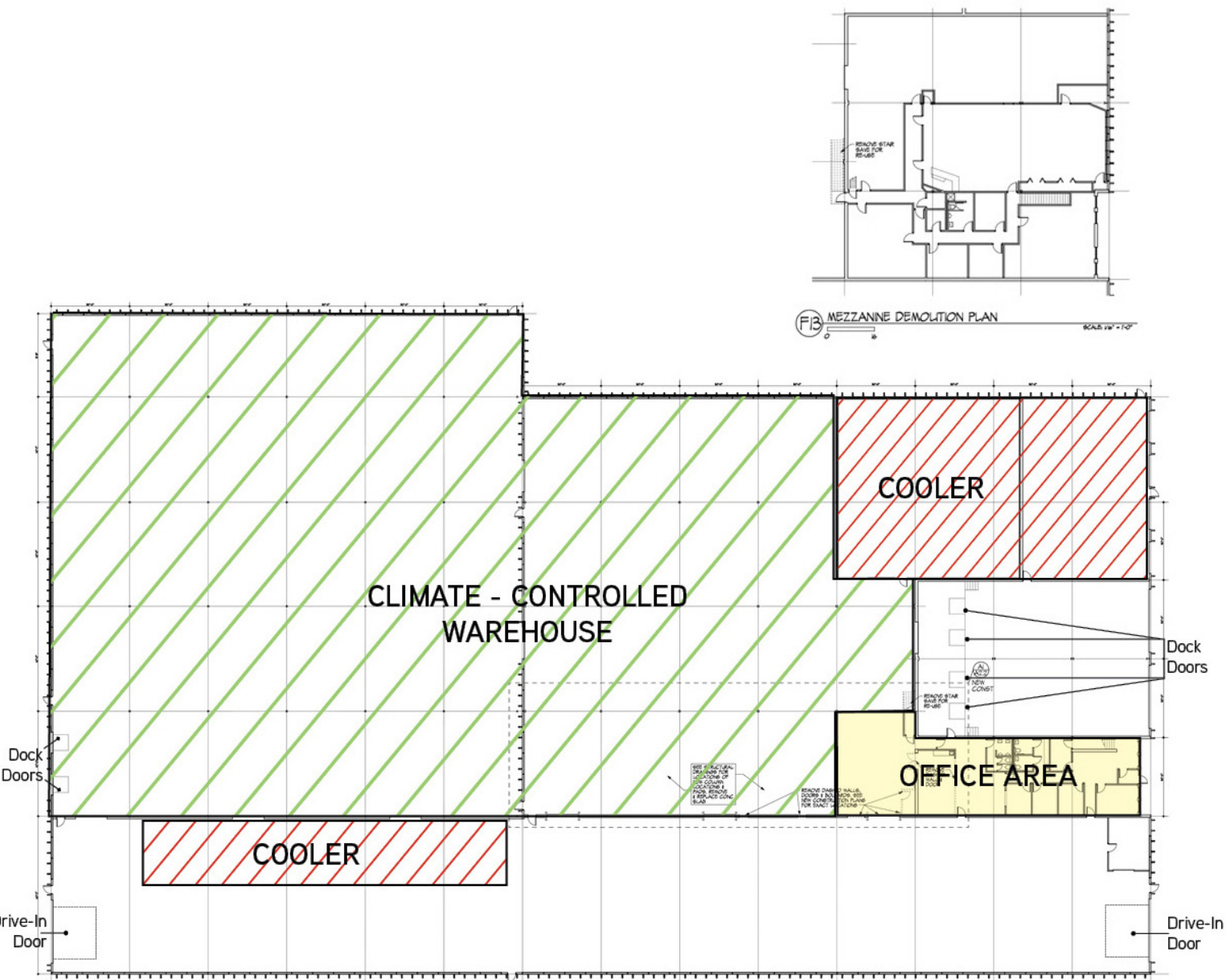
KEY FEATURES/HIGHLIGHTS

- › 111,396 square foot building situated on 8.79 acres
- › Hard-to-find COOLER IMPROVEMENTS
- › 24' clear height
- › 30' x 40' column spacing
- › Six (6) loading docks and two (2) oversized drive-in doors (drive through)
- › North central location just off I-694 and Highway 65
- › Located immediately south of the Target regional distribution center
- › Well-located and maintained facility



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FLOOR PLAN / SITE PLAN



ADDRESS

6982 Highway 65 NE
Fridley, MN

YEAR BUILT

1983/1996 addition

ACTUAL AREA

1st Floor	
Temp controlled warehouse	52,055 SF
Cooler	12,420 SF
Drive bay	21,400 SF
Dock service bay	5,439 SF
Office	6,775 SF
	98,089 SF

2nd Floor

Office	4,582 SF
Storage	9,165 SF
	13,747 SF

Total 111,836 SF

OFFICE

11,354 SF (10%)

LOADING

Two (2) drive-in doors
Six (6) dock doors
- Four (4) interior, Two (2) exterior

SPRINKLER

Yes - wet system

PARKING

75 striped stalls

AMENITIES

- > Well-located and maintained facility
- > Dock and drive-in loading
- > Hard-to-find cooler improvements

NET LEASE RATES:

Office: \$8.50 PSF
Warehouse \$4.50 PSF
Cooler: \$6.50 PSF

2017 EST. TAX/CAM:

\$2.30 PSF

OFFERING PRICE

\$7,000,000

ZONING

M-2

LAND SIZE

8.79 Acres





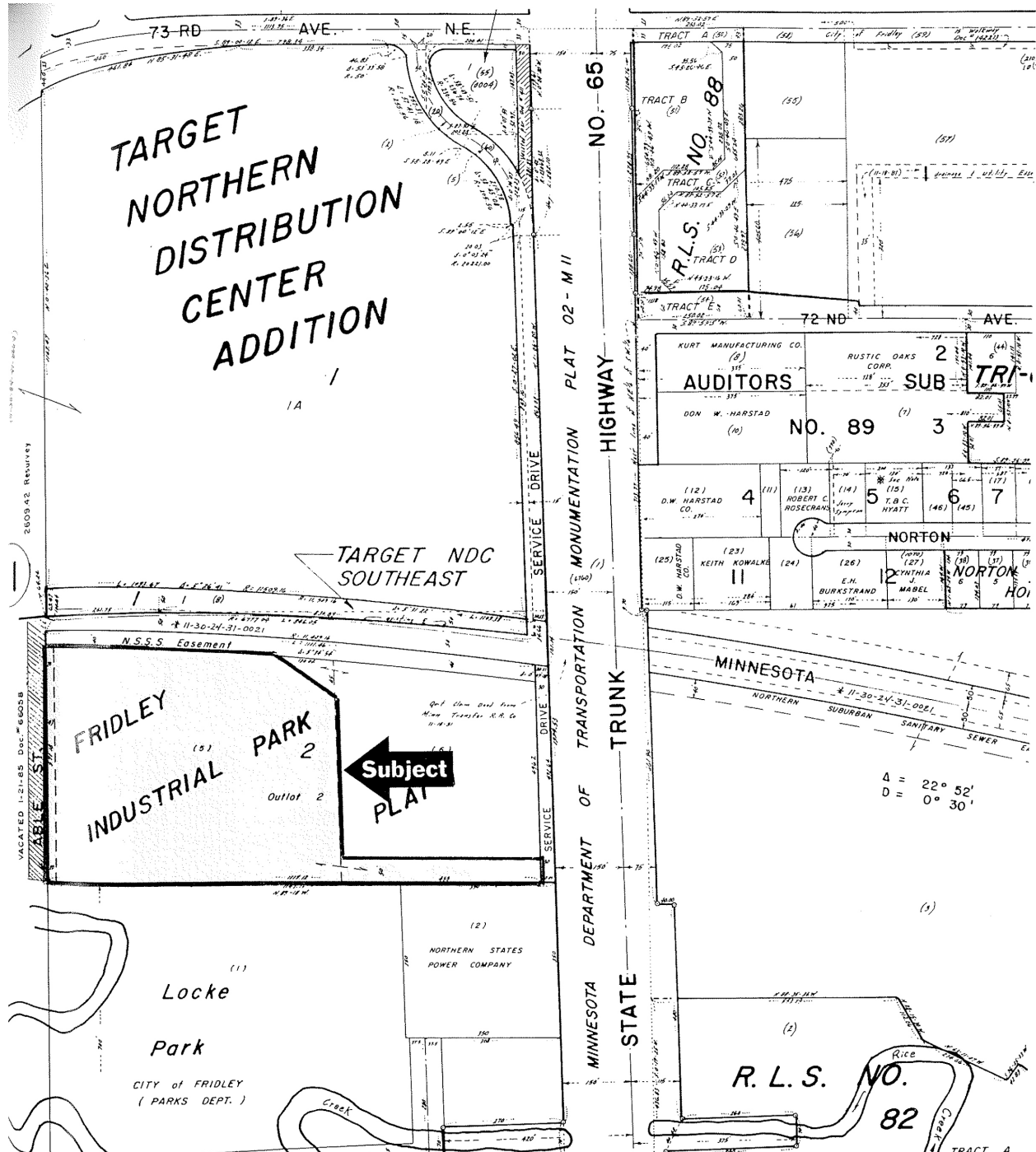
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PLAT MAP >

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FRIDLEY, MN



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