

Property Facts

Property Address

5155 East River Road | Fridley, MN

Building Square Feet

69,963 SF Total

Clear Height

16'

Zoning

I2- Heavy Industrial

Parking

Ample (4/1,000)

Net Rental Rates

Negotiable

2024 EST CAM & Real Estate Tax

Tax: \$2.55

CAM: \$2.47

Total: \$5.02



RIVER TECH
WORKPLACE

rivertechmn.com

Leasing Contacts

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Floor Plan

5155 E. River Road, Fridley, MN
Building IV | Suite 405

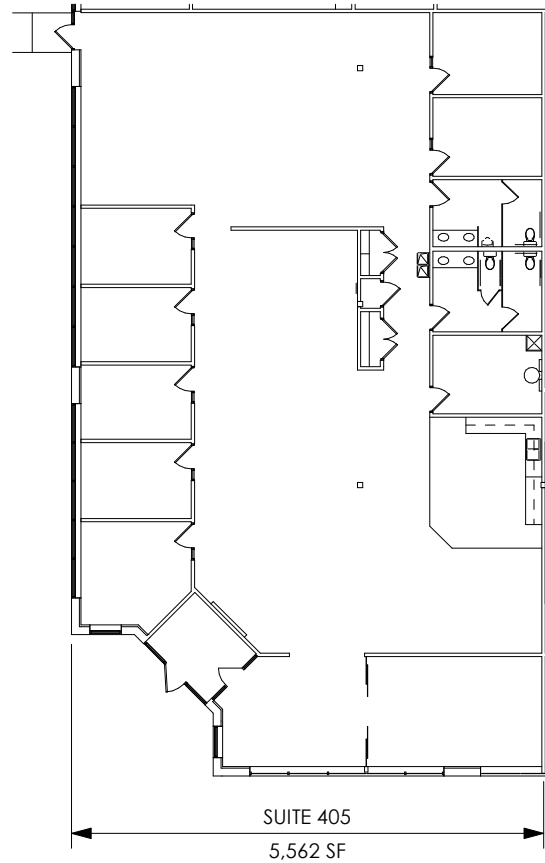
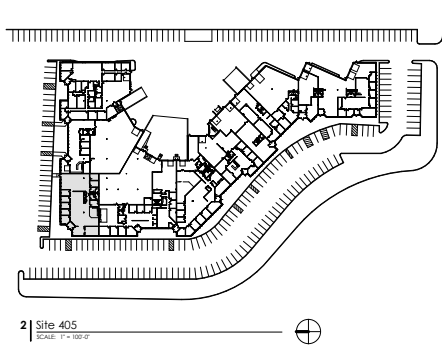
Available Space

5,562 SF office

5,562 SF total

16' clear

Available 2/1/2025



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Floor Plan

5155 E. River Road, Fridley, MN
Building IV | Suite 406

Available Space

4,045 SF office

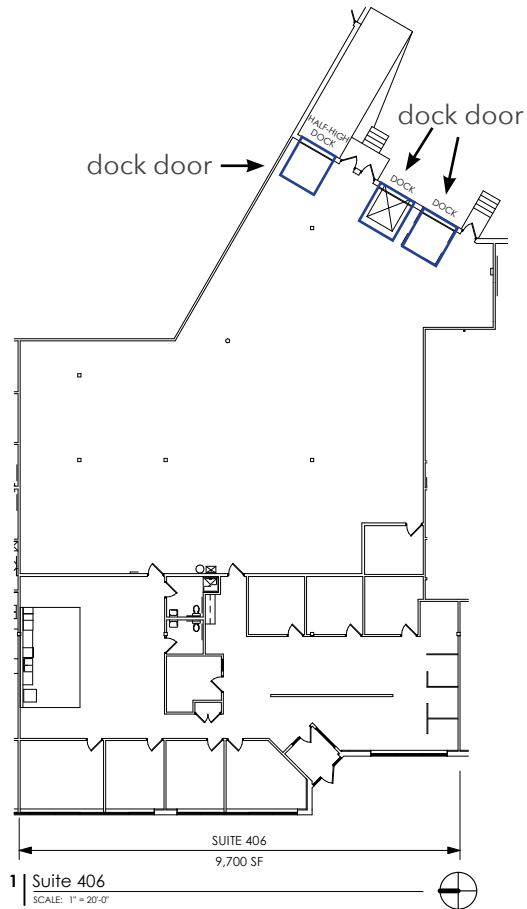
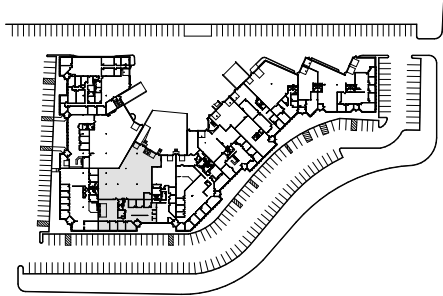
5,655 SF warehouse

9,700 SF total

16' clear

Three (3) dock door

Available 2/1/2025



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Floor Plan

5155 E. River Road, Fridley, MN
Building IV | Suite 408

Available Space

1,943 SF office

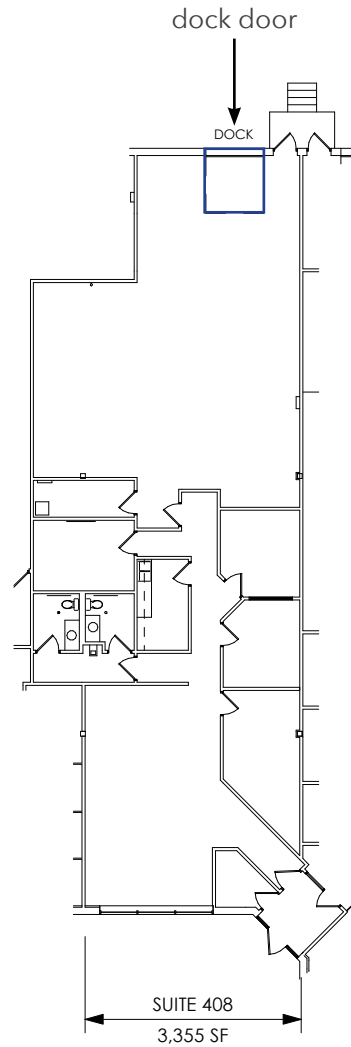
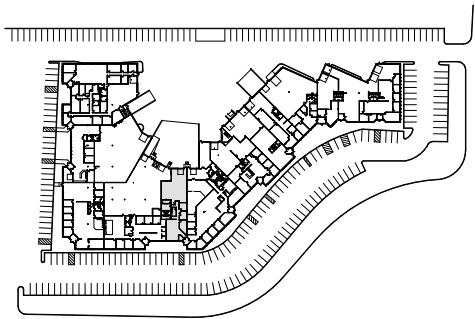
1,412 SF warehouse

3,355 SF total

16' clear

One (1) dock door

Available 2/1/2025



1 | Suite 408
SCALE: 1" = 20'-0"

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Floor Plan

5155 E. River Road, Fridley, MN
Building IV | Suite 405-406

Available Space

9,607 SF office

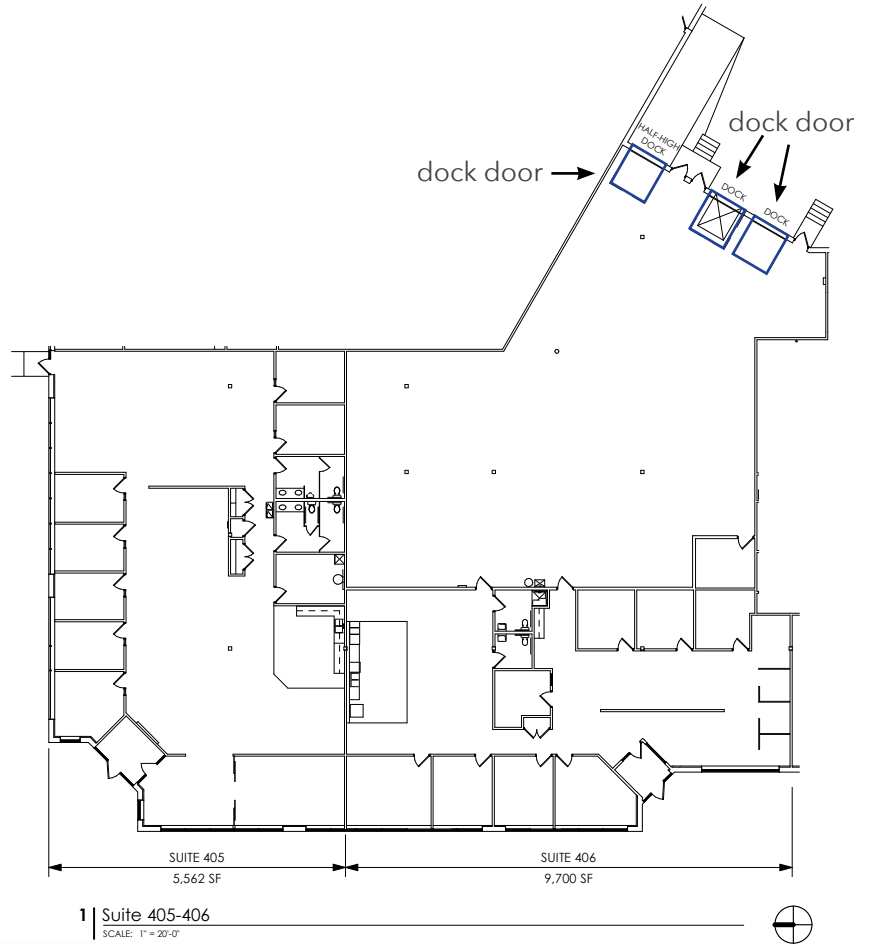
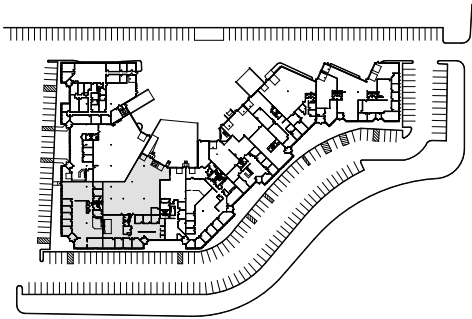
5,655 SF warehouse

15,262 SF total

16' clear

Three (3) dock door

Available 2/1/2025



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Floor Plan

5155 E. River Road, Fridley, MN
Building IV | Suite 406-408

Available Space

5,988 SF office

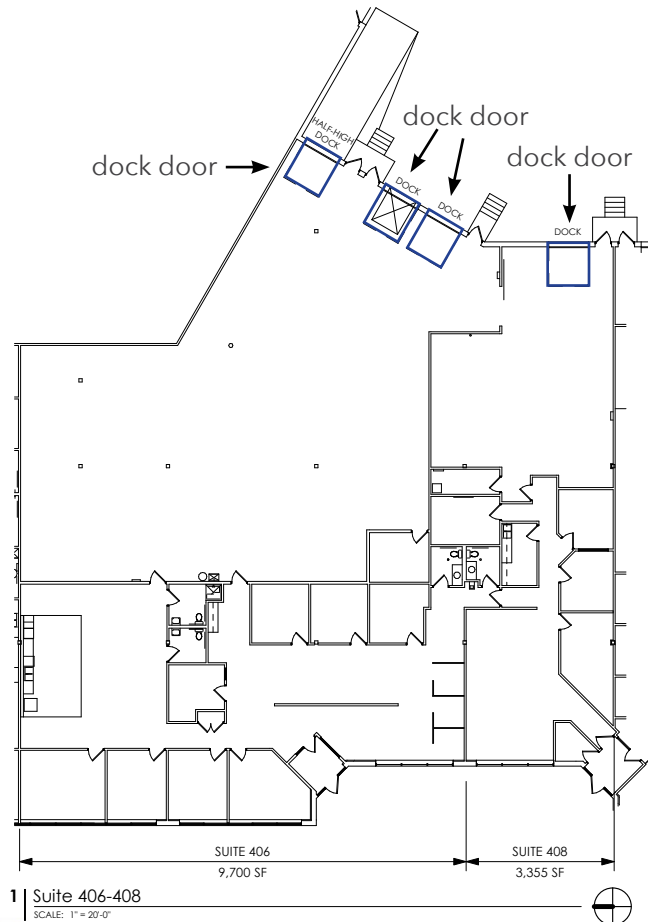
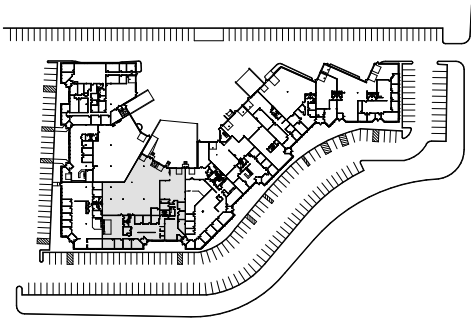
7,067 SF warehouse

13,055 SF total

16' clear

Four (4) dock door

Available 2/1/2025



1 | Suite 406-408
SCALE: 1" = 20'-0"



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Floor Plan

5155 E. River Road, Fridley, MN
Building IV | Suite 405-408

Available Space

11,550 SF office

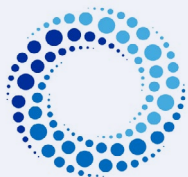
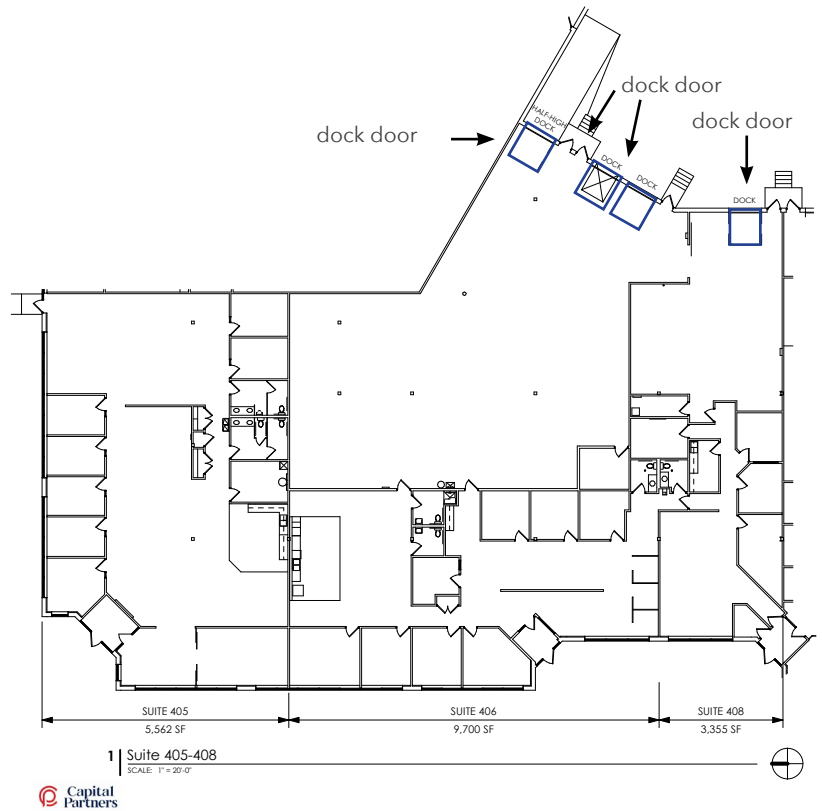
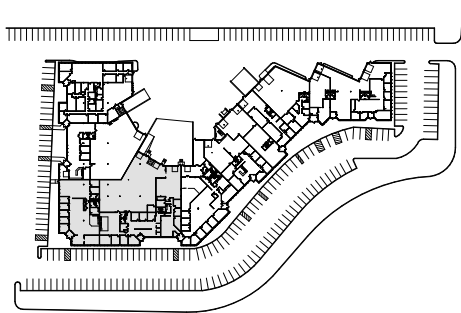
7,067 SF warehouse

18,617 SF total

16' clear

Four (4) dock door

Available 2/1/2025



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5155 E. River Road, Fridley, MN
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Available Space

1,975 SF office

844 SF lab area

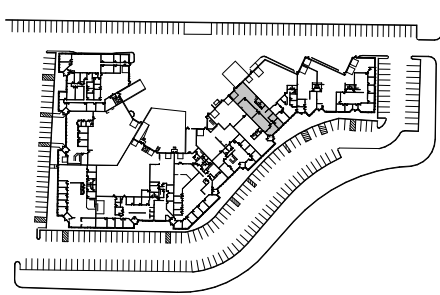
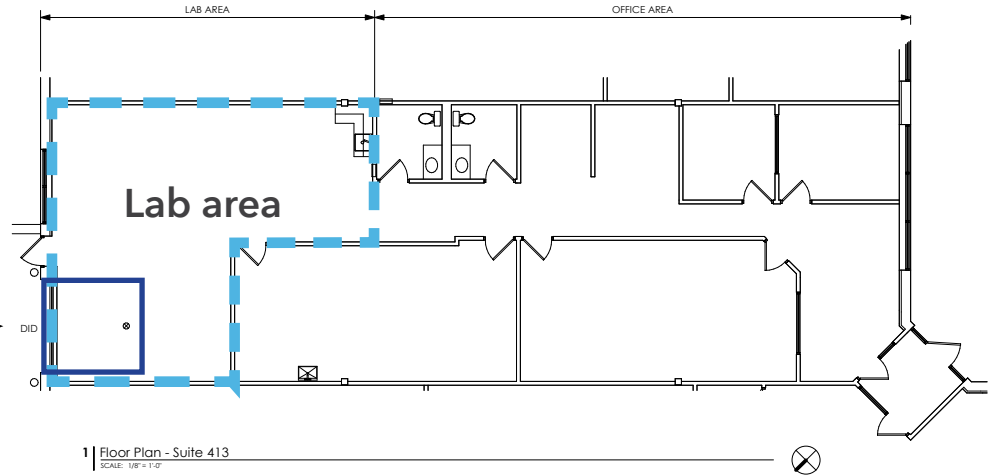
2,819 SF total

16' clear

One (1) drive-in door

Available 5/1/2025

drive-in →



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