

Office/Warehouse Space for Sublease

8090 RANCHERS ROAD NE | FRIDLEY, MN

7,125 Sq. Ft. Total

Ample Parking

Central Fridley Location



Cetra Partners

4455 White Bear Parkway, Suite 600
White Bear Lake, MN 55110

Dan Friedner | Principal
M: 612-599-7864
E: dan@cetrapartners.com

Jay Chmielecki | Principal
M: 612-275-3772
E: jay@cetrapartners.com

Patrick Cullen | Principal
M: 651-308-4271
E: patrick@cetrapartners.com

Property Overview

LOCATION

8090 Ranchers Road NE | Fridley, MN

AVAILABLE SUBLEASE SPACE

Approx. 7,125 Sq. Ft. - Total

LOADING

One (1) 10'x12' Drive-In Door

SUBLEASE RATES

\$12.25 Per Sq. Ft. Gross or
\$7,273.44 Per Month, Plus Gas and Electric

PROPERTY HIGHLIGHTS

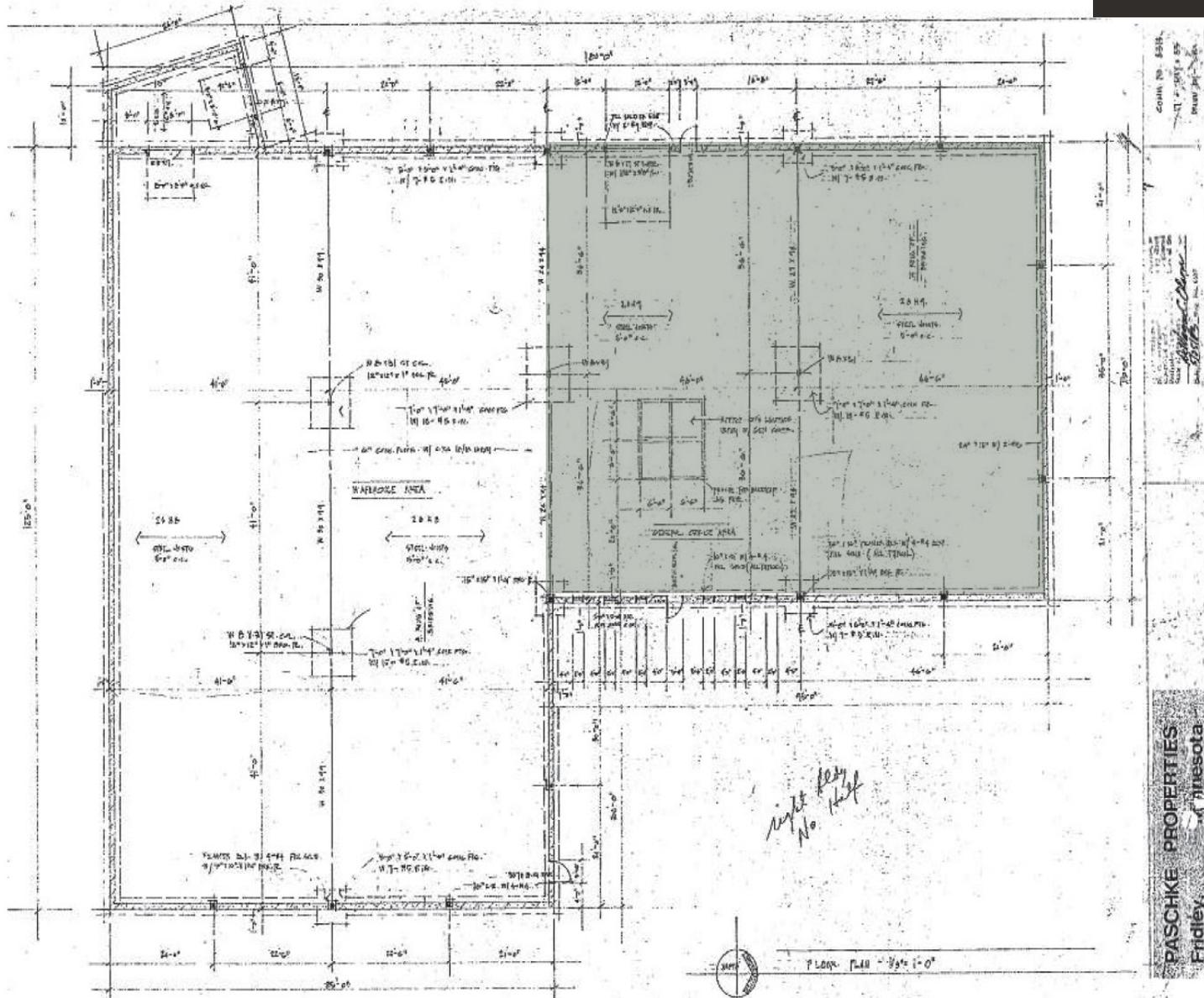
- Central Fridley Location
- Close Proximity to Major Area Retailers, Including Sam's Club, McDonald's, Caribou Coffee, Bachman's Floral and Walmart Supercenter
- Ample Parking
- Building is 100% Air-Conditioned
- Building has E.S.F.R. Upgraded Fire Sprinkler Throughout



Office/Warehouse Space for Sublease

8090 RANCHERS ROAD NE | FRIDLEY, MN

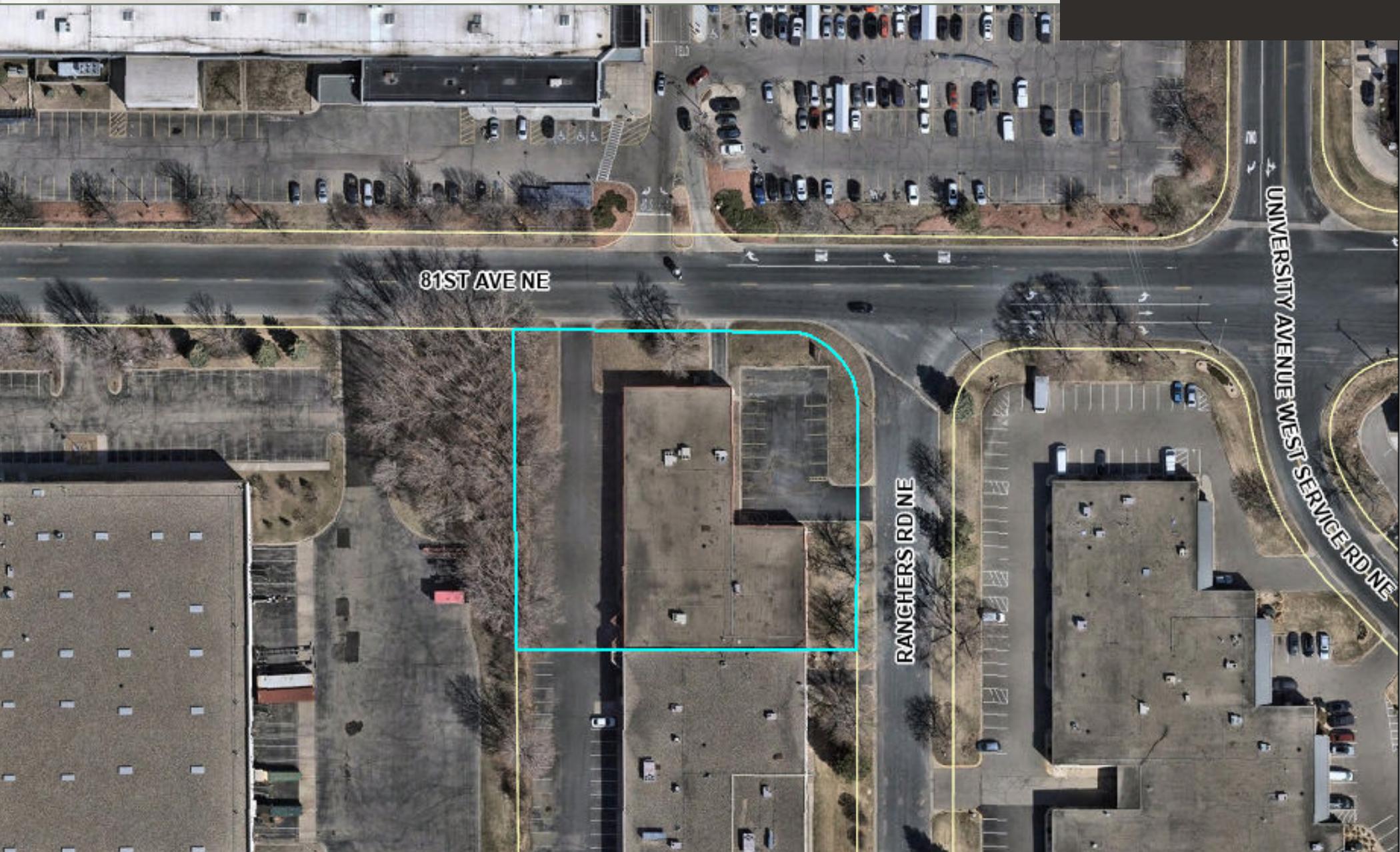
Floor Plan -
7,125 Sq. Ft. Total



Office/Warehouse Space for Sublease

8090 Ranchers Road NE | Fridley, MN

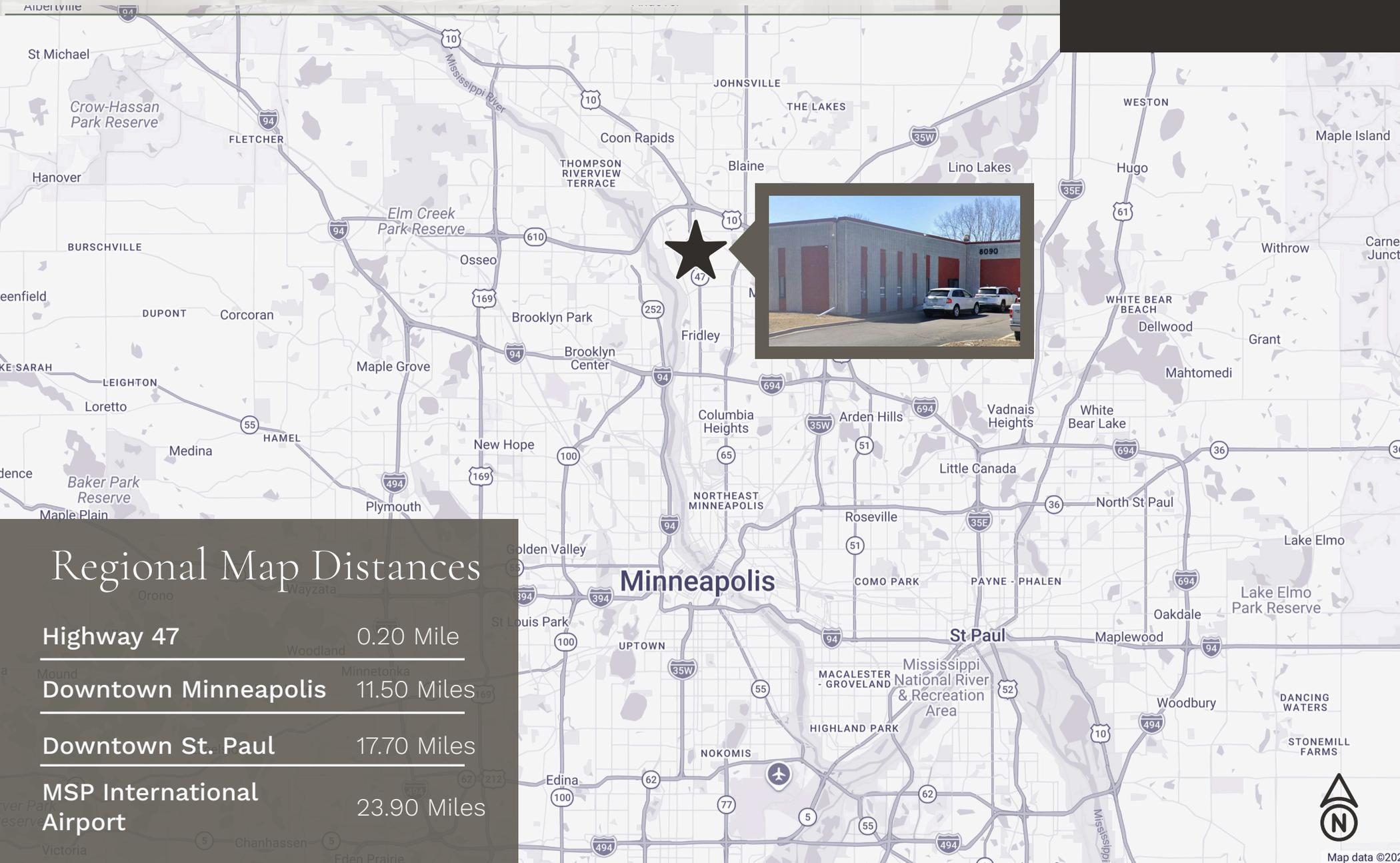
GIS Map -
7,125 Sq. Ft. Total



Office/Warehouse Space for Sublease

8090 Ranchers Road NE | Fridley, MN

Regional Map View -
7,125 Sq. Ft. Total



Regional Map Distances

Highway 47	0.20 Mile
Downtown Minneapolis	11.50 Miles
Downtown St. Paul	17.70 Miles
MSP International Airport	23.90 Miles

Office/Warehouse Space for Sublease

8090 Ranchers Road NE | Fridley, MN

Aerial Map View -
7,125 Sq. Ft. Total

