

7350 COMMERCE LANE NE FRIDLEY, MN



162,000 SF 15.54 ACRES



162,000 SF

TOTAL BUILDING SIZE

10

DOCK DOORS

**15.54 ACRES** 

TOTAL SITE SIZE

18'-60'

CLEAR HEIGHT

20,000+ SF

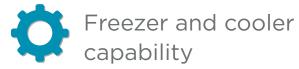
POTENTIAL FREEZER/ COOLER SPACE

\$11,500,000

SALE PRICE

PROPERTY FEATURES			
<b>Building Size:</b>	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







Air-conditioning throughout



Heavy power



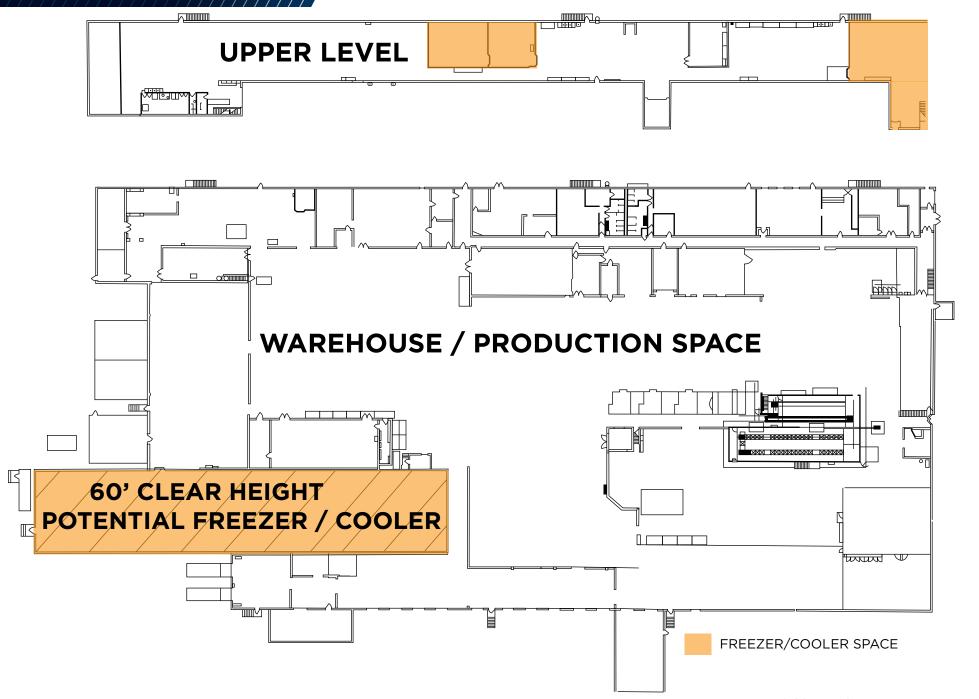


Rare value-add manufacturing opportunity



Strong local labor force

## PROPERTY FLOOR PLAN











7350 COMMERCE LANE NE., FRIDLEY, MN





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





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