



Service
Industrial

Warehouse & Office for Sublease



5200 Quincy St, Mounds View
32,719sf

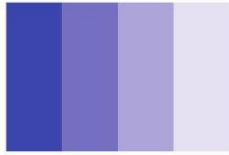
350 73rd Ave, Fridley
10,628sf

available together or individually

jack@serviceindustrialmn.com
612-666-4883
Jack Crawford, Principal Broker

Disclaimer

- The information contained in this marketing brochure is believed to be accurate, but is unverified. For example, square footages have been approximated. Its purpose is to provide a preliminary background of the property to potential tenants, who are to undertake their own verification and discovery of the property. The information contained in these materials is not a substitute for a prospective renter's thorough investigation of the property. No representation or warranty is made by Service Industrial LLC regarding the accuracy or completeness of the content herein. A prospective tenant is solely responsible for independent investigation of the property and any costs or expense incurred through evaluation of the property.



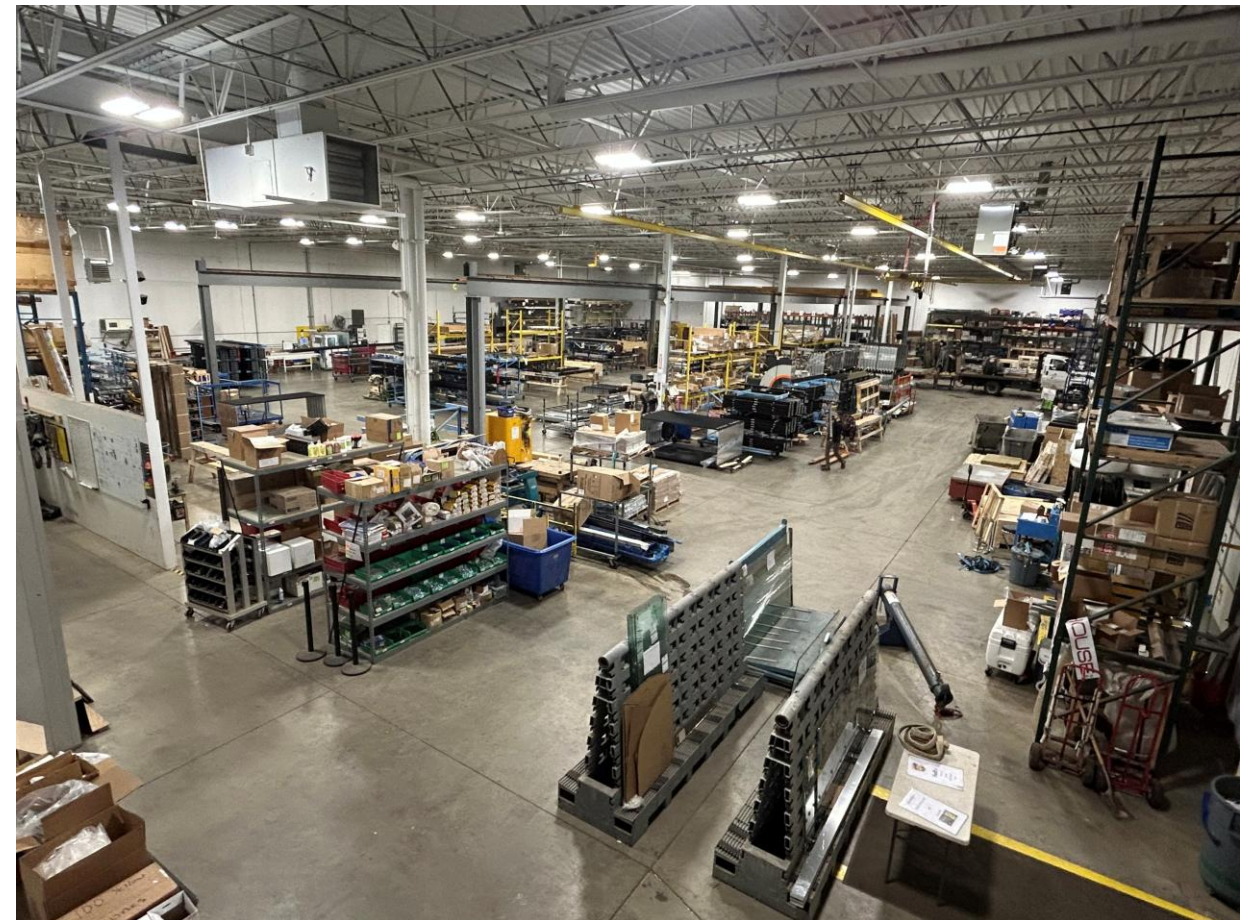
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High image warehouse / office space



5200 Quincy St NE, Mounds View

Clean, highly functional warehouse space

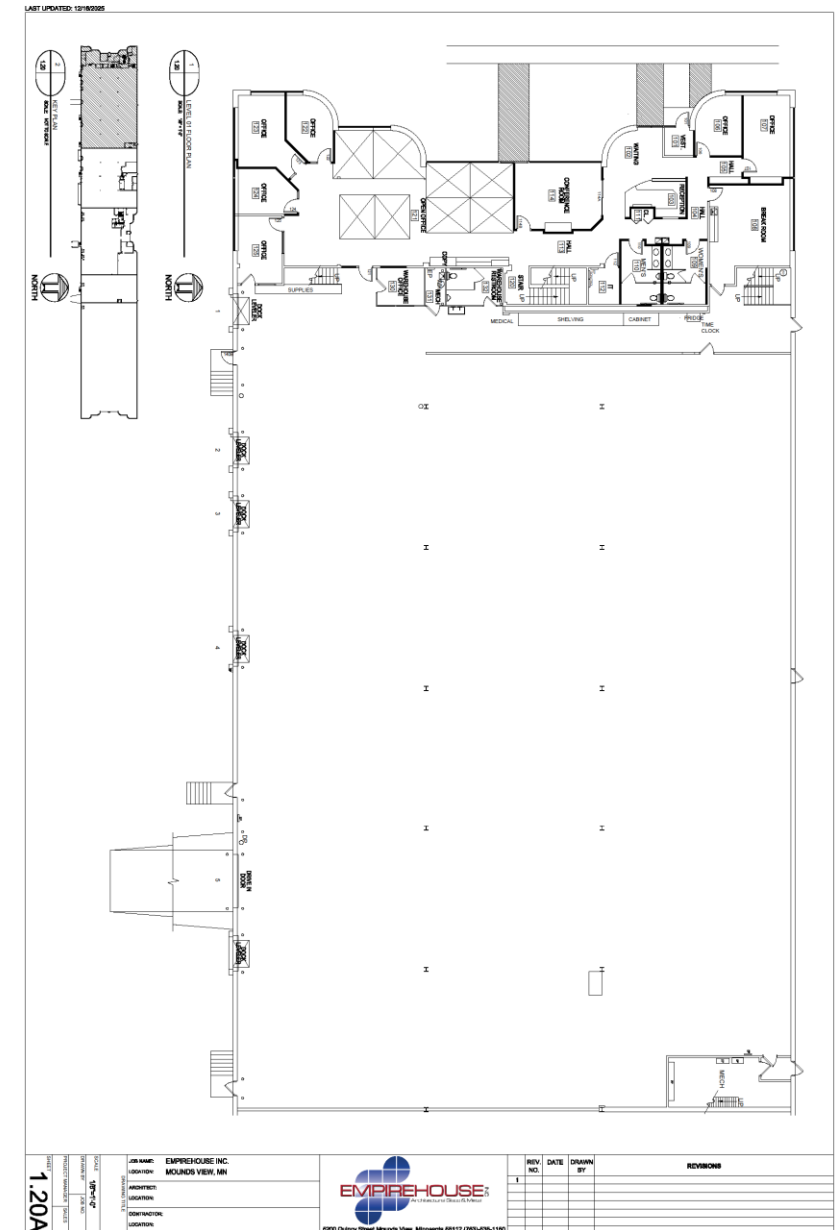




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5200 Quincy St, Mounds View

- 32,719sf total sf
 - approx. 25,704sf warehouse
 - approx. 3,900sf 1st floor office
 - approx. 3,115sf 2nd floor office
- Appealing office space with ornate glass finishes
- Clean, well-lit warehouse
- 3-phase power service
- White walls and ceilings
- Fully sprinklered



Blend of open collaboration spaces and private offices on glass



Breakroom and five restrooms



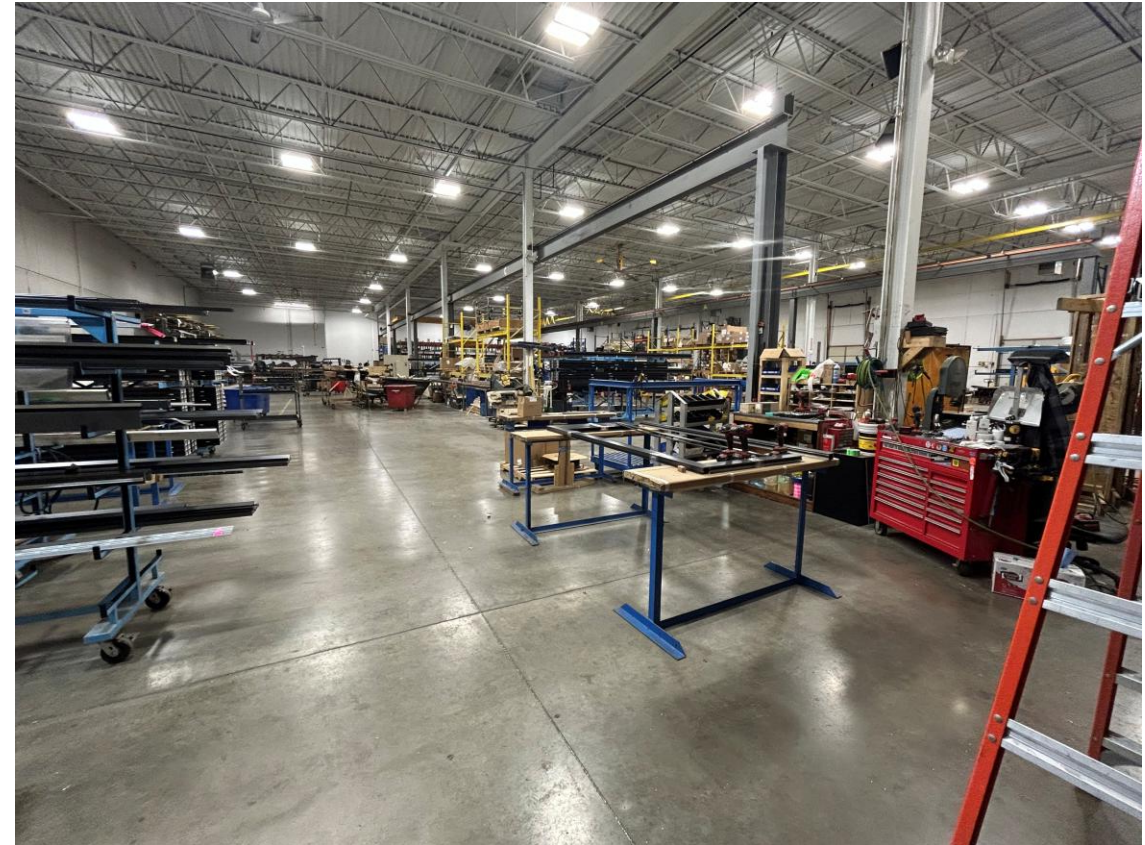
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Fenced, paved outside storage
~54'x63' = 3,402sf



5200 Quincy St NE, Mounds View

20' 6" clear height
Five docks with levelers, One 14' tall drive-ins



5200 Quincy St, Mounds View

Rates

- \$8.00/sf net
- CAM & Taxes are \$4.48/sf in 2025
- CAM & Tax rate for 2026 TBD

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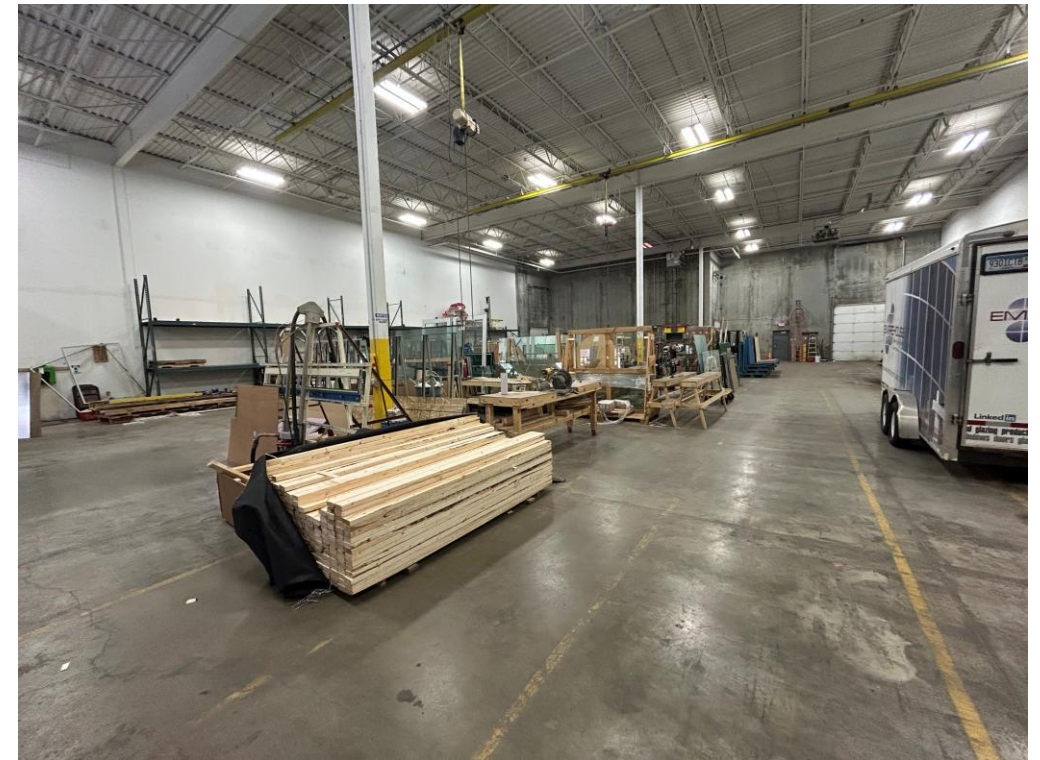
Clean, highly functional warehouse

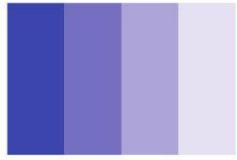
350 73rd Ave, Fridley

10,628sf total

~10,228sf warehouse

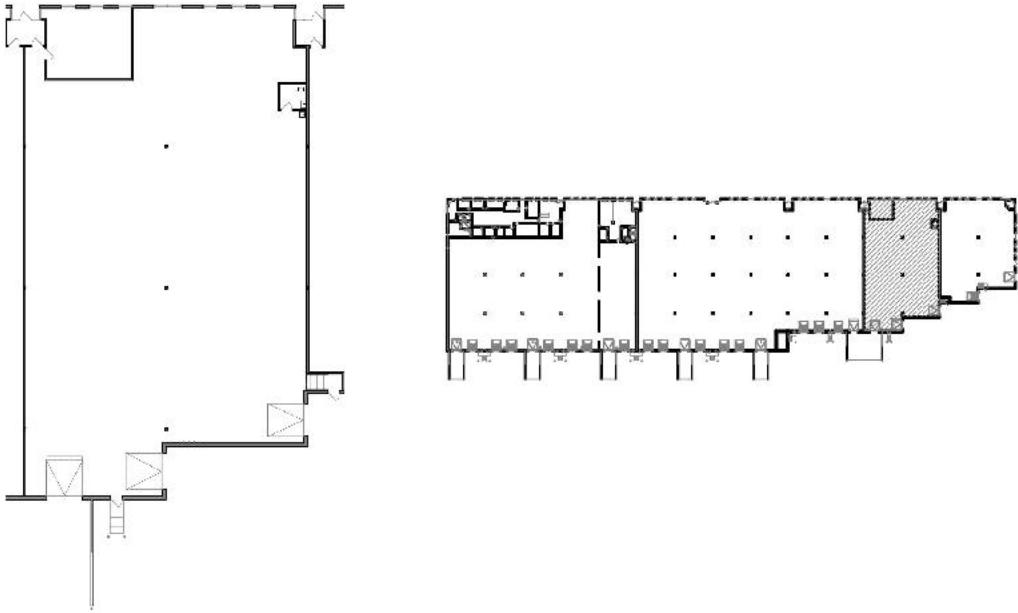
~400sf office





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Sublease term through 6.30.2027
New direct lease with landlord also possible

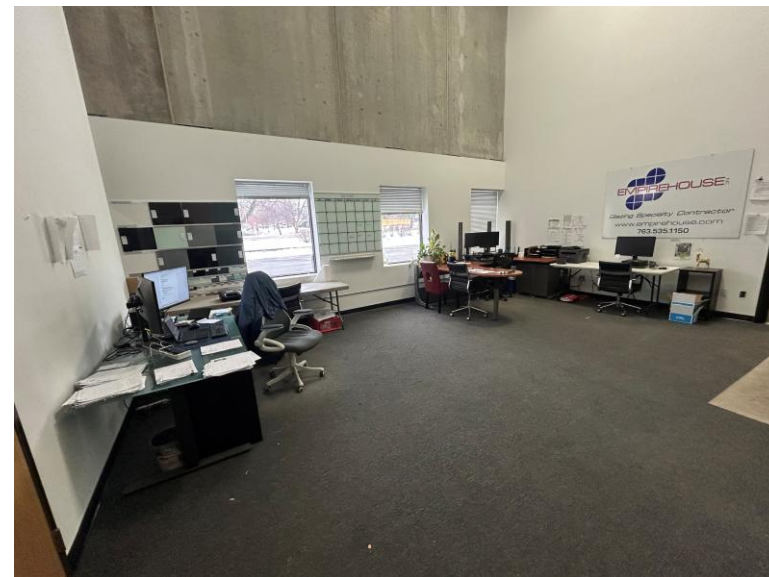
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350 73rd Ave NE, Fridley

- 24' clear height
- 2 docks with levelers
- 12' tall drive-in
- Heavy power
- Well lit, high image space
- One unisex restroom
- Fully sprinklered
- Exterior recently painted





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350 73rd Ave

Rates

- \$8.75/sf net
- 2025 CAM & Tax rate was \$4.56/sf
- 2026 CAM & Tax rate TBD

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