

For Sale or Lease

160 83rd Avenue NE
Fridley, MN 55432

DAN FRIEDNER

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COLLIERS INTERNATIONAL
5985 Rice Creek Parkway
Suite 105
Shoreview, MN 55126
www.colliers.com/msp

Address:	160 83rd Avenue NE, Fridley, MN 55432
Building Square Feet:	32,068 square feet
Lot Size:	2.02 acres
Zoning:	M-2 Heavy Industrial
Year Built:	1996
Loading:	Ten (10) 10'x10' drive-in doors One (1) large platform dock
Clear Height:	13'
Sale Price:	Negotiable

FOR SALE OR LEASE > Office/Warehouse

Property Address:	160 83rd Ave NE Fridley, MN 55432	
Building Size:	Total:	32,068 square feet
	Suite 105:	4,000 square feet
Available for Lease:	Suite 106:	4,000 square feet
	Suite 110:	3,900 square feet
Year Built:		1996
Roof:		Original rubber membrane in good condition
Building Specs:	Power:	2000 amps 3 phase 240 volt
	Clear Height:	13'
Loading Specs:	Drive-in doors:	Ten (10)
	Dock Doors:	One (1) shared loading dock
Lease Rates:		\$8.75 per square foot - office \$4.50 per square foot - warehouse
2018 Est. Tax & CAM:	\$0.84 per square foot - CAM	
	\$2.06 per square foot - tax	
		\$2.90 per square foot - total
Sale Price:	Negotiable	



Contact Info

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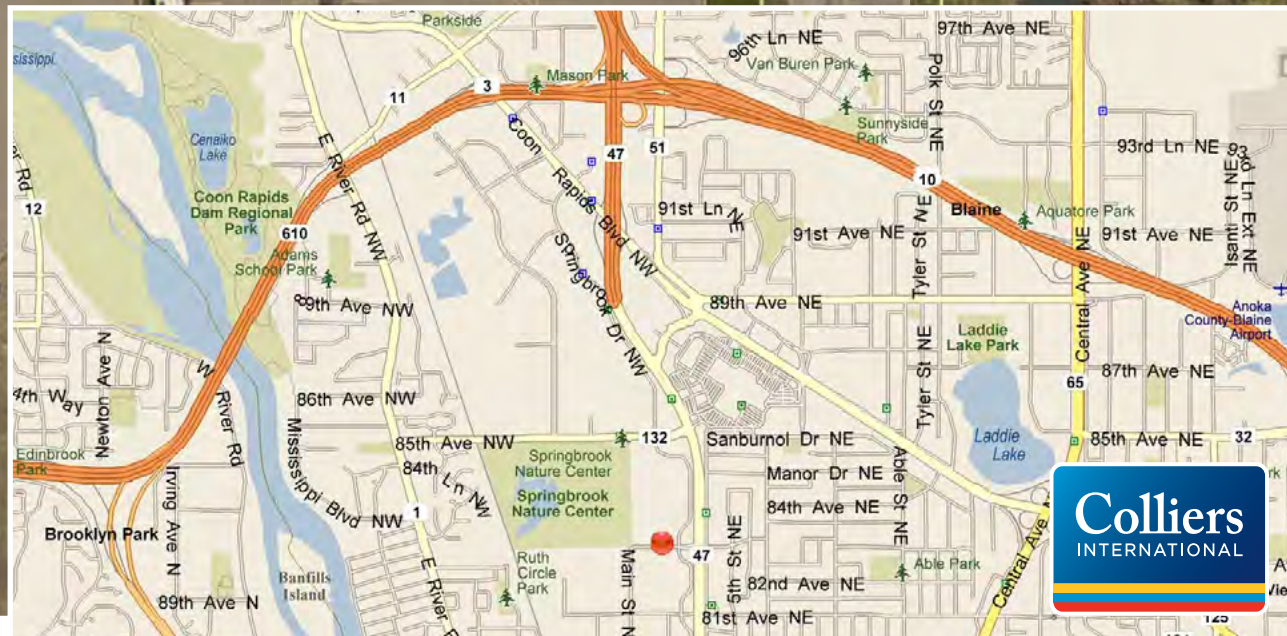
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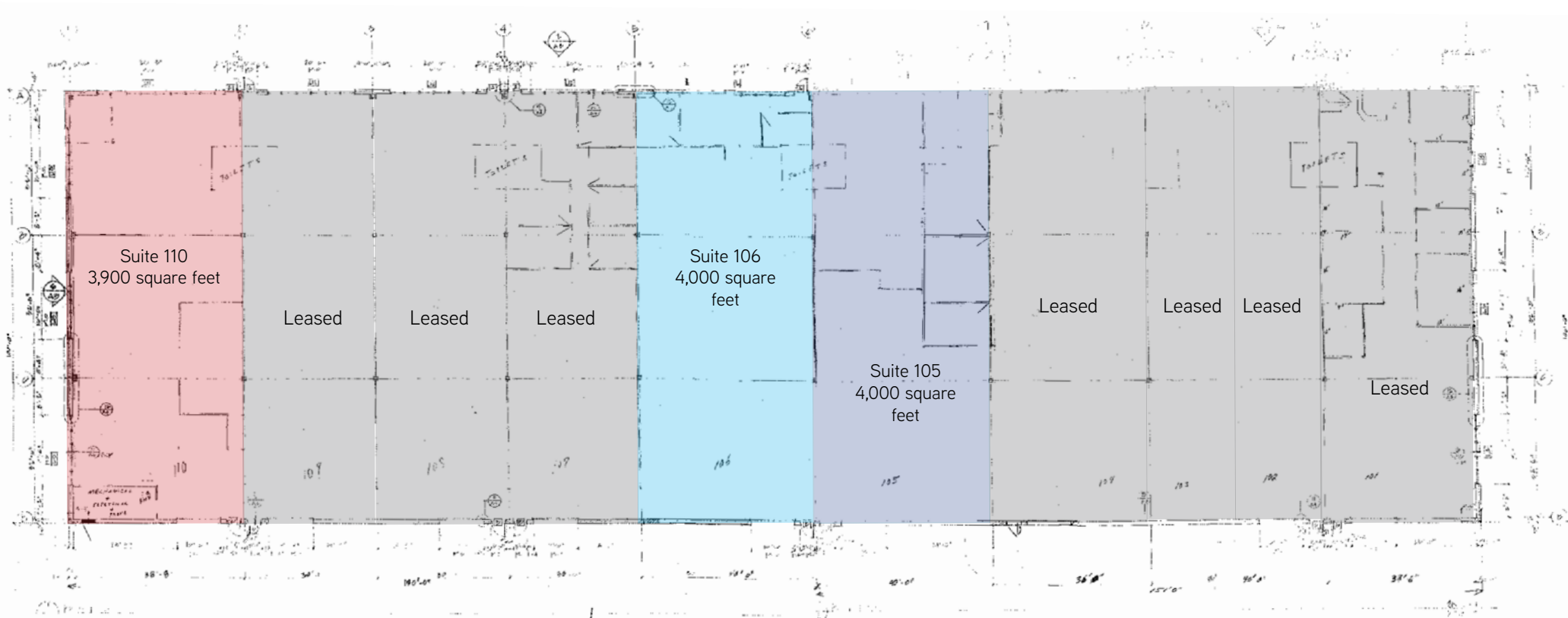


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160 83rd Avenue NE > Floor Plan



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