

# NORTHERN STACKS

*Where industrial meets ecological.*

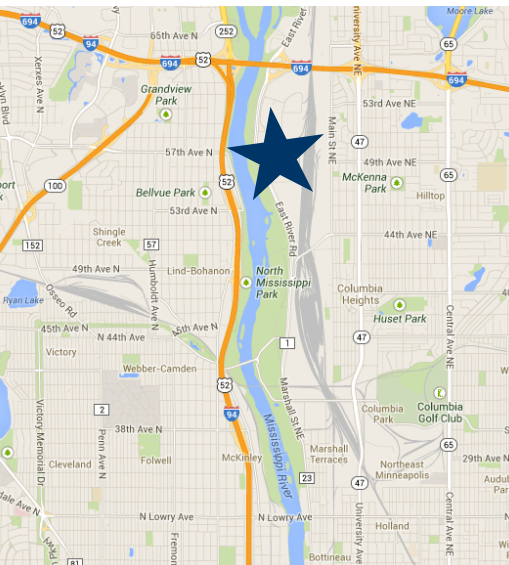


**4800 East River Road • Fridley, Minnesota**

Historical significance, modern amenities, and environmentally-friendly development practices can all be found at the Twin Cities' premier business park.



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



## ABOUT NORTHERN STACKS

Northern Stacks has been designed with businesses in mind - combining the efficiency of a modern, sustainable space with the natural beauty of the Mississippi River. Add that to the historical significance of the site, and you've got a location unlike any other in the Twin Cities.

## A HISTORY OF EXCELLENCE

Northern Stacks is located on a site full of the rich history of hard-working Minnesotans. From its humble beginnings as Northern Pump Company, to its notoriety as one of the few sites to receive 6 Battle E awards from the U.S. Navy, Northern Stacks represents the pride every Minnesotan takes in their work.

## PHASE IV CONSTRUCTION UNDERWAY

- State-of-the-art industrial distribution and warehouse buildings
- Flexible zoning to accommodate all industrial uses
- Immediate access to I-694
- Located in highly desirable northwest submarket
- Extensive office and warehouse glass
- Rail - BNSF
- Trailer storage
- Regional park with walking/biking trails contiguous
- Views of downtown Minneapolis skyline





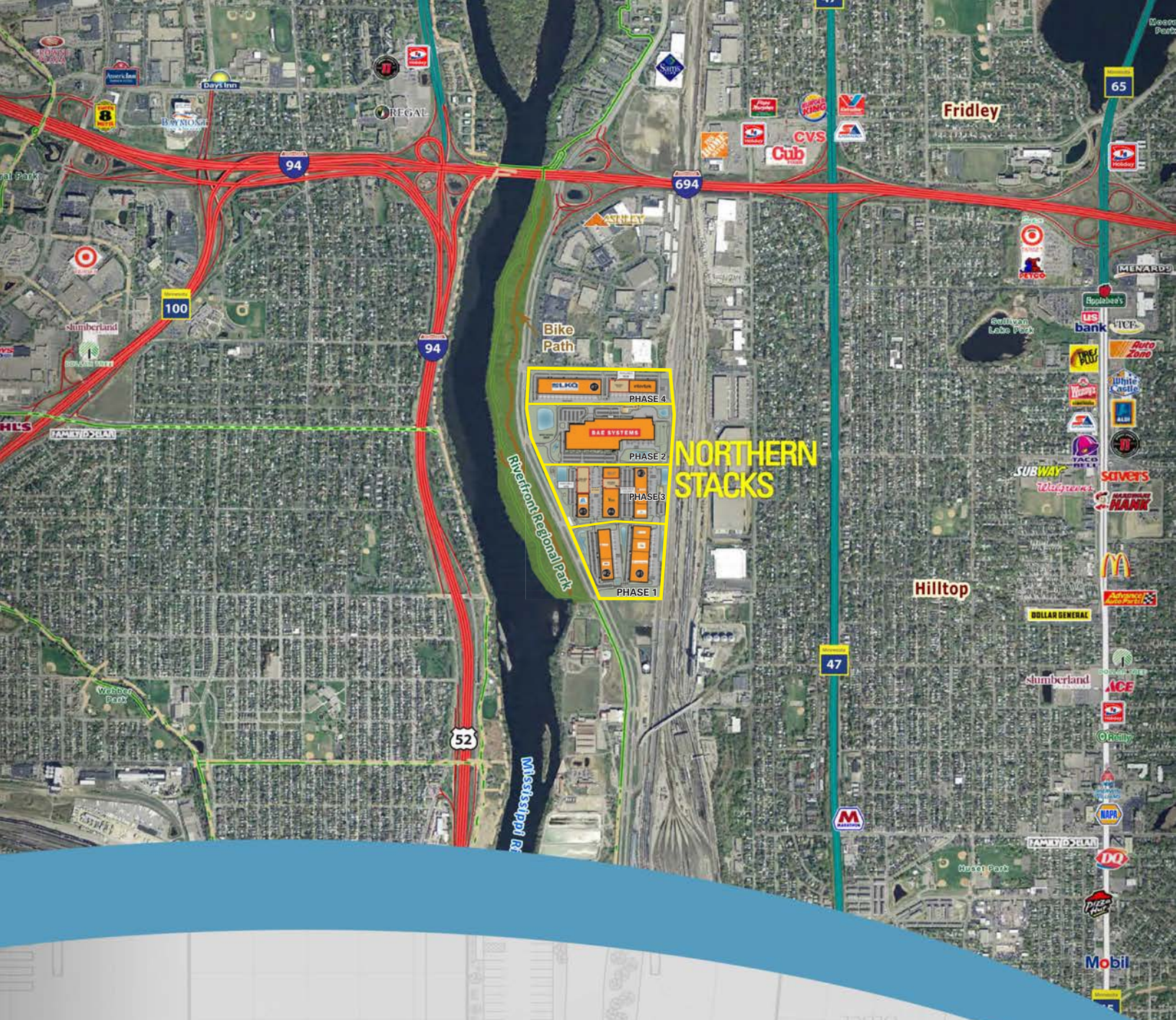
## SITE FEATURES

- Twin Cities' largest in-fill commercial redevelopment
- 122-acre site
- In-fill location to accommodate flexibility and size
- Ability to build state-of-the-art industrial, office and corporate headquarters facilities
- LEED Certification-ready
- Outstanding freeway access to I-694 and I-94
- Corporate neighbors include Medtronic, Kemps, Murphy Warehouse and Pitney Bowes.



## DID YOU KNOW?

The "E" and six stars seen on the smoke stacks represents the naval Battle E Award for Excellence and Efficiency.



## Contact Us

Jason Simek

DIRECT 952 897 7898

jason.simek@colliers.com

Eric Batiza

DIRECT 952 837 3007

eric.batiza@colliers.com

For more information, please visit [www.northernstacks.com](http://www.northernstacks.com)

# NORTHERN STACKS

42 & 46 NORTHERN STACKS DRIVE, FRIDLEY, MN 55421



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



**BUILDING IV**  
**AVAILABLE**  
1/1/2019



**BUILDING V**  
**AVAILABLE NOW**



**BUILDING VI**  
**AVAILABLE NOW**

### **BUILDING IV:** **44 NORTHERN STACKS DRIVE**

**32' OFFICE/  
WAREHOUSE**  
177,600 SF

**LOADING**  
Ample docks and  
drive-ins

**AVAILABLE**  
32,250 SF

**PARKING**  
1.1/1,000  
parking ratio  
178 parking stalls  
(additional may be  
added)

**MINIMUM  
DIVISIBLE**  
35,000 SF

#### **NET RENTAL RATES**

\$5.25 PSF +  
Amortized  
Improvements

**CLEAR HEIGHT**  
28'

**COLUMN  
SPACING**  
45' x 45' with 60'  
speed bay

#### **2018 EST. CAM & TAX**

\$0.57 PSF CAM  
\$0.17 PSF Tax  
\$0.74 Total PSF

**DELIVERY**  
Available 1/1/2019

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

**28' OFFICE/  
WAREHOUSE**  
118,400 SF

**LOADING**  
Ample docks and  
drive-ins

**AVAILABLE**  
62,730 SF

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

**MINIMUM  
DIVISIBLE**  
25,000 SF

#### **NET RENTAL RATES**

\$5.50 PSF +  
Amortized  
Improvements

**CLEAR HEIGHT**  
28'

**COLUMN  
SPACING**  
45' x 40'

#### **2018 EST. CAM & TAX**

\$0.57 PSF CAM  
\$0.35 PSF Tax  
\$0.93 Total PSF

**DELIVERY**  
Available Now

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

**32' OFFICE/  
WAREHOUSE**  
120,600 SF

**LOADING**  
Ample docks and  
drive-ins

**AVAILABLE**  
50,091 SF

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

**MINIMUM  
DIVISIBLE**  
25,000 SF

#### **NET RENTAL RATES**

\$5.25 PSF +  
Amortized  
Improvements

**CLEAR HEIGHT**  
32'

**COLUMN SPACING**  
45' x 45'

#### **2018 EST. CAM & TAX**

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

**DELIVERY**  
Available Now

FOR LEASING INFORMATION, CONTACT:

**Jason Simek**

DIRECT 952 897 7898

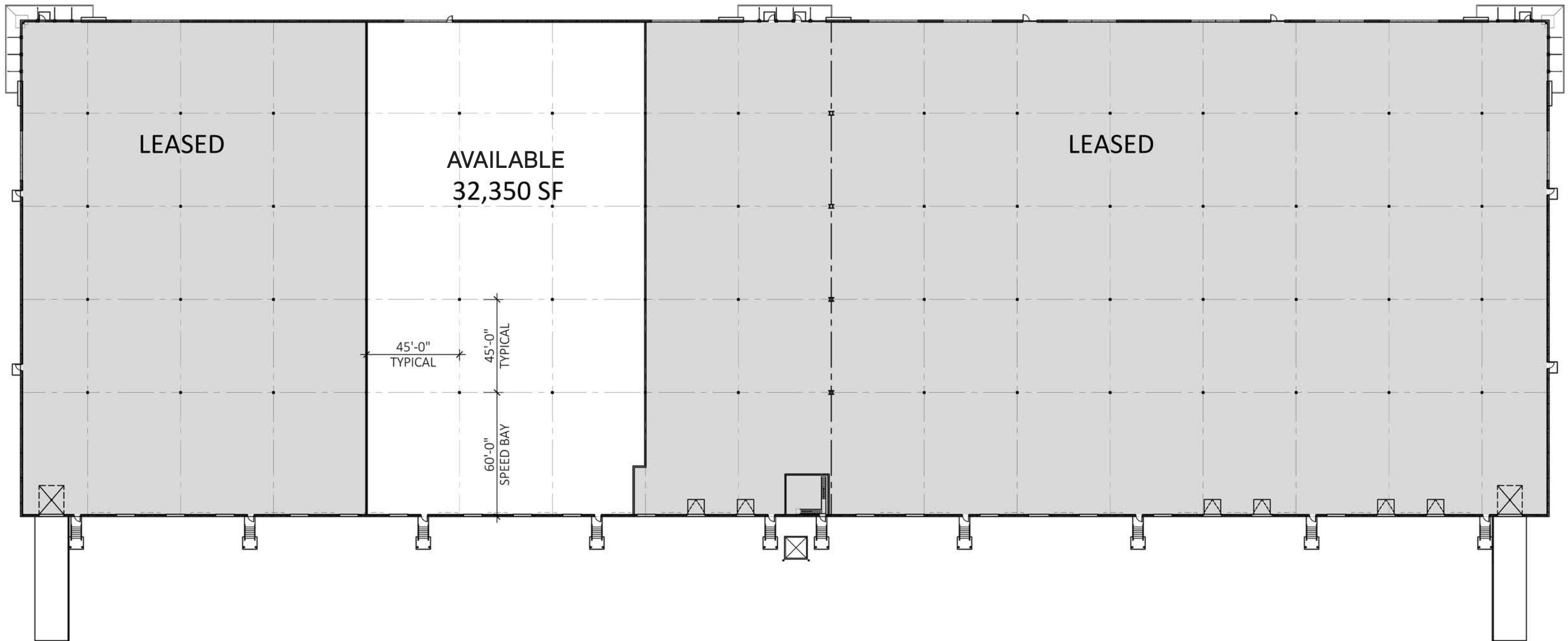
jason.simek@colliers.com

**Eric Batiza**

DIRECT 952 837 3007

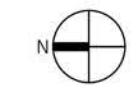
eric.batiza@colliers.com

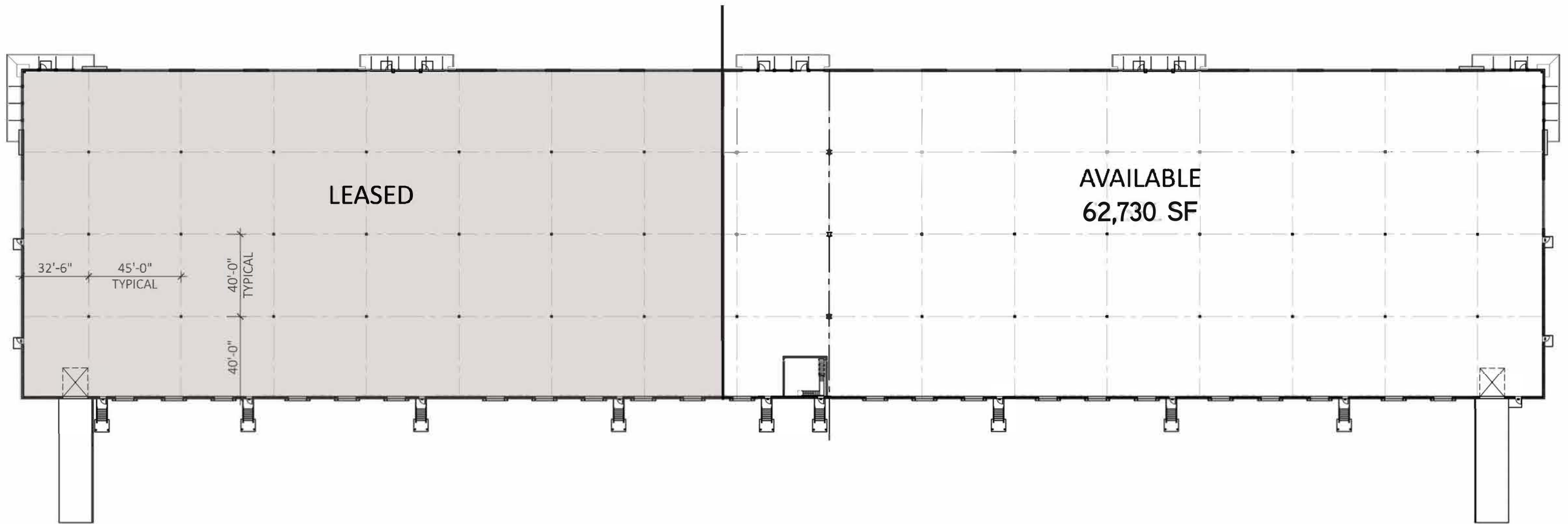




## NORTHERN STACKS IV

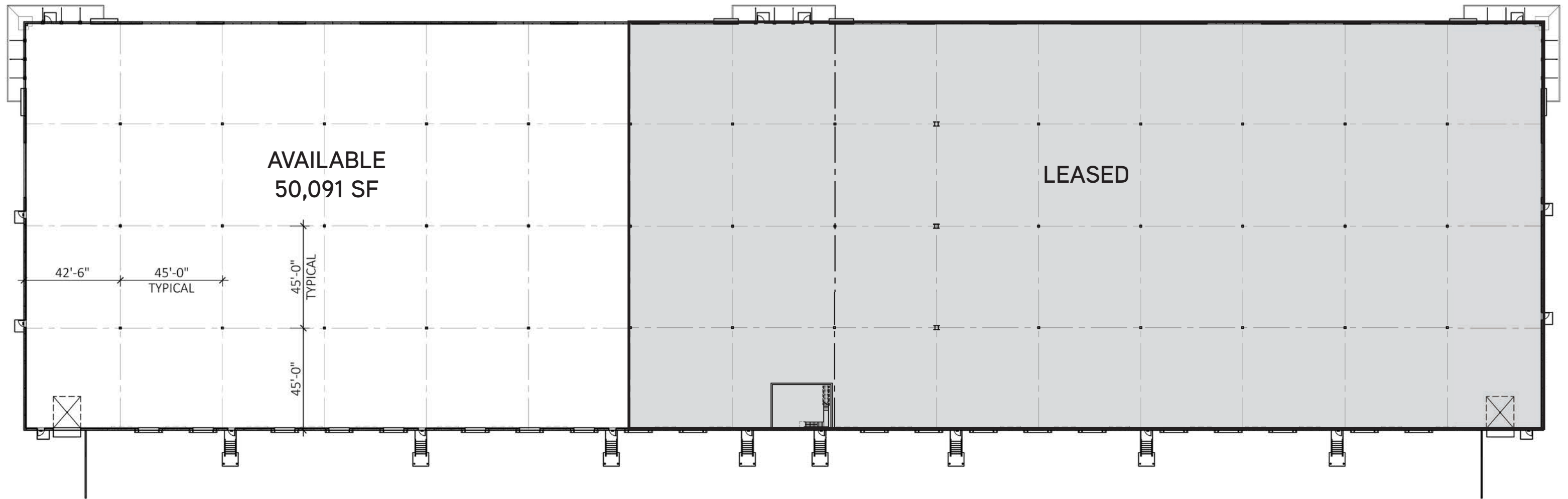
FRIDLEY, MINNESOTA  
September 20, 2017 NOT TO SCALE





**NORTHERN STACKS V**  
FRIDLEY, MINNESOTA  
OCTOBER 2017 NOT TO SCALE





**NORTHERN STACKS VI**  
 FRIDLEY, MINNESOTA  
 August 8, 2017 NOT TO SCALE

