



Service
Industrial

Warehouse for Sublease



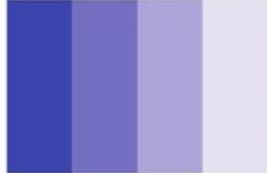
350 73rd Ave NE, Fridley
10,628sf

Sublease term through 6.30.2027
New direct lease with landlord also possible

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

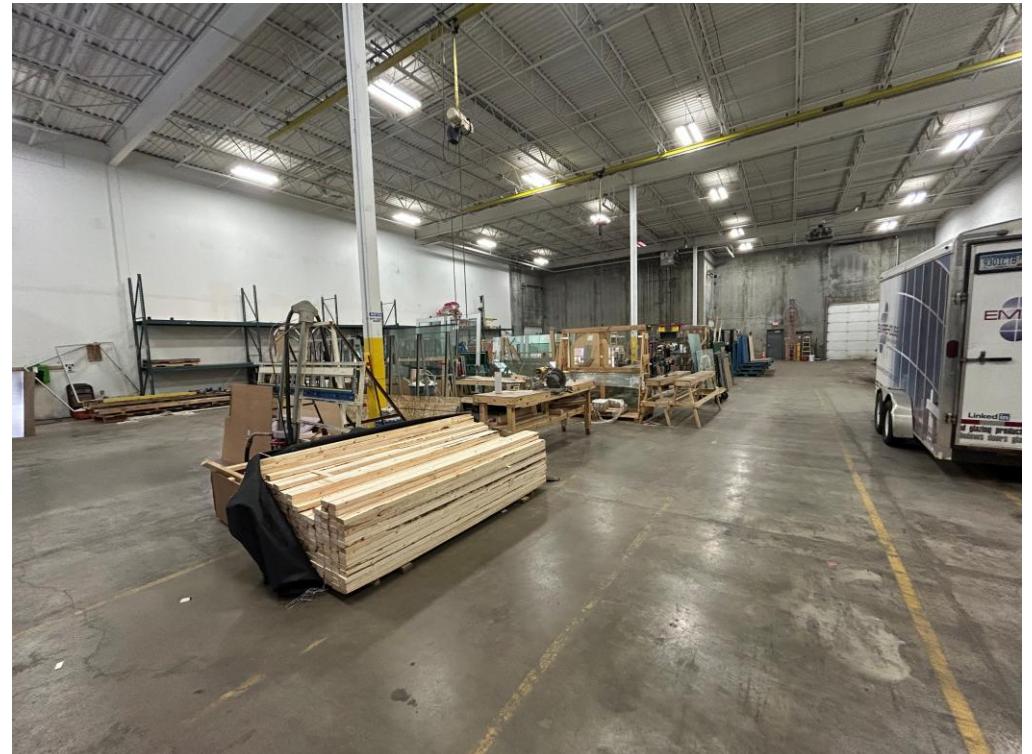
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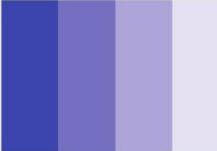
Clean, highly functional warehouse

10,628sf total

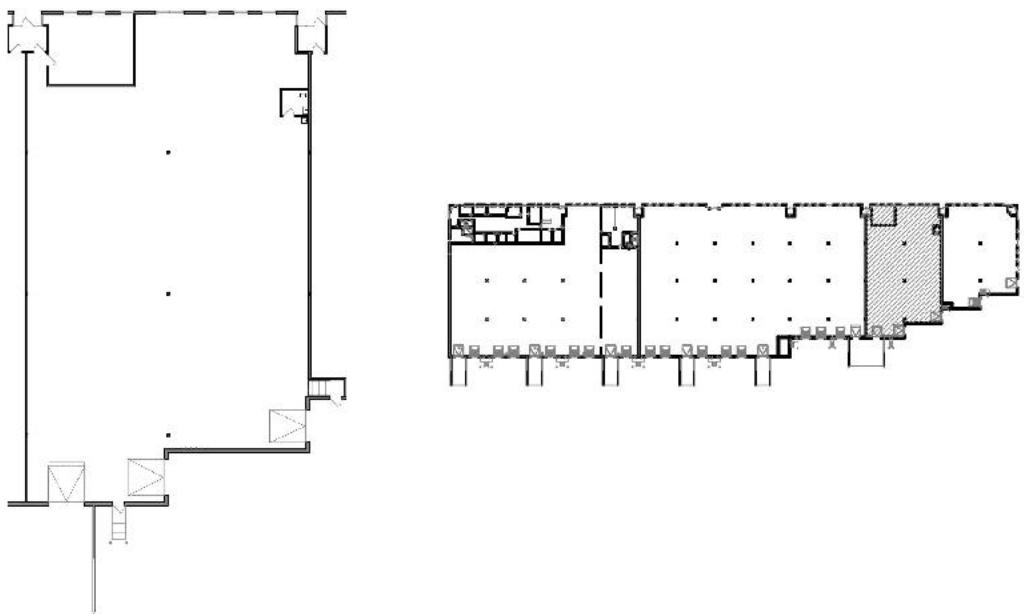
~10,228sf warehouse

~400sf office





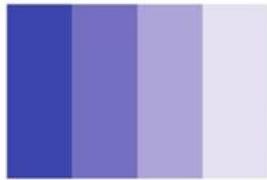
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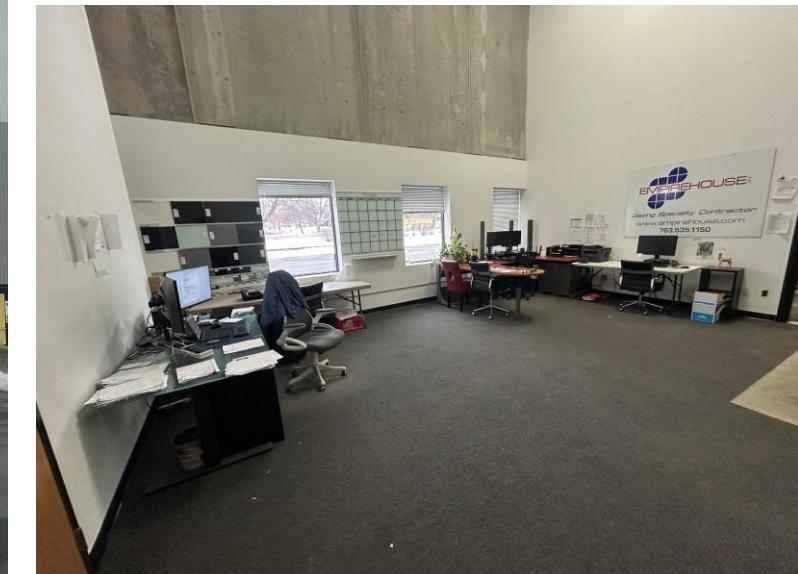


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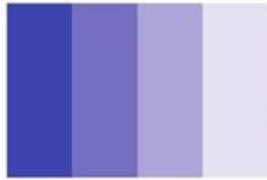


Service Industrial

- 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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Rates

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

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