

# For Sale or Lease

160 83rd Avenue NE  
Fridley, MN 55432

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**COLLIERS INTERNATIONAL**  
5985 Rice Creek Parkway  
Suite 105  
Shoreview, MN 55126  
[www.colliers.com/msp](http://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
Available for Lease:	Suite 104:	3,600 square feet
	Suite 105:	4,000 square feet
	Suite 106:	4,000 square feet
	Suite 109:	3,000 square feet
	Suite 110:	4,000 square feet
Year Built:		1996
Building Specs:	Roof:	Original rubber membrane in good condition
	Power:	2000 amps 3 phase 240 volt
	Clear Height:	13'
Loading Specs:	Drive-in doors:	Ten (10)
Lease Rates:	\$8.75 per square foot - office \$4.50 per square foot - warehouse	
2017 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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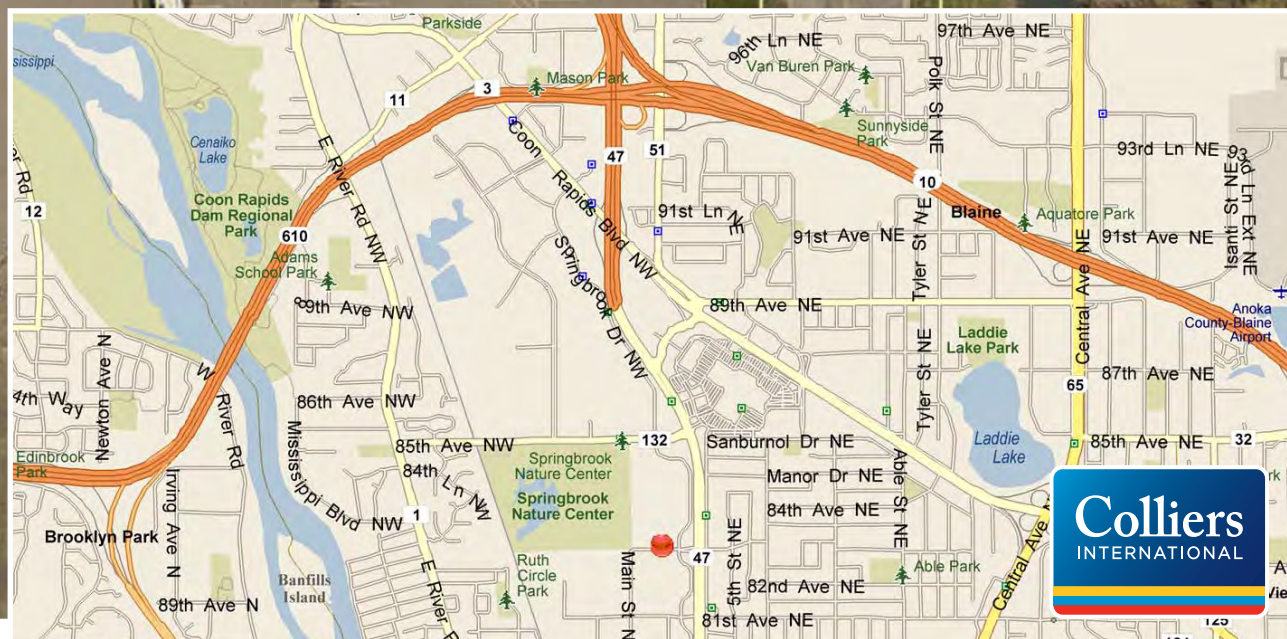


#### COLLIERS INTERNATIONAL

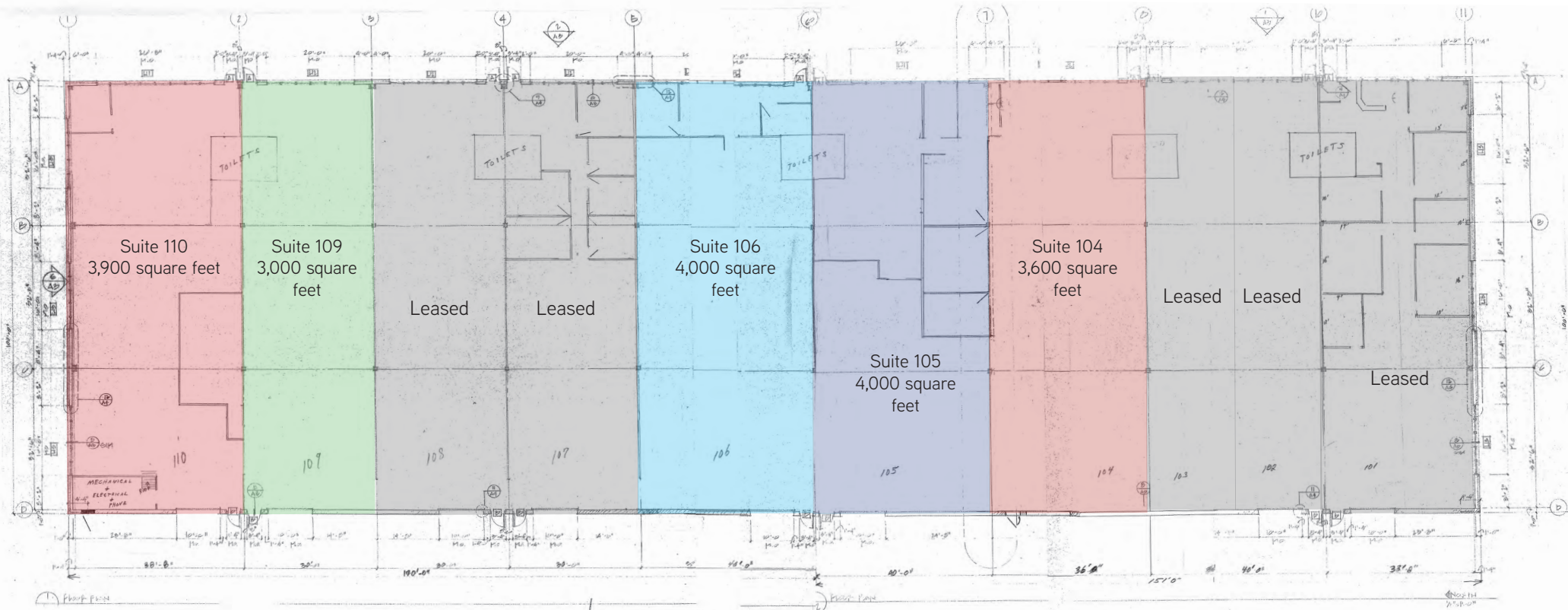
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An aerial photograph of a large, rectangular, single-story building with a flat roof. The building is surrounded by parking lots and other structures. The number '160' is overlaid in red text on the building's roof. The image is framed by a red border.

An aerial photograph of a large, rectangular, single-story building with a flat roof. The building is surrounded by parking lots and some landscaping. The number 160 is overlaid in red on the building's roof.



# 160 83rd Avenue NE > Floor Plan



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