

FOR SALE



**7350 COMMERCE LANE NE
FRIDLEY, MN**



**162,000 SF
15.54 ACRES**

PROPERTY ATTRIBUTES



162,000 SF

TOTAL BUILDING SIZE

10

DOCK DOORS

15.54 ACRES

TOTAL SITE SIZE

18'-60'

CLEAR HEIGHT

20,000+ SF

POTENTIAL FREEZER/ COOLER SPACE

\$11,500,000

SALE PRICE

PROPERTY FEATURES

Building Size:	162,000 SF	Power:	6,000 Amps 3-Phase
Space Available:	162,000 SF Footprint 20,000 SF Mezzanine	PID #:	11.30.24.23.0026 10.30.24.14.0060 11.30.24.23.0060 10.30.24.14.0058
Office Area:	9,000 SF	Parking:	150 Stalls
Site Area:	15.54 on 2 parcels	Parking Ratio:	.97/1000 SF
Clear Height:	18'-60'	Sprinklers:	Yes
Loading:	10 Dock Doors	Sale Price:	\$11,500,000
Zoning:	M-2 Heavy Industrial	2024 Taxes:	\$187,046

PROPERTY HIGHLIGHTS



Second-level freezer space



Freezer and cooler capability



Air-conditioning throughout



Heavy power



Central Twin Cities location



Rare value-add manufacturing opportunity



Strong local labor force

PROPERTY FLOOR PLAN

UPPER LEVEL

WAREHOUSE / PRODUCTION SPACE

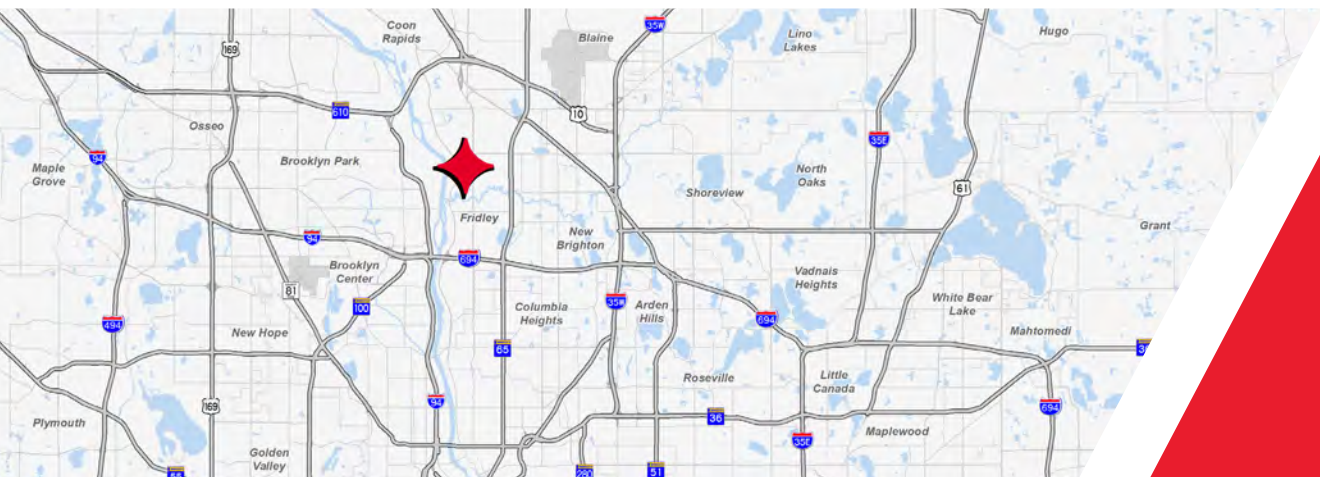
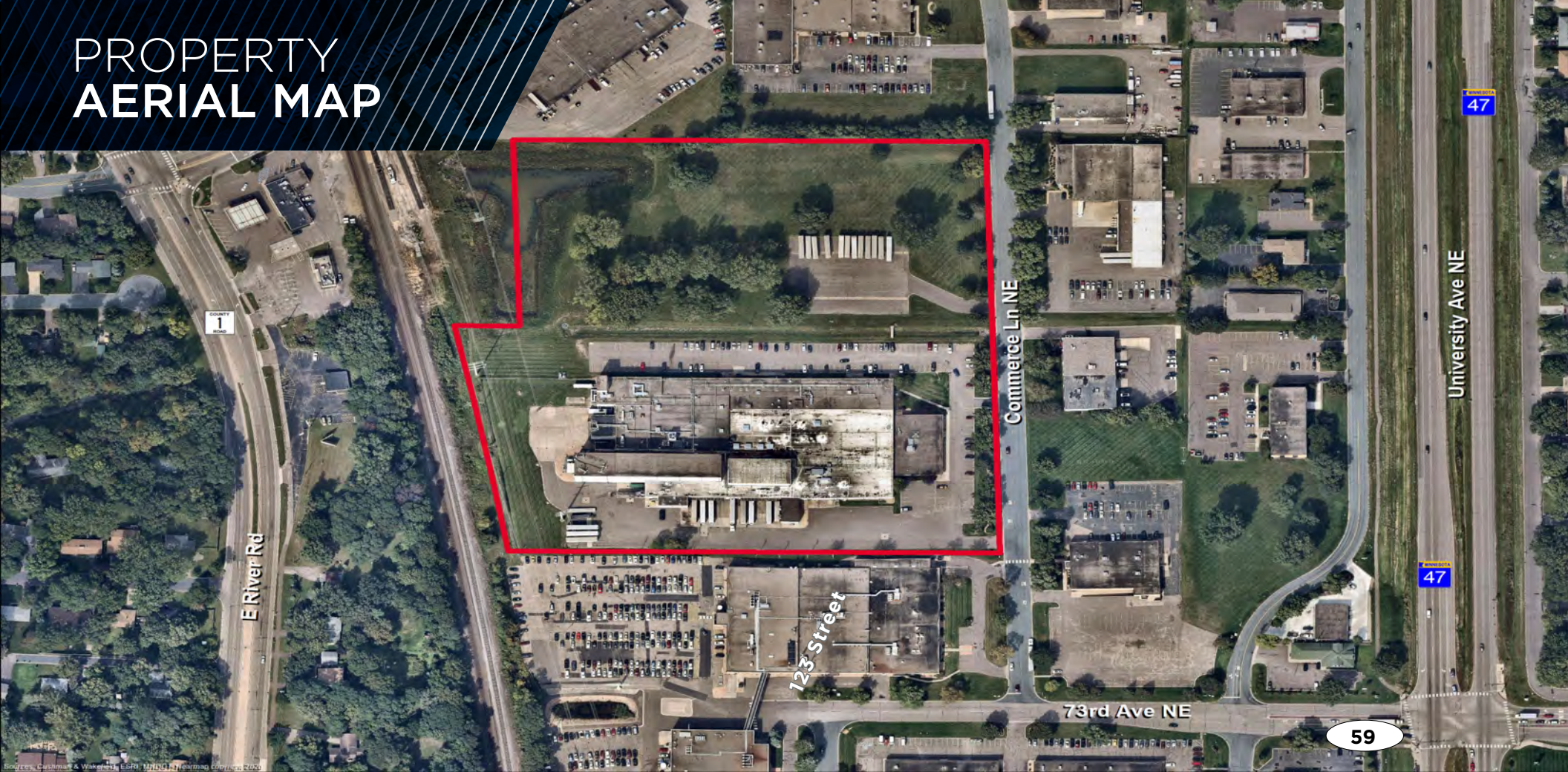
**60' CLEAR HEIGHT
POTENTIAL FREEZER / COOLER**

FREEZER/COOLER SPACE

PROPERTY PHOTOGRAPHY



PROPERTY AERIAL MAP



**DESIRABLE LOCATION:
6 MINUTES TO I-694
& HWY 610 VIA
UNIVERSITY AVE**



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