

# NORTHERN STACKS

42 & 46 NORTHERN STACKS DRIVE, FRIDLEY, MN 55421



## BUILDINGS I, II, III, IV, V & VI COMPLETE

**BUILDING V  
AVAILABLE NOW**



### **BUILDING V: 46 NORTHERN STACKS DRIVE**

**28' OFFICE/WAREHOUSE**

118,400 SF

**LOADING**

Ample docks and drive-ins

**AVAILABLE**

62,591 SF

**PARKING**

2.1/1,000  
parking ratio  
237 parking stalls  
(additional may be added)

**MINIMUM DIVISIBLE**

25,000 SF

**CLEAR HEIGHT**

28'

**NET RENTAL RATES**

\$5.50 PSF +  
Amortized  
Improvements

**COLUMN SPACING**

45' x 40'

**2018 EST. CAM  
& TAX**

\$0.31 PSF CAM  
\$0.34 PSF Tax  
\$0.65 Total PSF

**DELIVERY**

Available Now

**BUILDING VI  
AVAILABLE NOW**



### **BUILDING VI: 40 - 51ST WAY NE**

**32' OFFICE/WAREHOUSE**

120,600 SF

**OUTSIDE STORAGE/  
TRAILER PARKING**

15,000 SF  
(10 trailer spots)

**AVAILABLE**

120,600 SF

**LOADING**

Ample docks and drive-ins

**MINIMUM DIVISIBLE**

25,000 SF

**PARKING**

2.61/1,000 parking ratio  
261 parking stalls  
(additional may be added)

**NET RENTAL RATES**

\$5.25 PSF +  
Amortized  
Improvements

**CLEAR HEIGHT**

32'

**2018 EST. CAM  
& TAX**

\$0.31 PSF CAM  
\$0.34 PSF Tax  
\$0.65 Total PSF

**COLUMN SPACING**

45' x 45'

**DELIVERY**

Available Now

## FOR LEASING INFORMATION, CONTACT:

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