



Service  
Industrial

# Warehouse for Sublease

350 73<sup>rd</sup> Ave NE, Fridley

10,628sf

Sublease term through 6.30.2027

New direct lease with landlord also possible

[jack@serviceindustrialmn.com](mailto: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.



Service  
Industrial

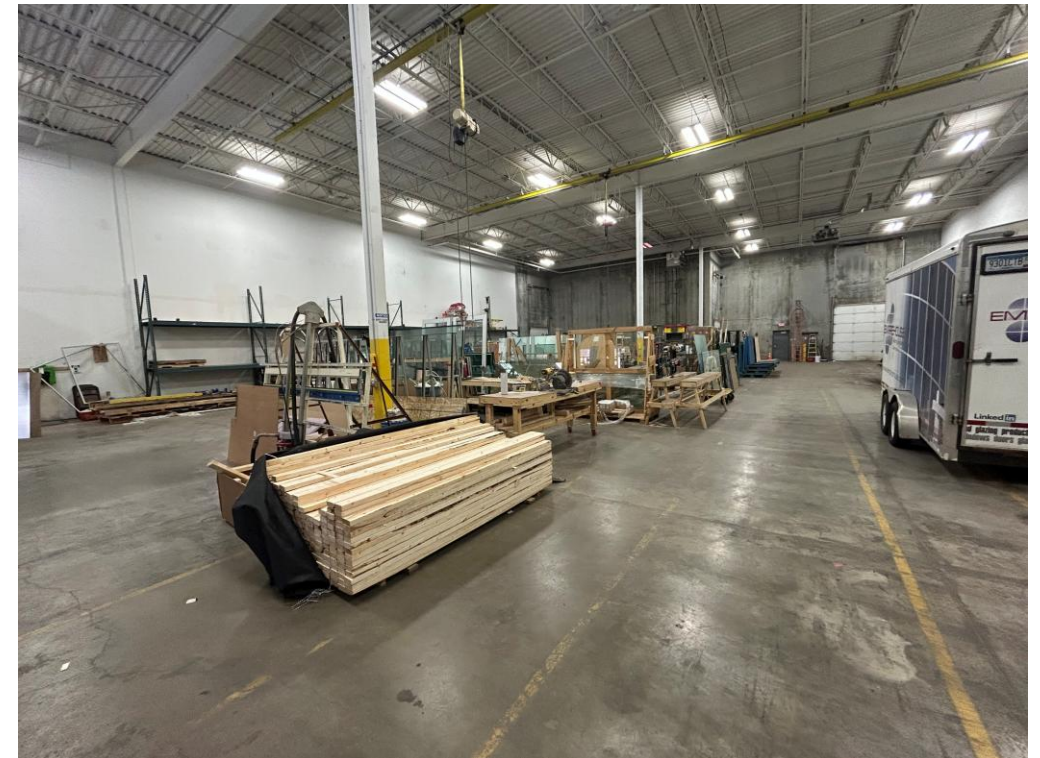
Clean, highly functional warehouse

350 73<sup>rd</sup> Ave NE, Fridley

10,628sf total

~10,228sf warehouse

~400sf office

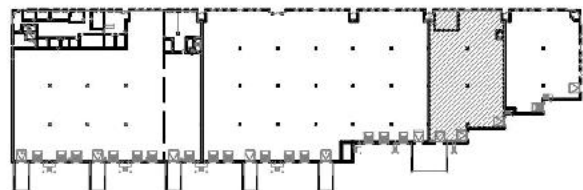
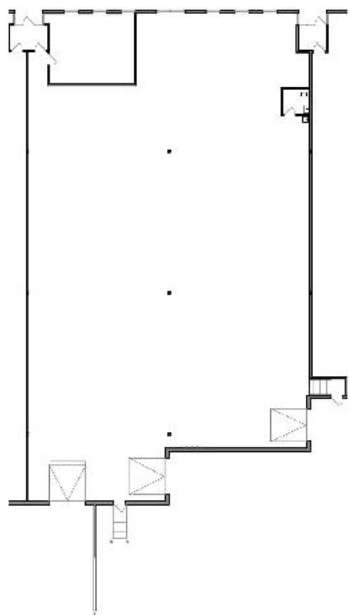






Service  
Industrial

350 73<sup>rd</sup> Ave NE, Fridley



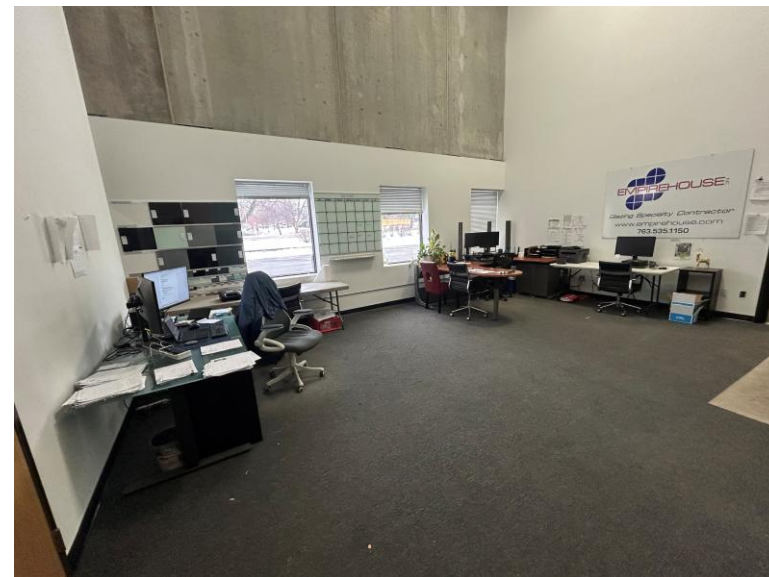
jack@serviceindustrialmn.com  
612-666-4883  
Jack Crawford, Principal Broker



Service  
Industrial

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





Service  
Industrial

350 73<sup>rd</sup> Ave, NE Fridley

## Rates

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

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

