



Service
Industrial

Warehouse for Sublease

350 73rd Ave NE, Fridley

10,628sf

Sublease term through 6.30.2027

New direct lease with landlord (longer term) 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.



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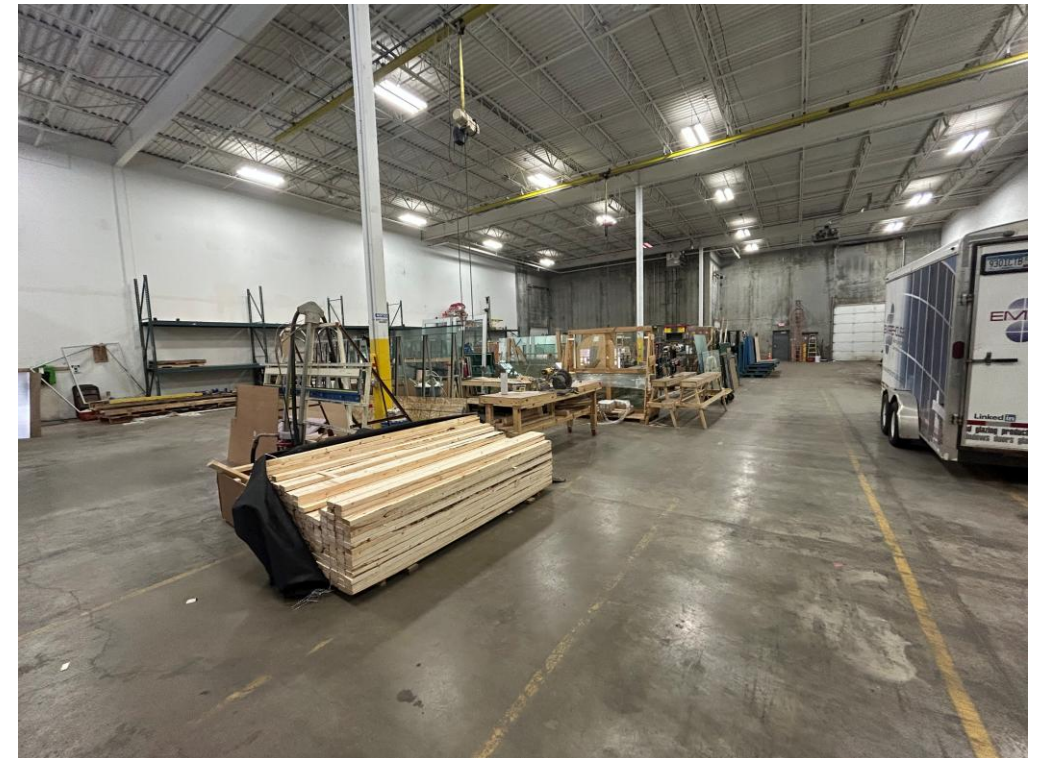
Clean, highly functional warehouse

350 73rd Ave NE, Fridley

10,628sf total

~10,228sf warehouse

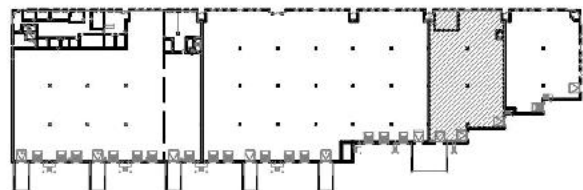
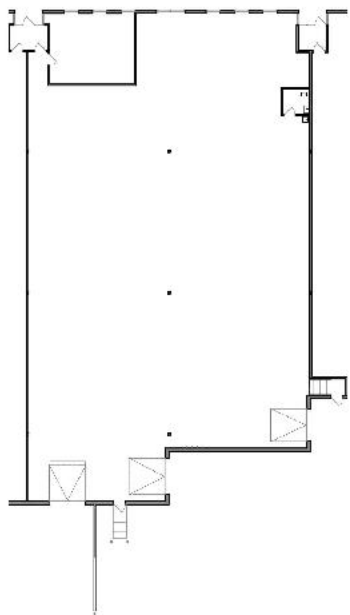
~400sf office





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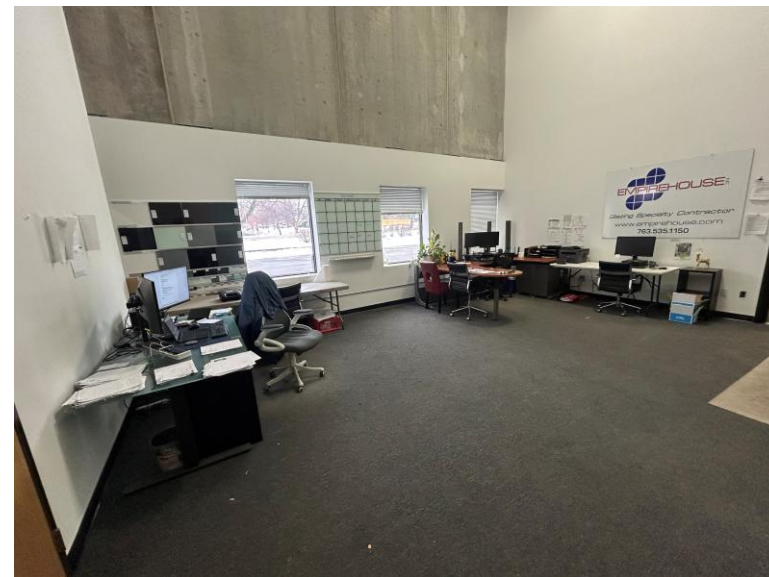
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- 24' clear height
- 2 docks with levelers
- 12' tall drive-in
- Heavy power
- Well lit, high image space
- One unisex restroom
- Fully sprinklered
- Exterior recently painted





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Rates

- \$7.50/sf net
- 2026 CAM & Tax is \$4.65/sf

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