

**8201 HICKORY ST NE
FRIDLEY, MN 55432**



Cross-Dock Truck Terminal Refrigerated Warehouse

Property Highlights:

State of the art lowbay & highbay cooler cross-dock facility

Large lot located in cul-de-sac

Built in 1991 - 1995, 1999 building remodel and highbay addition

Only 30 minutes from the Minneapolis/St. Paul International Airport

Excellent location in Fridley industrial park with easy access to major freeway systems such as Interstate 694

Numerous area amenities including hotels, restaurants and retail



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**PURCHASE PRICE:
\$14,900,000.00**

**BUILDING SIZE:
Office: 3,870 sf
Low Bay: 14,880 sf
High Bay: 13,428 sf
Total: 32,178 sf**

LAND: 5.99 Acres (260,924 sf)

**LOADING:
32 Loading Dock
1 Drive-In Door
All Dock With Bumpers, Levers & Seals**

**CLEAR HEIGHT:
Low Bay: 13'-6"
High Bay: 24'-6"**

ZONING: M-3, Heavy Industrial District

PID: 03-30-24-14-0009

PARKING: Recently Extended, Trailer Storage Available On Site.



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OFFICE SPACE
LOWER AND UPPER LEVEL

