

FOR LEASE OR SALE TO OWNER-OCCUPANT

Owned and Operated by



4800 EAST RIVER ROAD

4800 East River Road NE, Fridley, MN

41.32 Acres / 585,225 SF Building
WELL-SUITED FOR DATA CENTER USE



LEASING INFO
& CONTACT

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

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.

AMENITIES

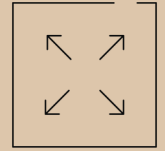
- > Building Renovated in 2015
- > Loading: 6 Docks (Ability to add additional)
17 Drive-in doors
- > Multiple cranes in place (10-ton to 30-ton)
- > BNSF Rail accessibility; internal spur possible
- > Fiber connectivity
- > Excellent access to I-94 and I-694, and Highway 100
- > Clear Height: 20' -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



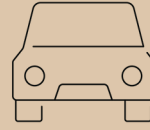
Main Bldg: 561,184 SF
North Bldg: 24,041 SF



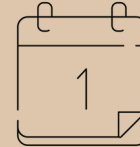
Lot Size:
41.32 Acres



Available: 585,225 SF
Office: 165,050 SF
Warehouse: 420,175 SF



Parking:
(682 Stalls)



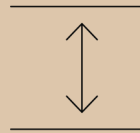
Date Available:
12/1/2025



Negotiable
Rate & Price



Power:
17,000 Amps
480V/3-Phase



Clear Height:
20' - 70'
Majority 32' - 39'

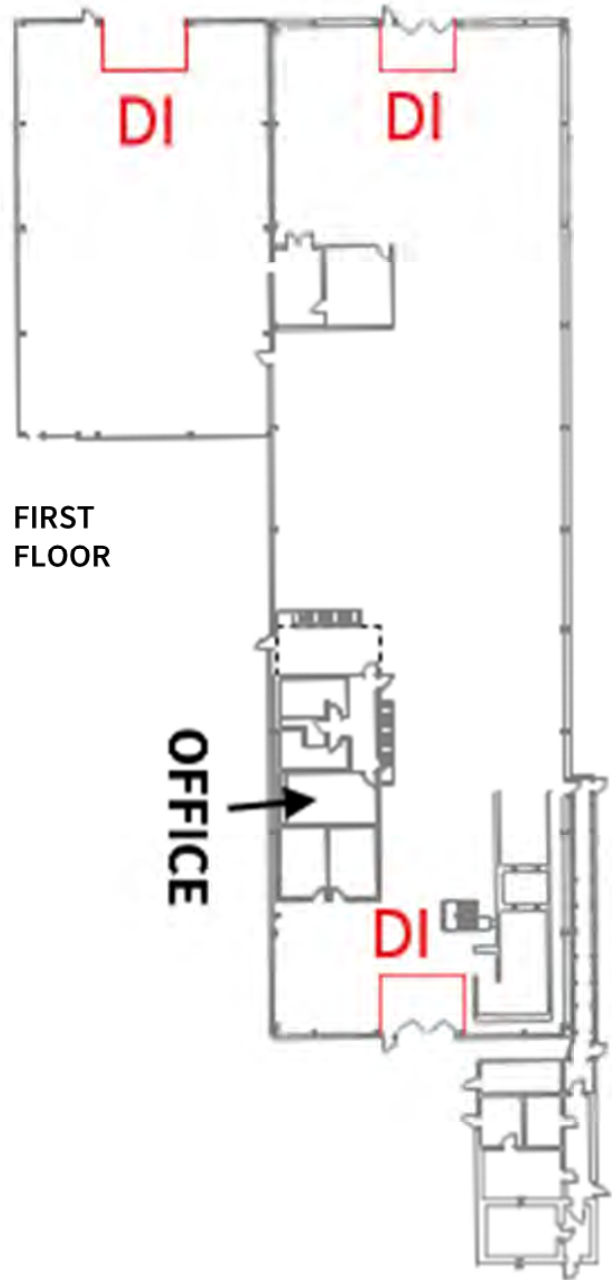


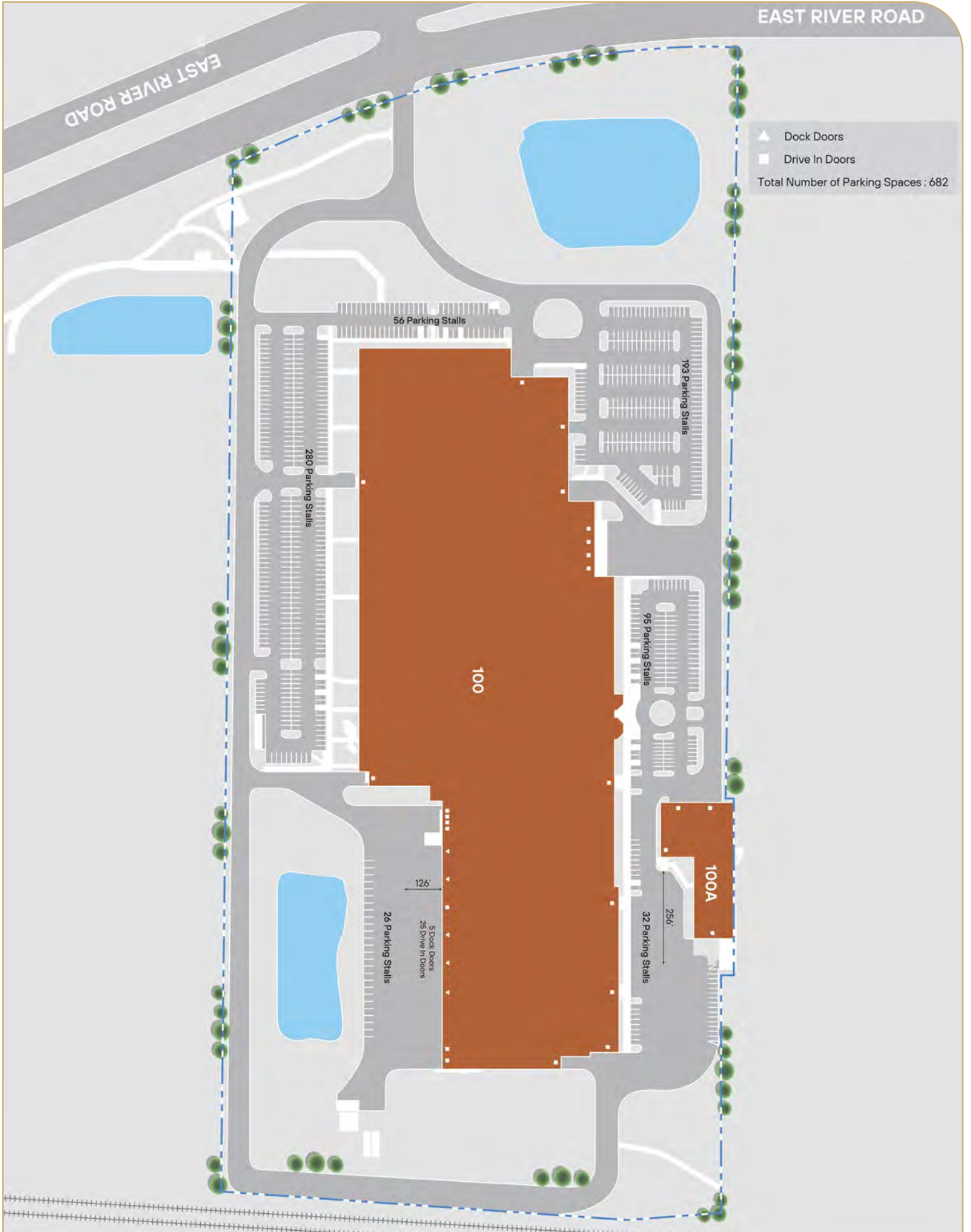
2024 RE Taxes:
\$1.09 PSF



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







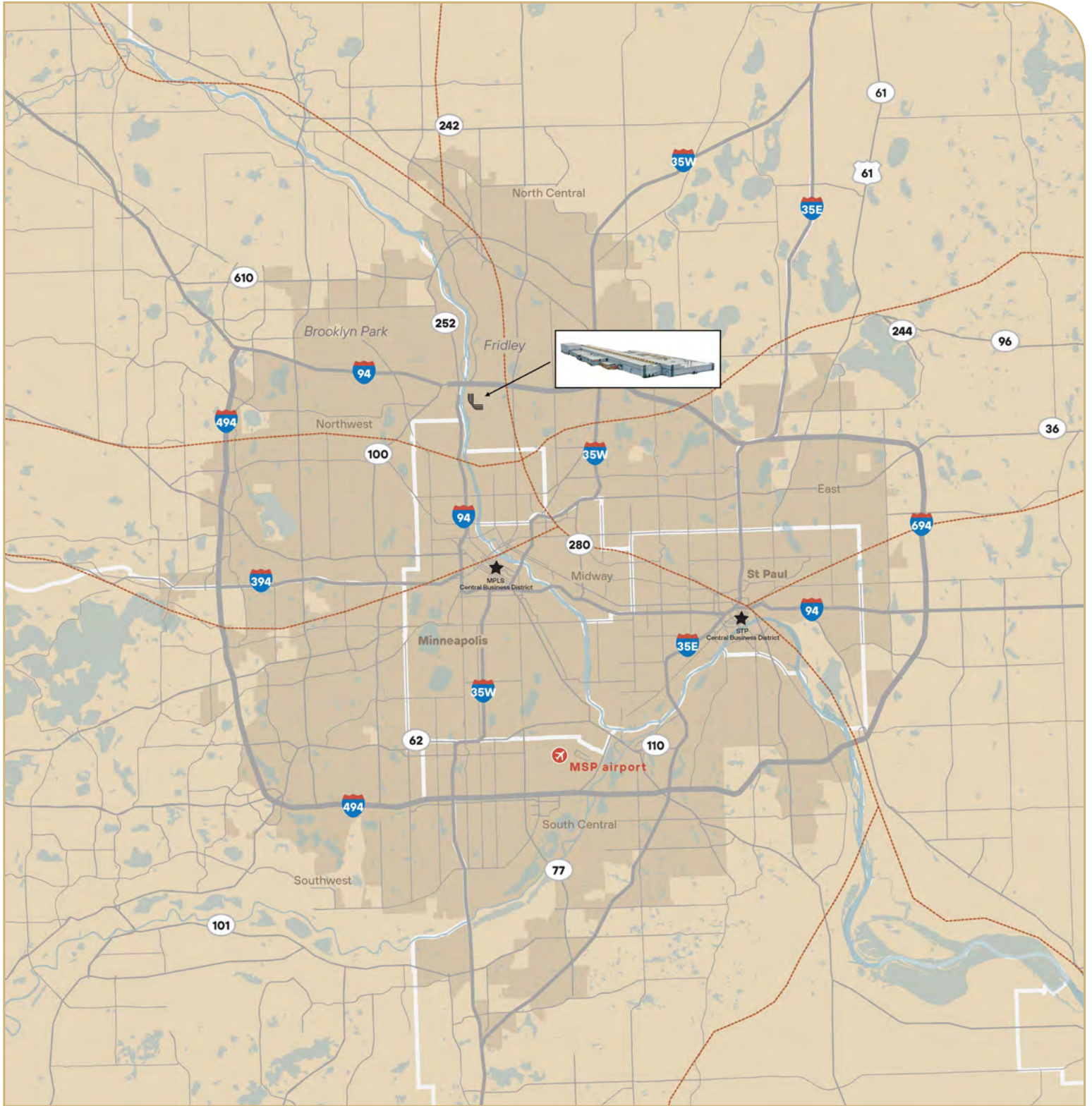












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