

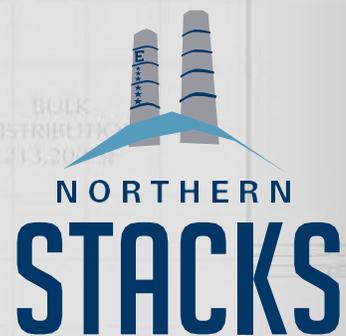
NORTHERN STACKS

Where industrial meets ecological.



44 Northern Stacks Dr N • Fridley, Minnesota

Historical significance, modern amenities, and environmentally-friendly development practices can all be found at the Twin Cities' premier business park.



NORTHERN STACKS IV

44 NORTHERN STACKS DR N | FRIDLEY, MN 55421



ABOUT NORTHERN STACKS

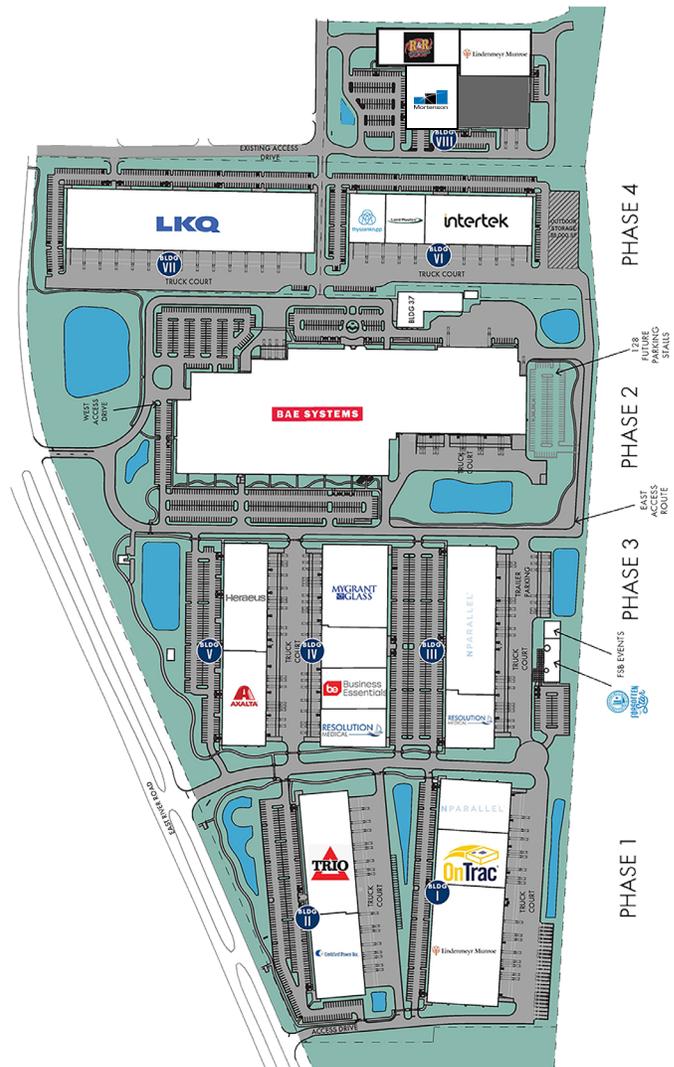
Northern Stacks has been designed with businesses in mind - combining the efficiency of a modern, sustainable space with the natural beauty of the Mississippi River. Add that to the historical significance of the site, and you've got a location unlike any other in the Twin Cities.

A HISTORY OF EXCELLENCE

Northern Stacks is located on a site full of the rich history of hard-working Minnesotans. From its humble beginnings as Northern Pump Company, to its notoriety as one of the few sites to receive 6 Battle E awards from the U.S. Navy, Northern Stacks represents the pride every Minnesotan takes in their work.

BUSINESS PARK CONSTRUCTION COMPLETE

- State-of-the-art industrial distribution and warehouse buildings
- Flexible zoning to accommodate all industrial uses
- Immediate access to I-694
- Located in highly desirable northwest submarket
- Extensive office and warehouse glass
- Rail - BNSF
- Trailer storage
- Views of downtown Minneapolis skyline
- Taproom on-site
- Regional park with 2.3 miles of paved walking/biking trails within site



NEIGHBORHOOD MAP



NORTHERN
STACKS



Eric Batiza SIOR
DIRECT 612 217 5123
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For more information, please visit www.northernstacksmn.com





SITE FEATURES

- Twin Cities' largest in-fill commercial redevelopment
- 122-acre site
- In-fill location to accommodate flexibility and size
- Ability to build state-of-the-art industrial, office and corporate headquarters facilities
- LEED Certification-ready
- Outstanding freeway access to I-694 and I-94
- Corporate neighbors include Medtronic, Kemp's, Murphy Warehouse and Pitney Bowes.
- Business park tenants include LKQ Corporation, thyssenkrupp, Axalta, Office Depot, Intertek, and Lindenmeyr Munroe.



DID YOU KNOW?

The "E" and six stars seen on the smoke stacks represents the naval Battle E Award for Excellence and Efficiency.

NORTHERN STACKS IV

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BUILDING IV:

BUILDING SIZE
177,600 SF

AVAILABLE
Suite 150
4,463 SF Office
38,531 SF Warehouse
42,994 SF Total

NET RENTAL RATES
Negotiable

2026 EST. CAM & TAX
\$5.57 Total PSF

LOADING
Five (5) Dock Doors
One (1) Drive-in Door

CLEAR HEIGHT
32'

COLUMN SPACING
45'x45'
60' speed bay

SPRINKLER
ESFR

FLOOR SLAB
7"

AVAILABLE
10/1/2026

FOR LEASING INFORMATION, CONTACT:

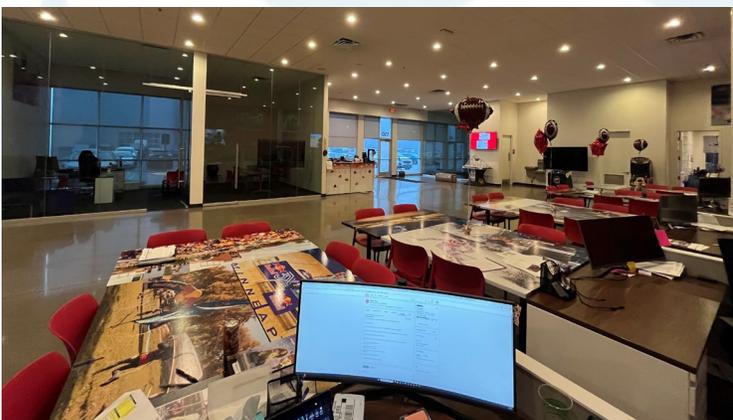


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BUILDING PHOTOS

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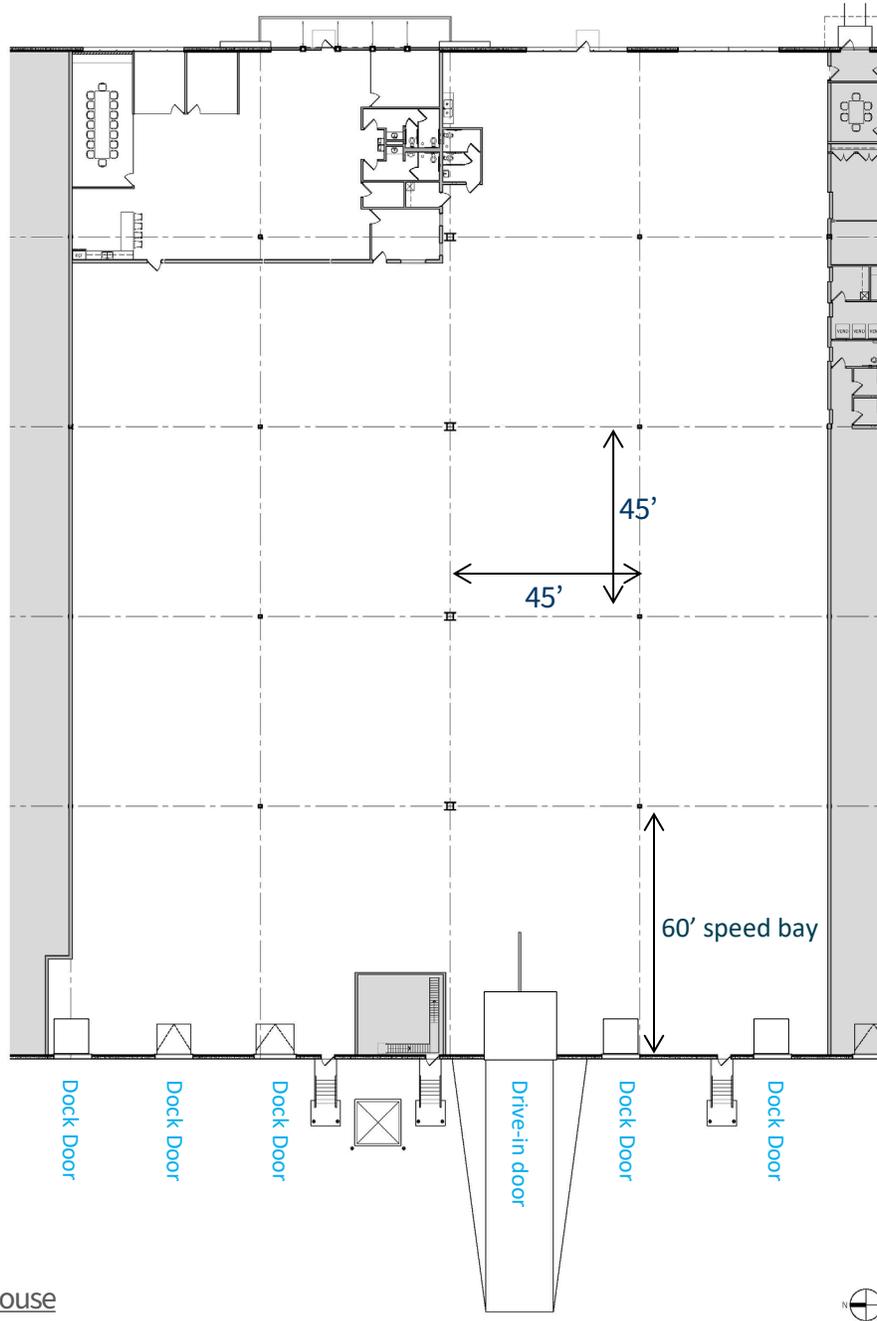
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SITE MAP



FLOOR PLAN



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