

4800 EAST RIVER ROAD

FRIDLEY
MINNEAPOLIS

4800 East River Road NE
Fridley, MN



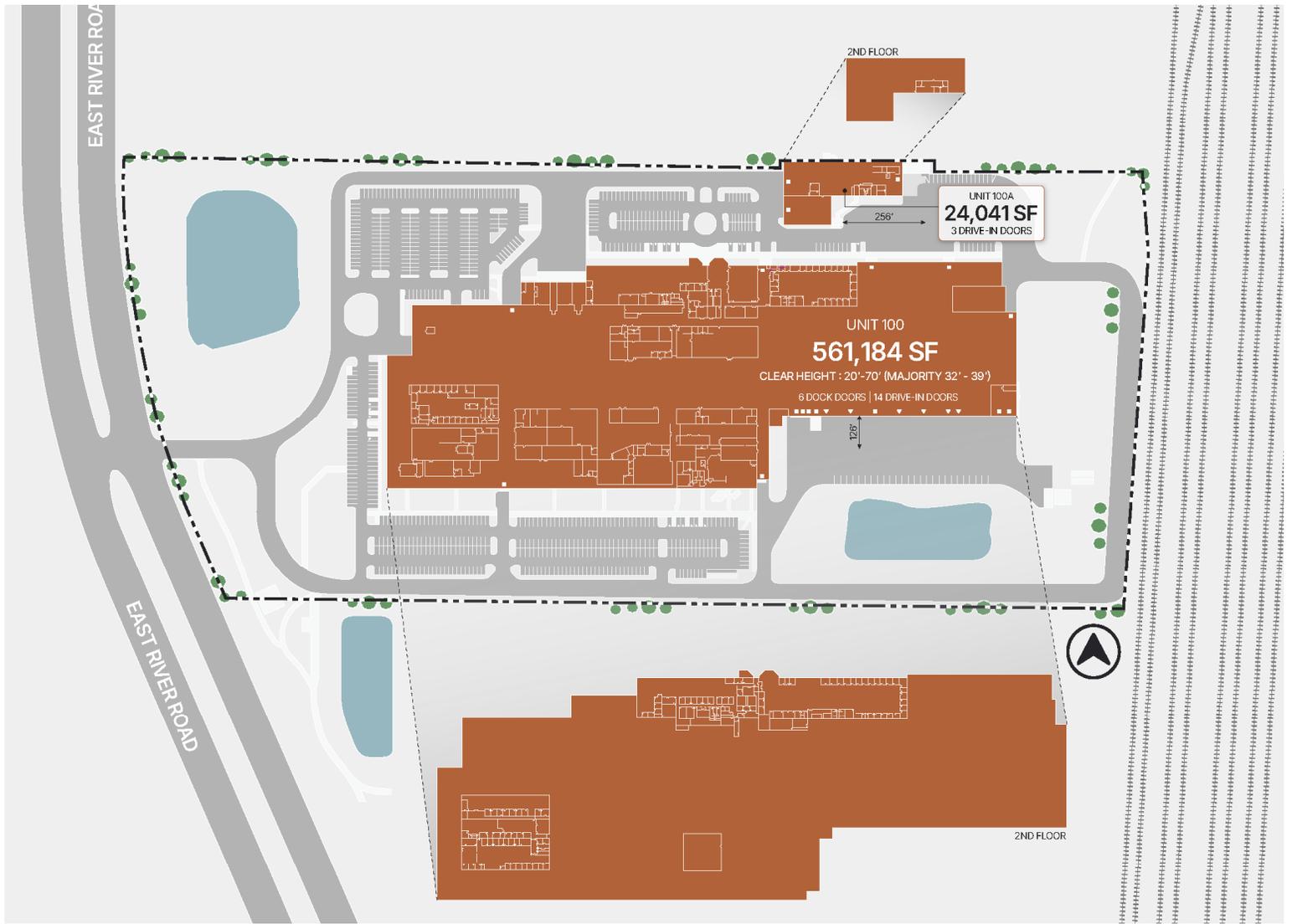
FOR LEASE

±585,225 SF



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PROPERTY OVERVIEW

4800 East River Road is a 585,225 SF Infill Industrial Facility offering redundant heavy power, high clear height, multiple loading options, and rail potential. The property is centrally and conveniently located in Fridley, minutes away from the Minneapolis CBD, with excellent access to I-94 and I-694, and Highway 100.

- > Building Renovated in 2015
- > Loading: 6 Docks (Ability to add additional), 17 Drive-in doors
- > Multiple cranes in place (10-ton to 30-ton)
- > BNSF Rail accessibility; internal spur possible
- > Fiber connectivity
- > Excellent access to I-94 and I-694, and Highway 100
- > Clear Height: 20' - 70', Majority 32' - 39'
- > Heavy Power: 17,000 Amps, 480 Volts, 3-phase, Dual substations

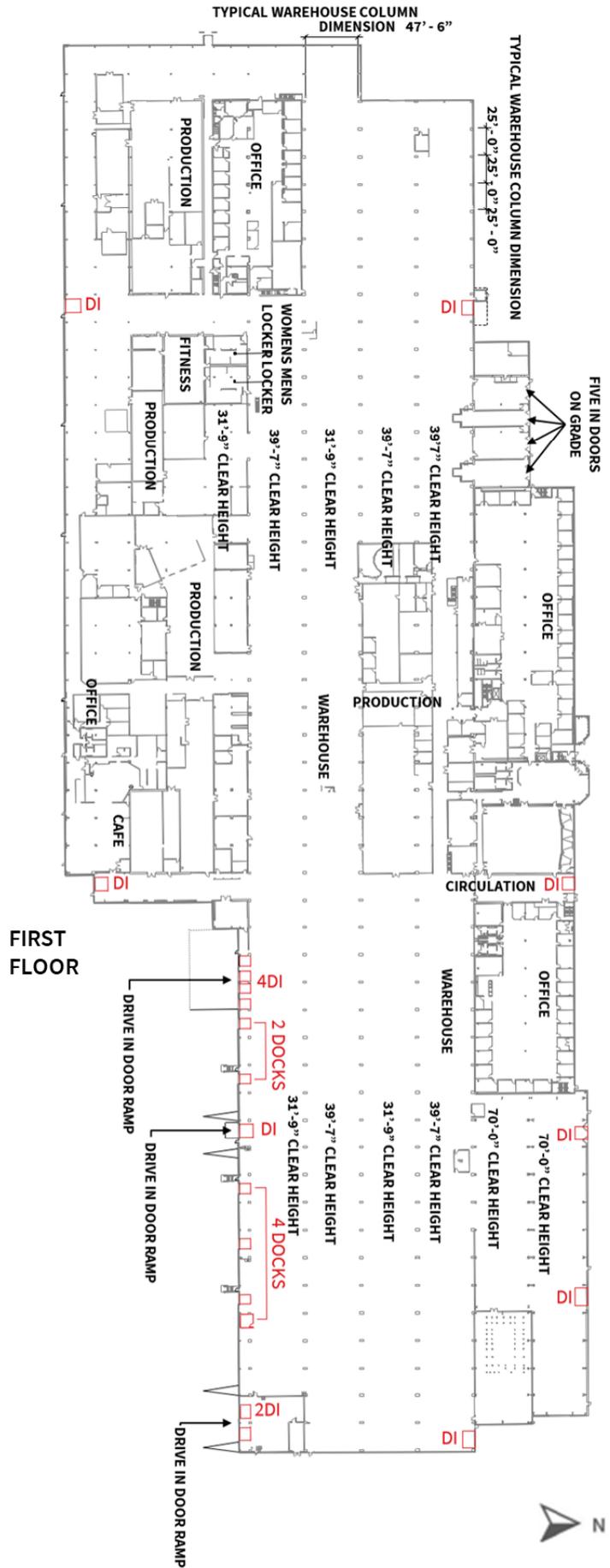
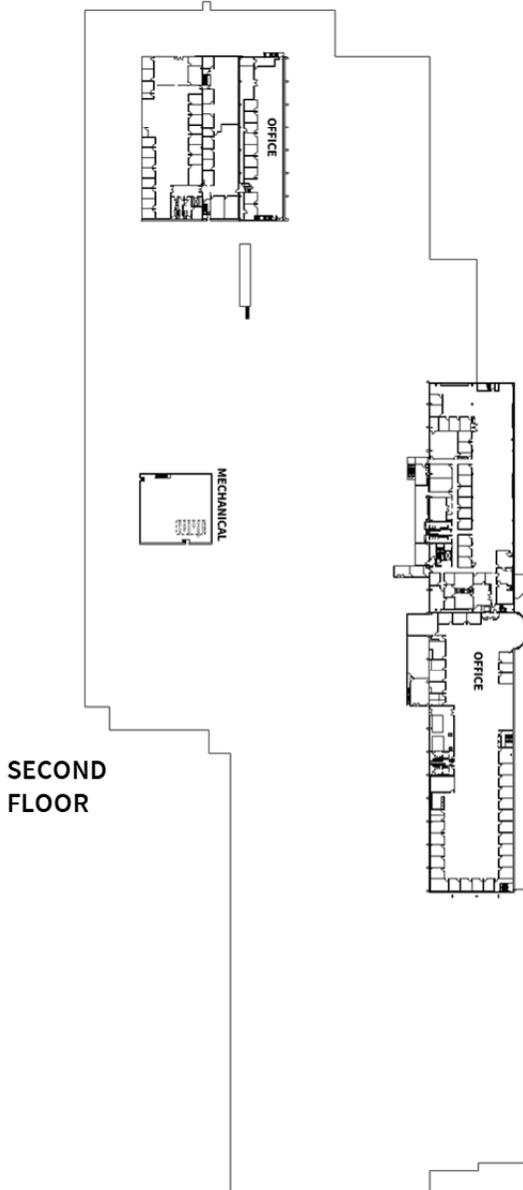
BUILDING SPECIFICATIONS

| | |
|-----------------------|--|
| Available SF | Main Building: 561,184 SF North Building: 24,041 SF |
| Warehouse SF | Main Building: 390,294 SF North Building: 17,421 SF |
| Office SF | Main Building: 170,890 SF North Building: 6,620 SF |
| Loading | Main Building: Six (6) dock doors North Building: Three (3) drive-in doors, 15 drive-in doors |
| Clear Height | 20' - 70', Majority 32' - 39' |
| Lease Rate/Sale Price | Negotiable |
| 2026 RE Tax & CAM | \$1.70 PSF |

FLOOR PLANS - MAIN BUILDING

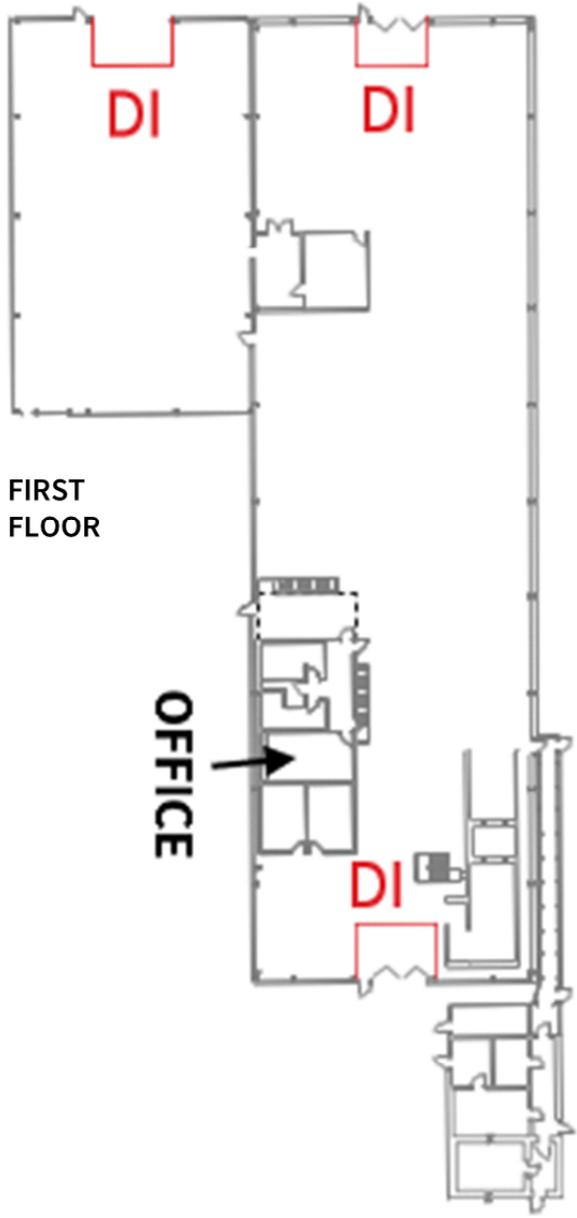
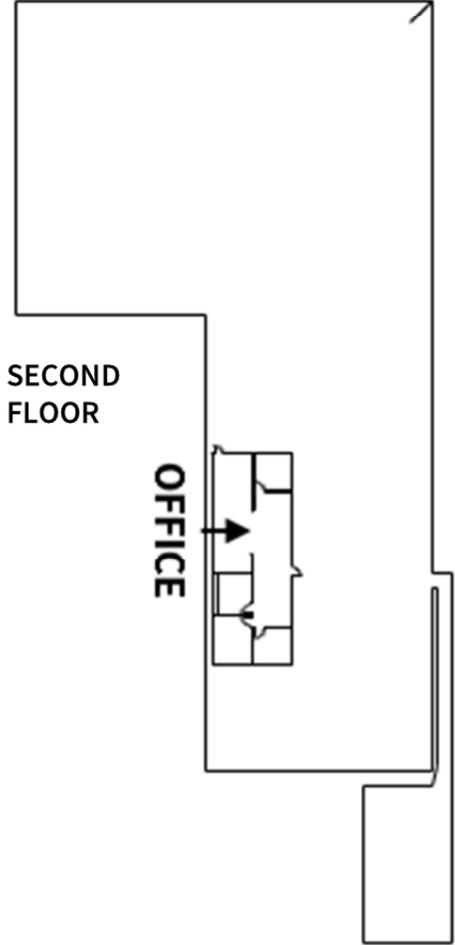
| MAIN BUILDING - AREA SCHEDULE | | |
|-------------------------------|-----------|-------------------|
| SUITE | | AREA |
| NO. | ROOM | |
| LEVEL 01 | | |
| | OFFICE | 84,466 SF |
| | WAREHOUSE | 390,294 SF |
| LEVEL 02 | | |
| | OFFICE | 80,584 SF |
| | MECH. | 5,840 SF |
| TOTAL | | 561,184 SF |

Note: Office and Production space can be converted to Warehouse.



FLOOR PLANS - NORTH BUILDING

| NORTH BUILDING - AREA SCHEDULE | | | |
|--------------------------------|-----------|--------|----|
| SUITE | | AREA | |
| NO. | ROOM | | |
| LEVEL 01 | | | |
| | OFFICE | 4,935 | SF |
| | WAREHOUSE | 17,421 | SF |
| LEVEL 02 | | | |
| | OFFICE | 1,685 | SF |
| TOTAL | | 24,041 | SF |







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Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

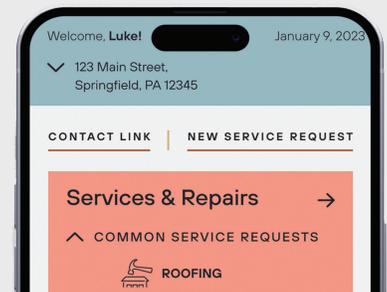


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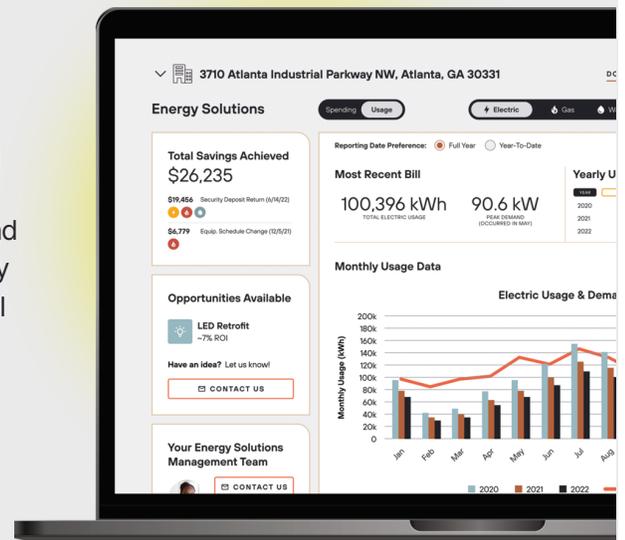
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