



114,210 SF FOR SALE

**477TH
AVE. NE**

FRIDLEY, MN

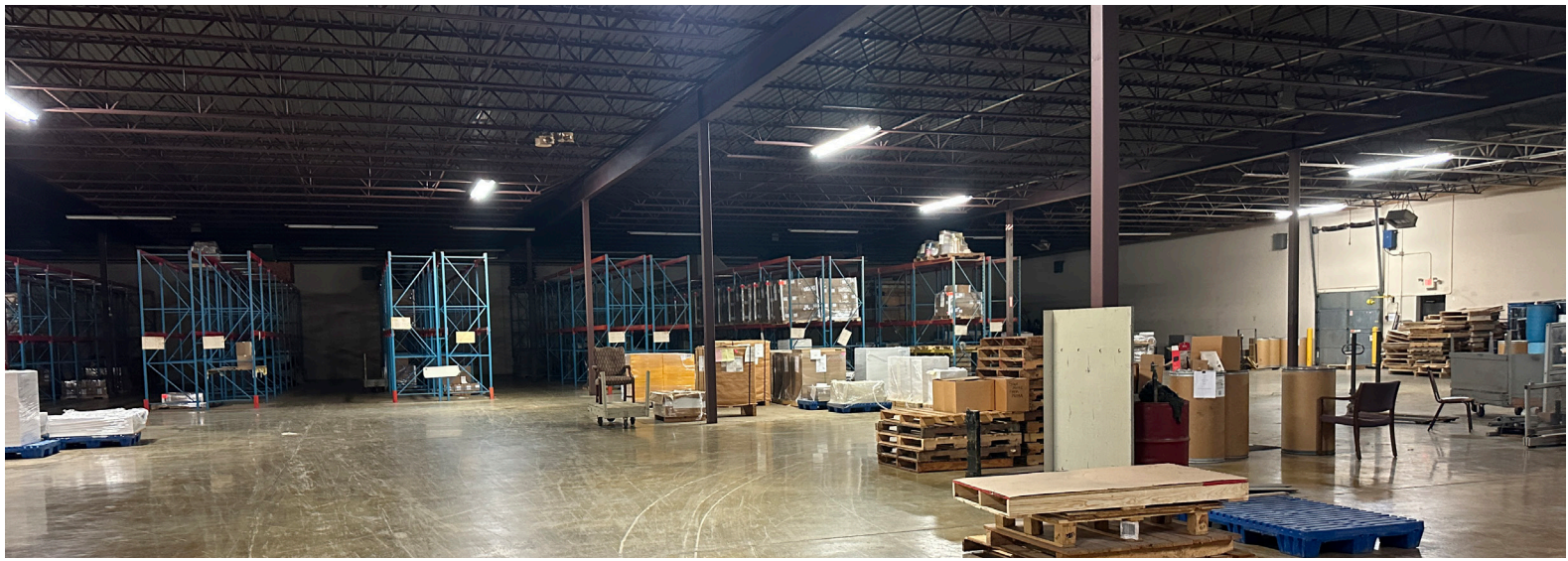




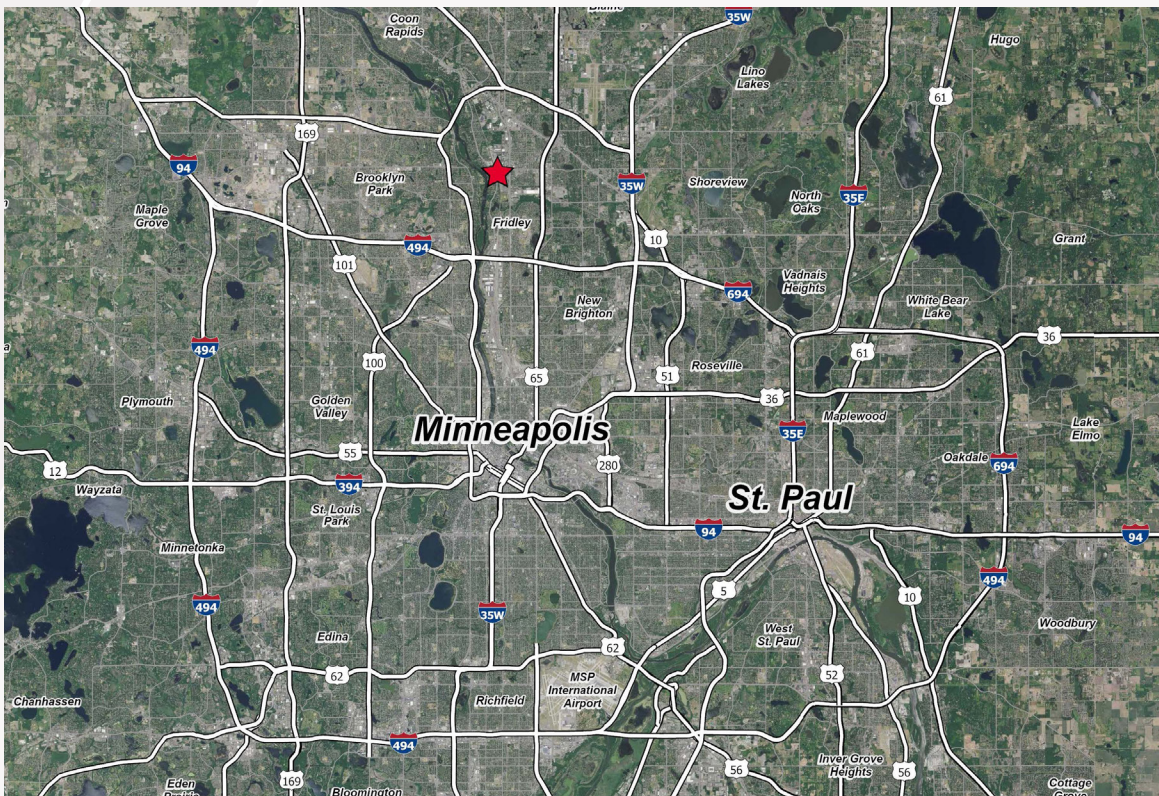
ABOUT THE PROPERTY

Address	40 77th Ave. NE Fridley, MN
Building Size	12,060 SF Office 67,456 SF Production 34,694 SF Warehouse 114,210 SF Total*
Land	6.60 acres
PID	10-30-24-11-0024
Loading	6 Docks 1 Drive-In
Clear Height	16' Warehouse
Year Built	1984
Sprinkler	100%
Power	Heavy
Roof	To verify
Zoning	Heavy Industrial (outdoor storage with screening)
Sale Price	\$9,000,000 (\$78.80 PSF)
Tax	\$1.84 PSF

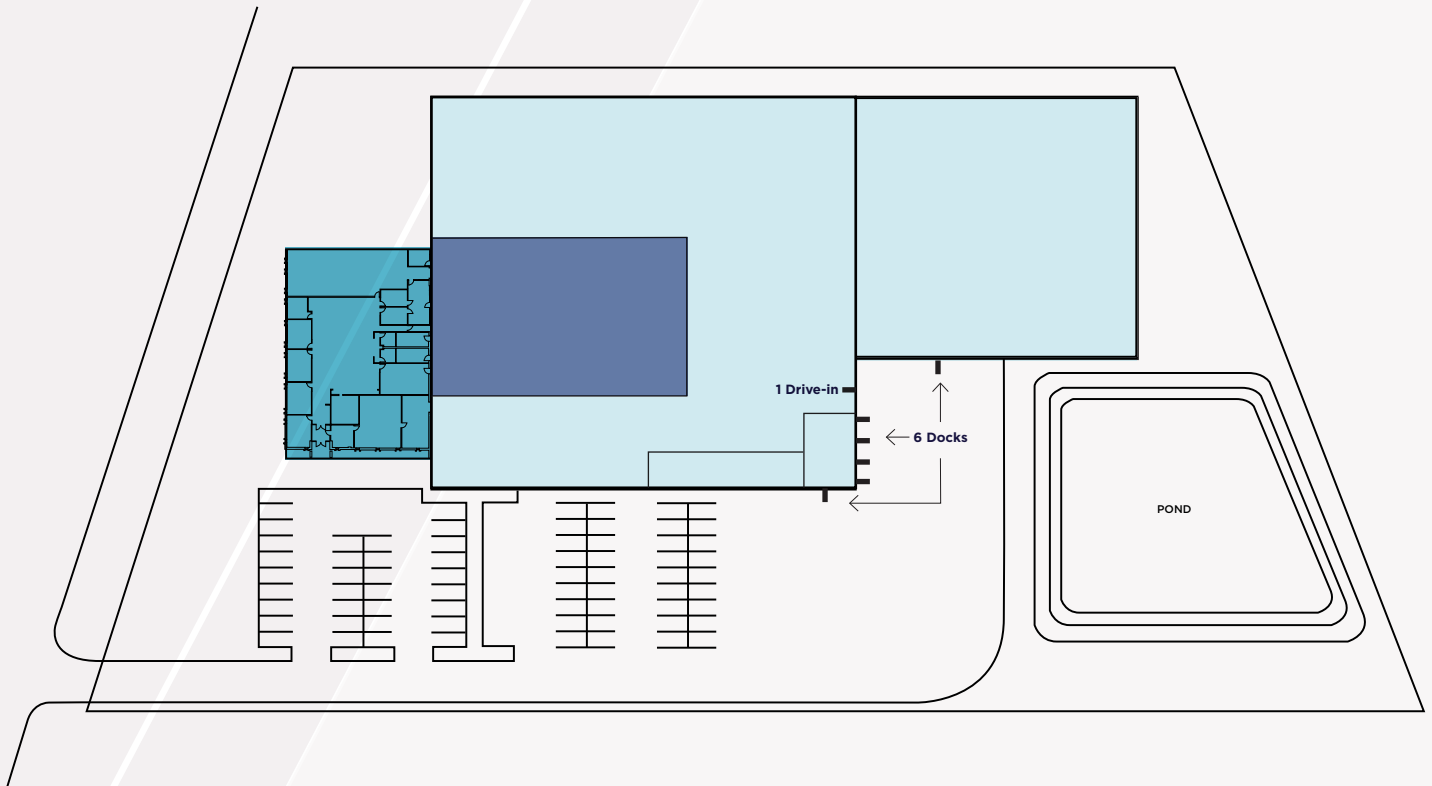
*Approximately




PROPERTY AERIAL



FLOOR PLAN



LEGEND

 Office	12,060 SF
 AC Production	16,482 SF
 Warehouse & Production Area	85,668 SF
Total SF	114,210 SF



Brent Masica

Executive Managing Director
+1 952 893 8231
brent.masica@cushwake.com

Danny McNamara

Director
+1 952 893 8895
danny.mcnamara@cushwake.com

Jon Rausch, CCIM, SIOR

Executive Director
+1 612 685 8288
jon.rausch@cushwake.com

3500 American Blvd. W
Suite 200
Bloomington, MN 55413
+1 952 831 1000
cushmanwakefield.com