

FOR LEASE >

# North Central Business Center II

452 Northco Drive NE | Fridley, MN 55432

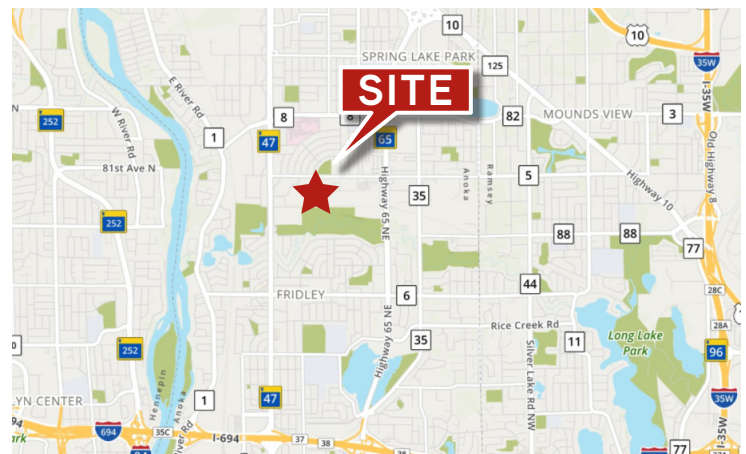


Accelerating success.



## BUILDING AMENITIES

- > 65,307 total building square feet
- > Abundant glass line
- > Building signage available
- > Excellent corporate image
- > Ample parking
- > Easy access to University Ave NE & I-694 via 73rd Ave NE



## CONTACT US >

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# SPACE AVAILABLE >

North Central Business Center II | Fridley, MN 55432



## PROPERTY ADDRESS:

452 Northco Drive NE | Fridley, MN 55432

## BUILDING SQUARE FEET

65,307 SF

## CURRENTLY AVAILABLE:

7,115 SF Total

## YEAR BUILT:

2001

## CLEAR HEIGHT:

20'

## LEASE RATES:

\$9.00 per square foot - Office

\$4.50 per square foot - Warehouse

## 2019 EST CAM & REAL ESTATE TAX:

\$4.29 per square foot - total

## AVAILABILITY:

Suite 160 - 7,115 SF total

> 988 SF - Office

> 6,127 SF - Warehouse

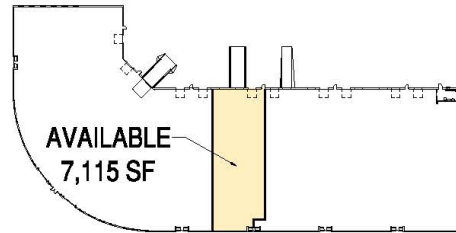
> One (1) Drive-in Door

> One (1) Dock Door



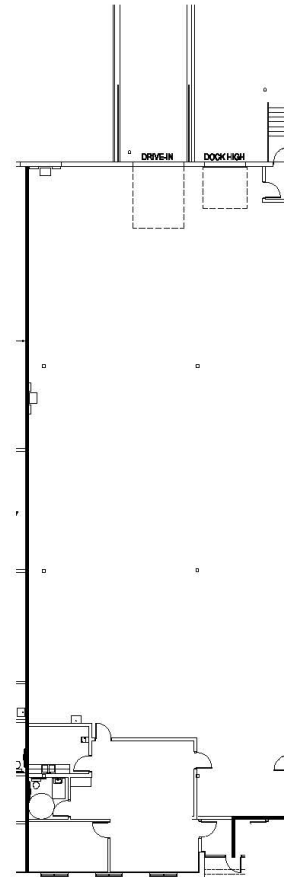
# UNIT PLAN >

North Central Business Center II | Fridley, MN



**BUILDING PLAN**

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	988 SF
WAREHOUSE	6,127 SF
TOTAL	7,115 SF



**FLOOR PLAN**

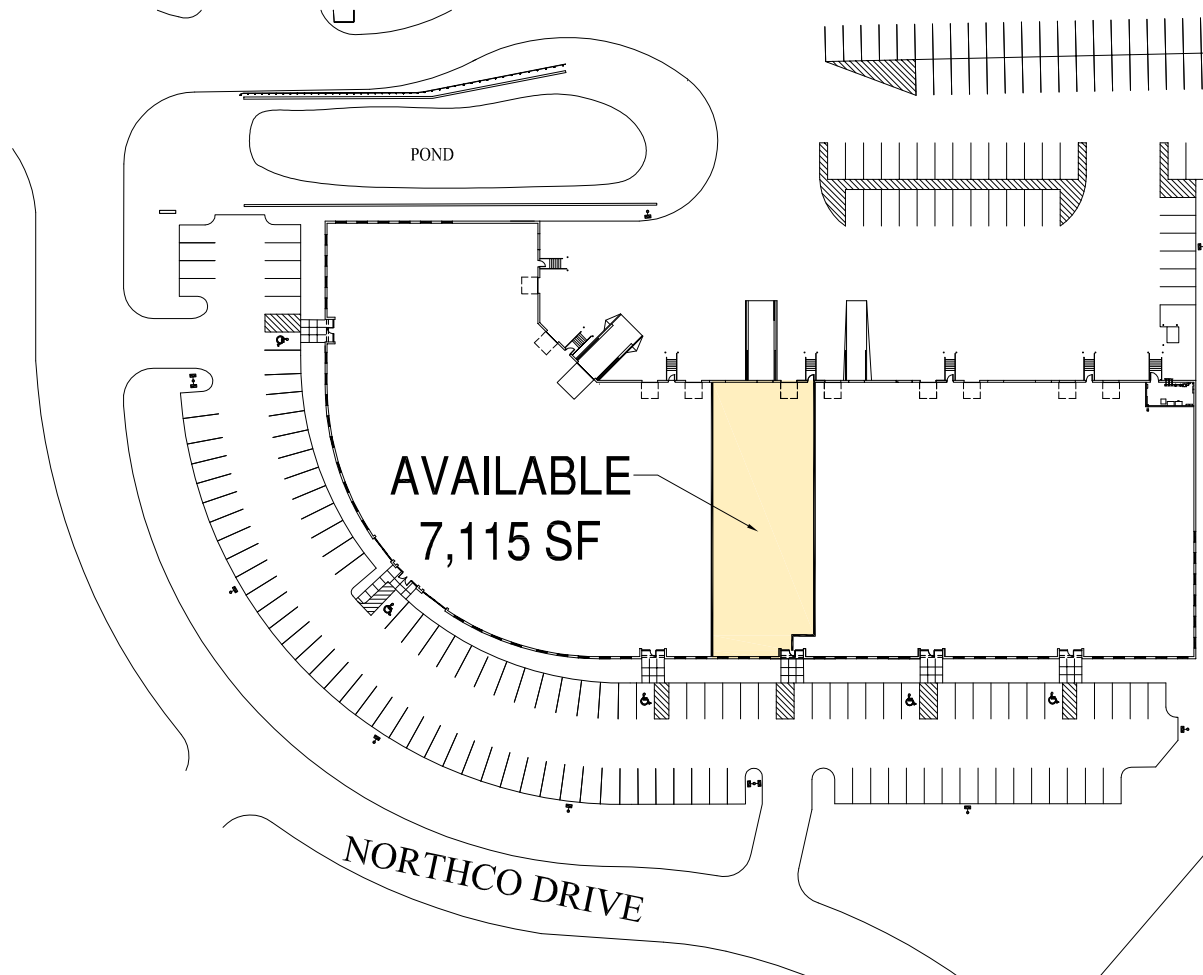
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# SITE PLAN >

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