

INDUSTRIAL  
PROPERTY  
FOR SALE

# 6982 Highway 65 NE Fridley, MN



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Fridley, MN

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# Disclaimer

6982 Highway 65 NE  
Fridley, MN

This Offering Package has been prepared by Colliers International for information purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources we consider reliable and while not guaranteed as to completeness and accuracy, we believe it to be correct as of this date.

This Offering is subject to prior sales, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the property. Each prospective purchaser is to rely upon its own investigation, evaluation and judgments as to the advisability of purchasing the property described herein.

The expenses set forth in this Package do not constitute a representation, warranty or a guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Prospective purchasers should develop their own independent estimates of expenses before making any decisions on whether to acquire the property.

# Property Description

6982 Highway 65 NE  
Fridley, MN



## PROPERTY SUMMARY

6982 Highway 65 NE in Fridley, Minnesota is the current home of Capitol Beverage. Its north-central location just off of major arteries I-694 and Highway 65 offers industrial buyers access to a diverse labor pool as well as an ideal site from which to distribute to the entire metro area. It is located immediately south of the Target regional distribution center.

office space including a large training room, and 9,165 square feet of small product storage space.

The facility features 24' clear height and 30'x40' column spacing, as well as six (6) loading docks and two (2) oversized drive-in doors (drive-through) and provides an excellent option for corporate headquarters, manufacturing, or distribution users.

The subject property consists of an 111,396 total square foot building (98,089 SF on the main level) situated on 8.79 acres of land. The building is currently utilized for beverage distribution. The original building was built in 1983 and features an addition in 1996, both portions constructed of pre-cast concrete panels. There are 11,357 square feet of existing office space, of which 6,775 square feet is main level space. The warehouse portion of the facility features 24' clear height temperature controlled warehouse space of 52,055 square feet, two keg coolers totaling 12,480 square feet capable of reaching 36 degrees, a drive-through loading area of 21,400 SF, and an interior dock loading area of 5,439 SF. The mezzanine level features 4,582 square feet of functional



# Property Specifics

6982 Highway 65 NE  
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**OFFERING PRICE**  
\$7,000,000

**ZONING**  
M-2

**LAND SIZE**  
8.79 Acres

**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



# Real Estate Information

6982 Highway 65 NE  
Fridley, MN



Below is a summary of information including tax identification and real estate taxes for the subject property.

## PROPERTY IDENTIFICATION NUMBERS (PIN)

003-123024330005 - 375,923 SF

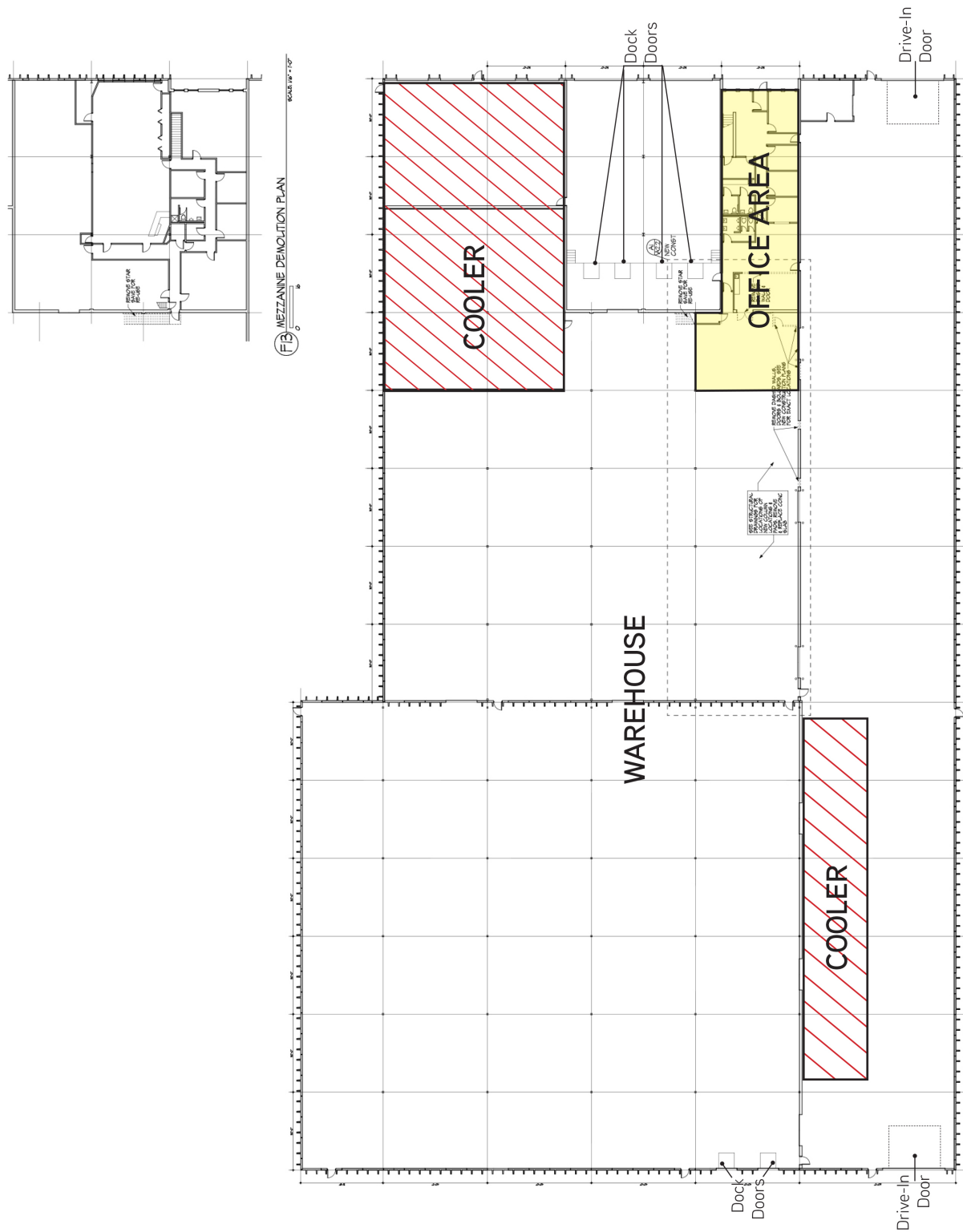
## LEGAL DESCRIPTION

OUT LOT 2 BLK 2 FRIDLEY IN- DUSTRIAL PARK PLAT 1 EX W 20 FT T HEREOF & EX E 455 FT (AS MEAS ALG S LINE THERE- OF) LYG N OF S 50 FT THERE- OF & EX THAT PR

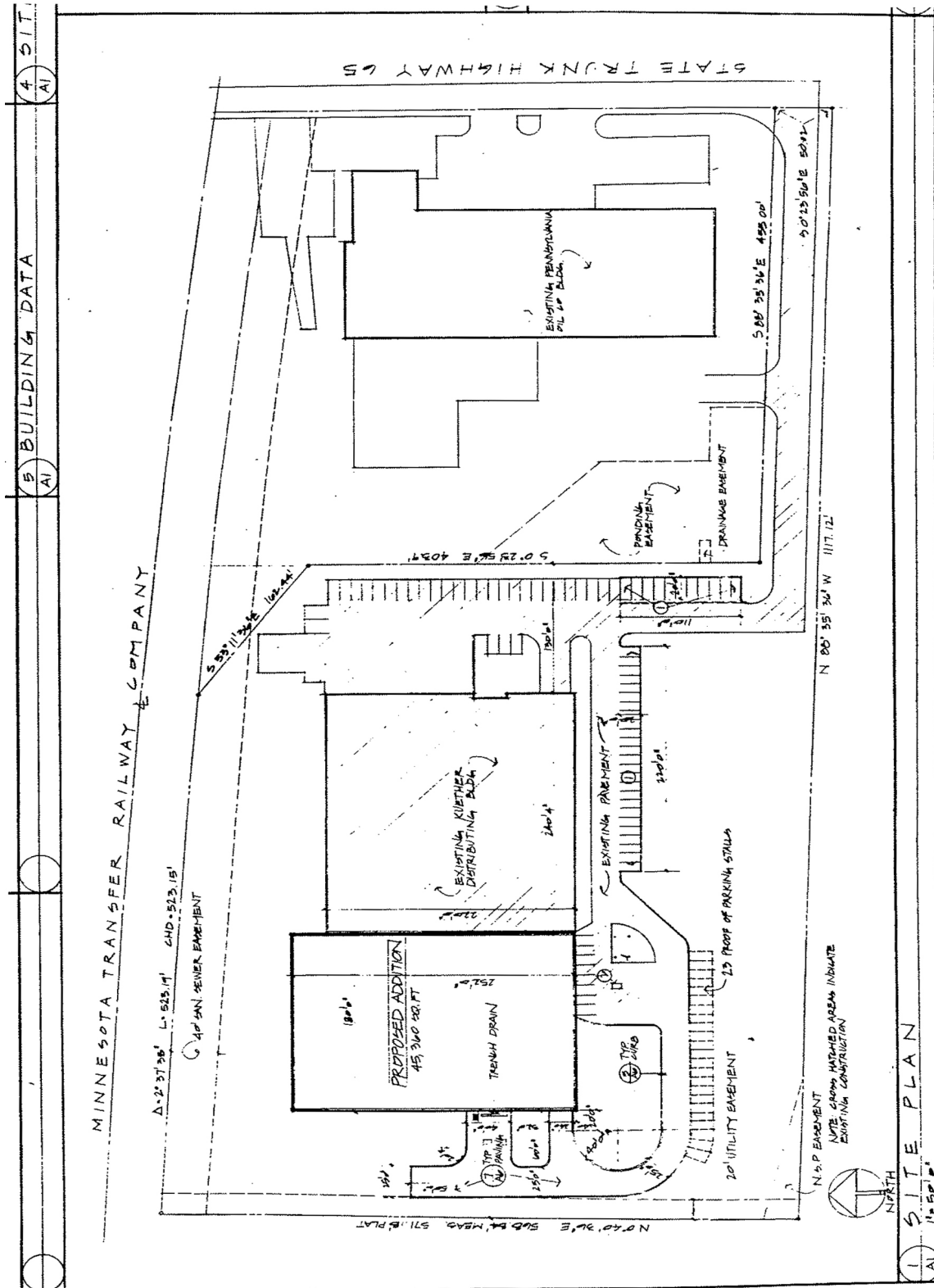
## 2016 REAL ESTATE TAXES PAYABLE

\$147,931.09

# Floor Plan

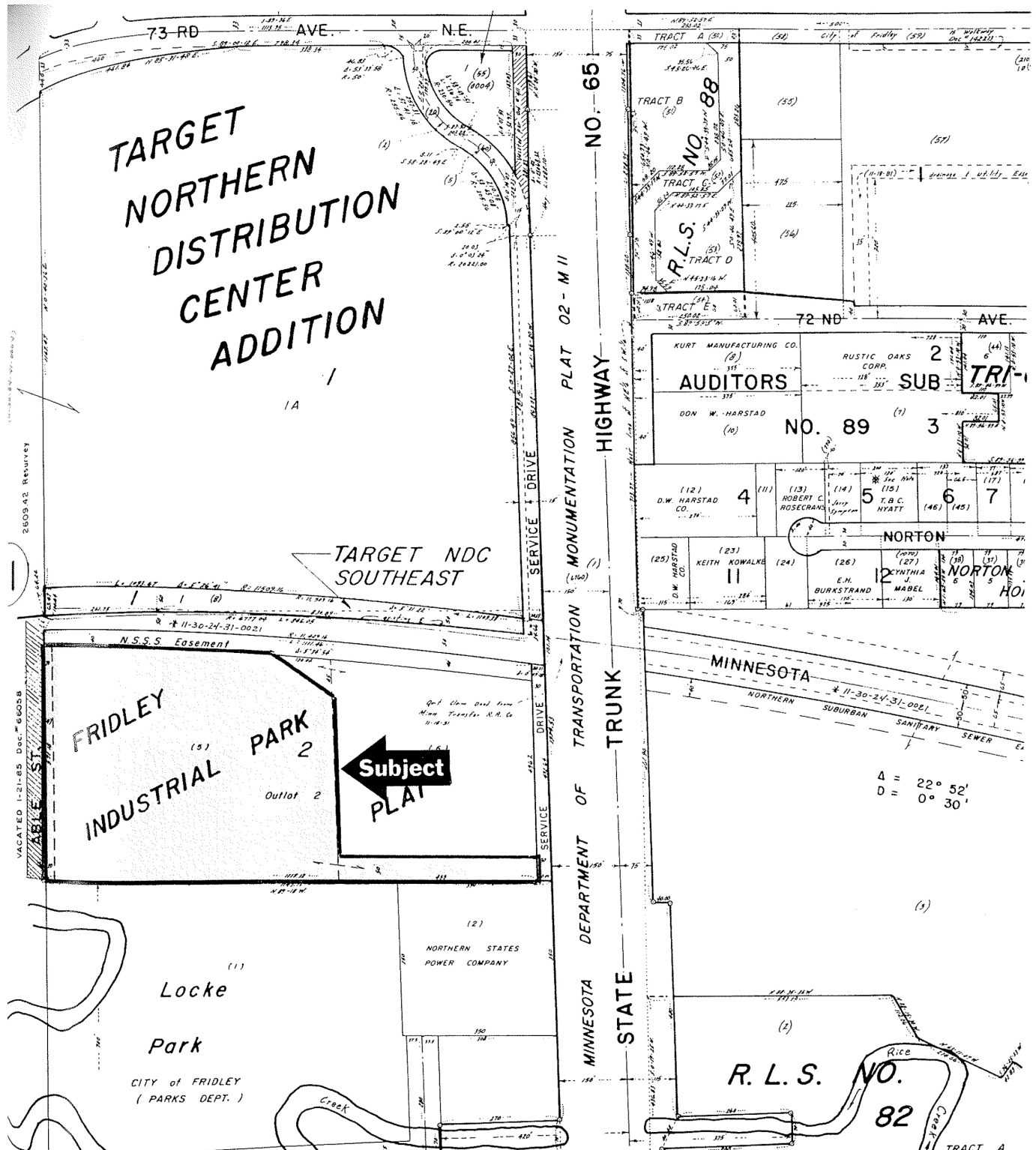


# Site Plan

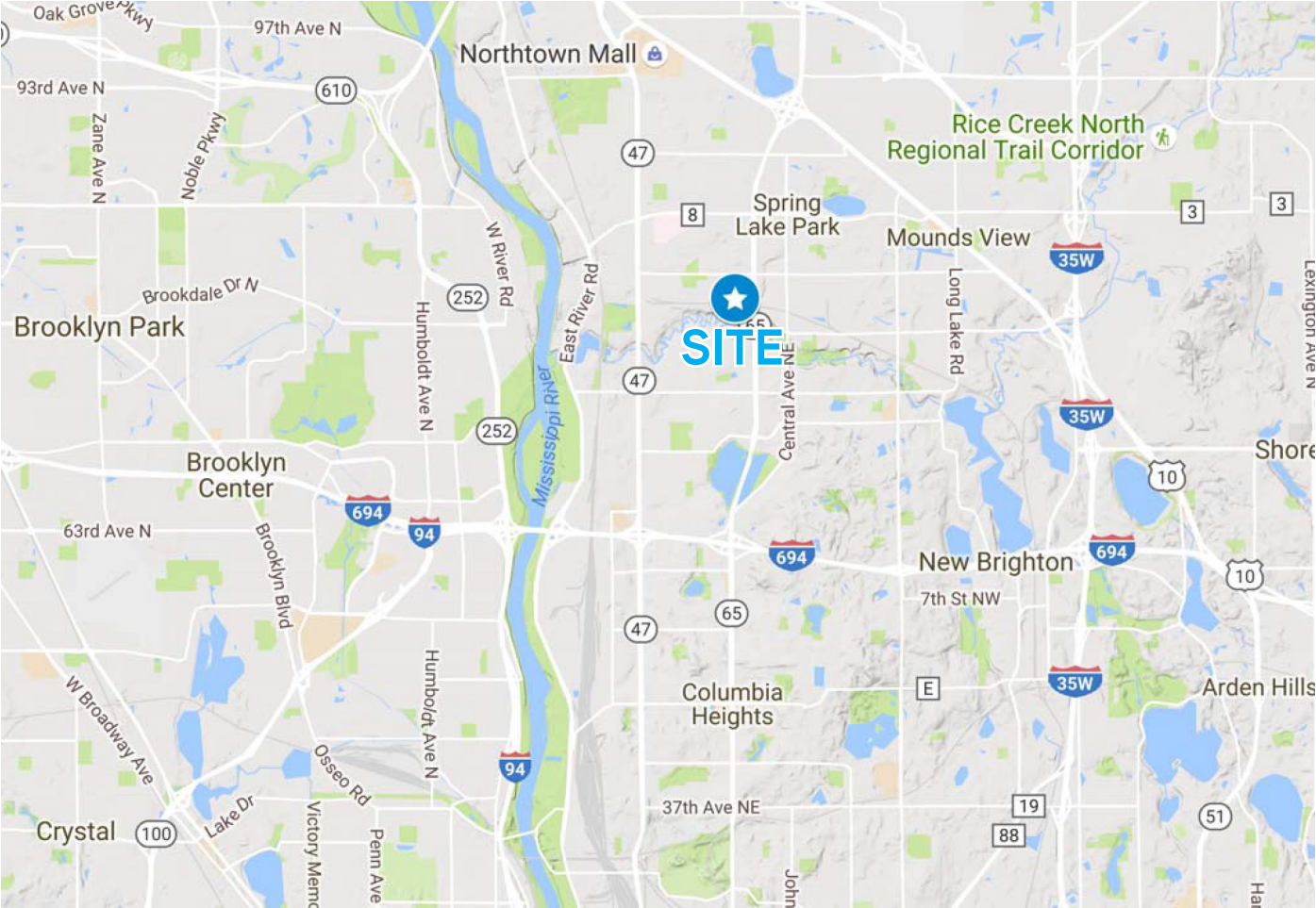




# Plat Map

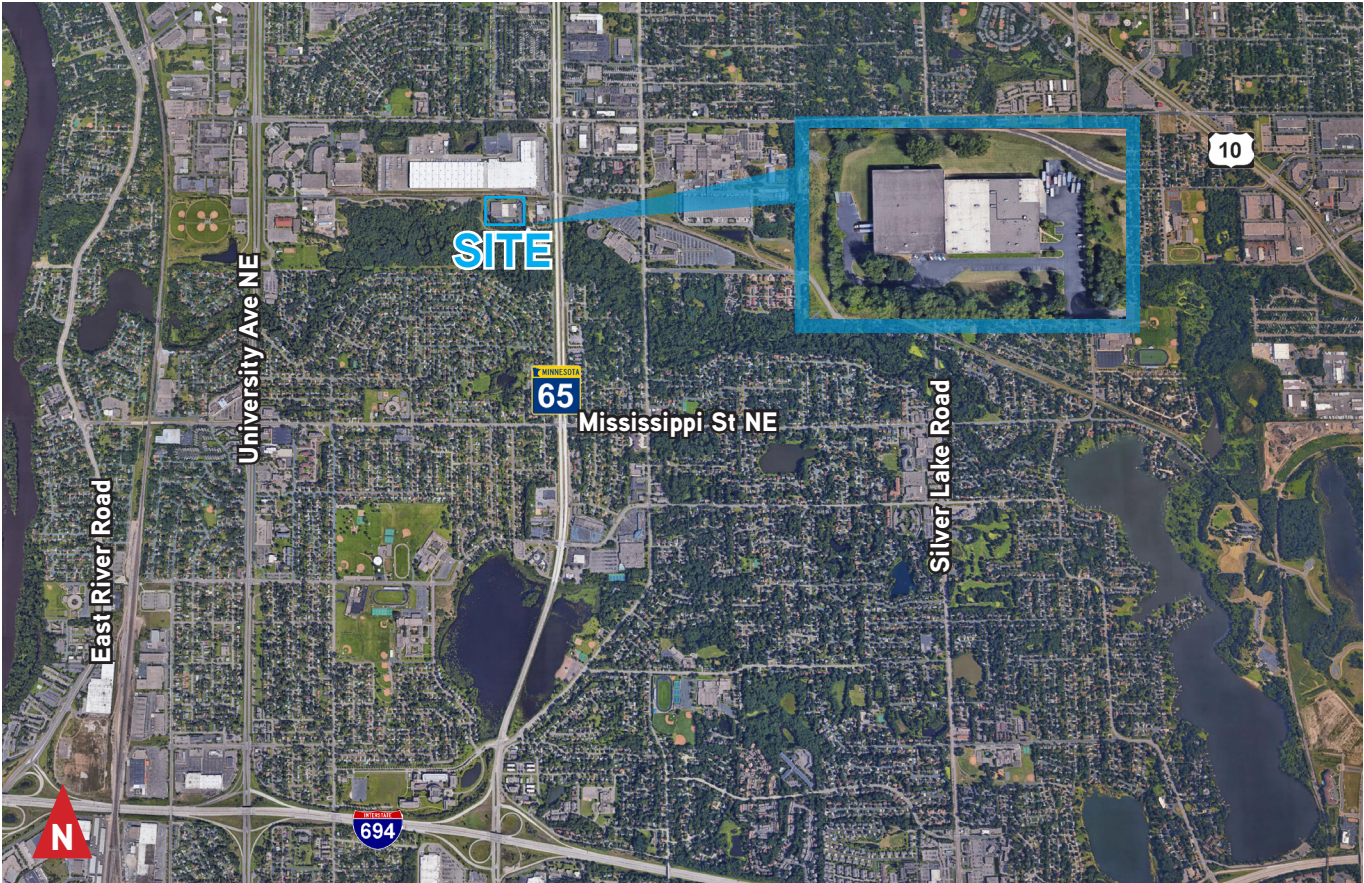


# Local Map





# Local Aerial






# Building Photos





The background of the entire page is a solid dark blue. Overlaid on this are several broad, wavy, horizontal bands of lighter shades of blue, creating a sense of depth and movement. These bands vary in width and color intensity, with some appearing as thin lines and others as more substantial layers. The overall effect is a modern, minimalist design.

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