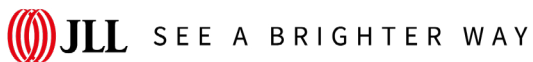




For lease

5400 Main St NE, Fridley, MN
Warehouse Space Available



Building specifications

Warehouse space for lease

5400 Main Street NE is strategically located near the intersection of I-694 and University Ave NE. Featuring functional warehouse and office space.



Building size 428,774 SF

Year built 1956

Loading Dock and drive-in loading available

Parking ±400 stalls

Clear height 10' - 32'

Outside storage 44,000 SF available
Up to 64 trailer stalls

Lease rates Negotiable

Est. 2025 CAM/Tax \$4.05 PSF

Available SF

Suite 100:
31,856 SF Warehouse
31,856 SF Total
Available: 4/1/2026

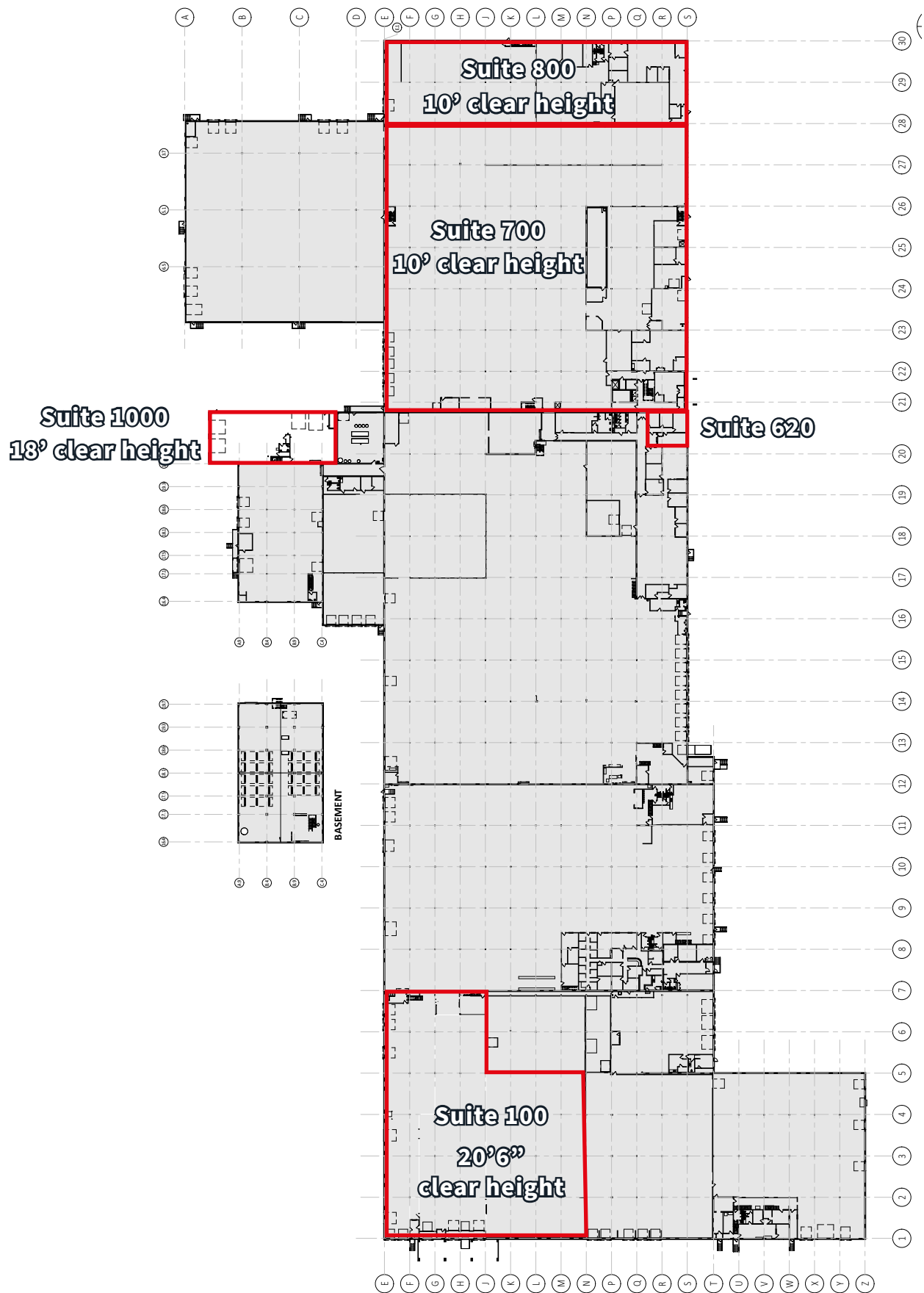
Suite 700:
4,353 SF Office
62,443 SF Warehouse
66,796 SF Total
Available: Now

Suite 1000:
4,855 SF Warehouse
4,855 SF Total
Available: Now

Suite 620:
1,049 SF Office
1,049 SF Total
Available: Now

Suite 800:
2,522 SF Office
16,596 SF Warehouse
19,118 SF Total
Available: Now

Building plan

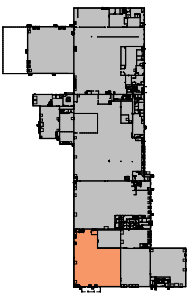


Floor plans - Suite 100

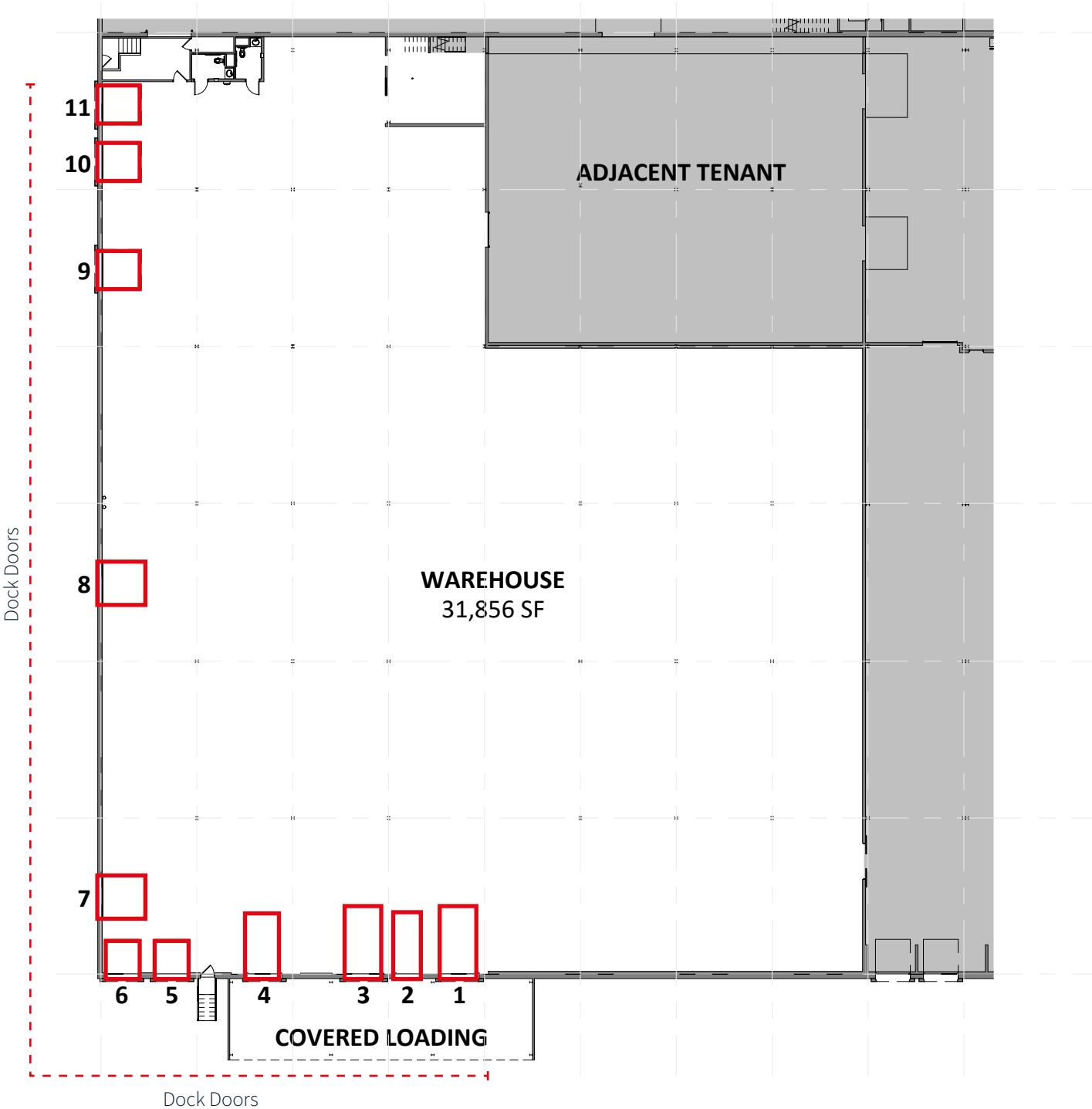
Suite 100:
31,856 SF Warehouse
31,856 SF Total
Available: 1/1/2026

Loading:
11
Dock Doors

Clear Height:
20'6"



KEYPLAN



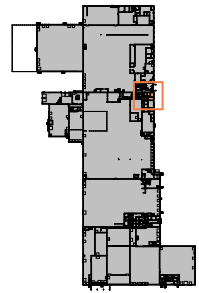
Floor plans - Suite 620

Suite 620:

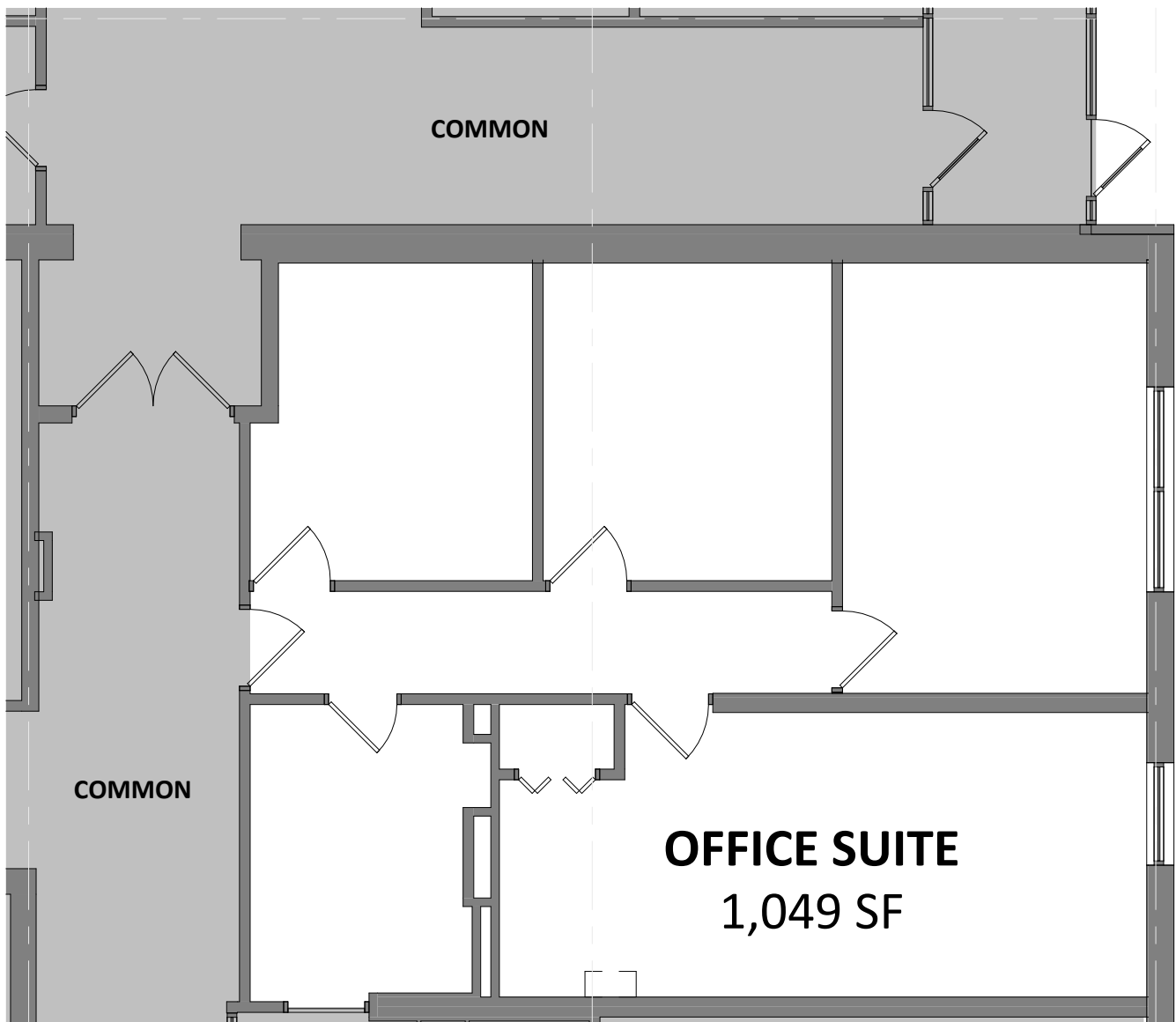
1,049 SF Office

1,049 SF Total

Available: Now



KEYPLAN



Floor plans - Suite 700

Suite 700:

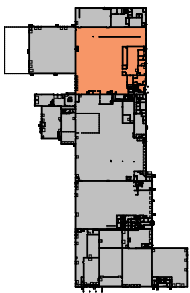
4,353 SF Office
62,443 SF Warehouse
66,796 SF Total
Available: Now

Loading:

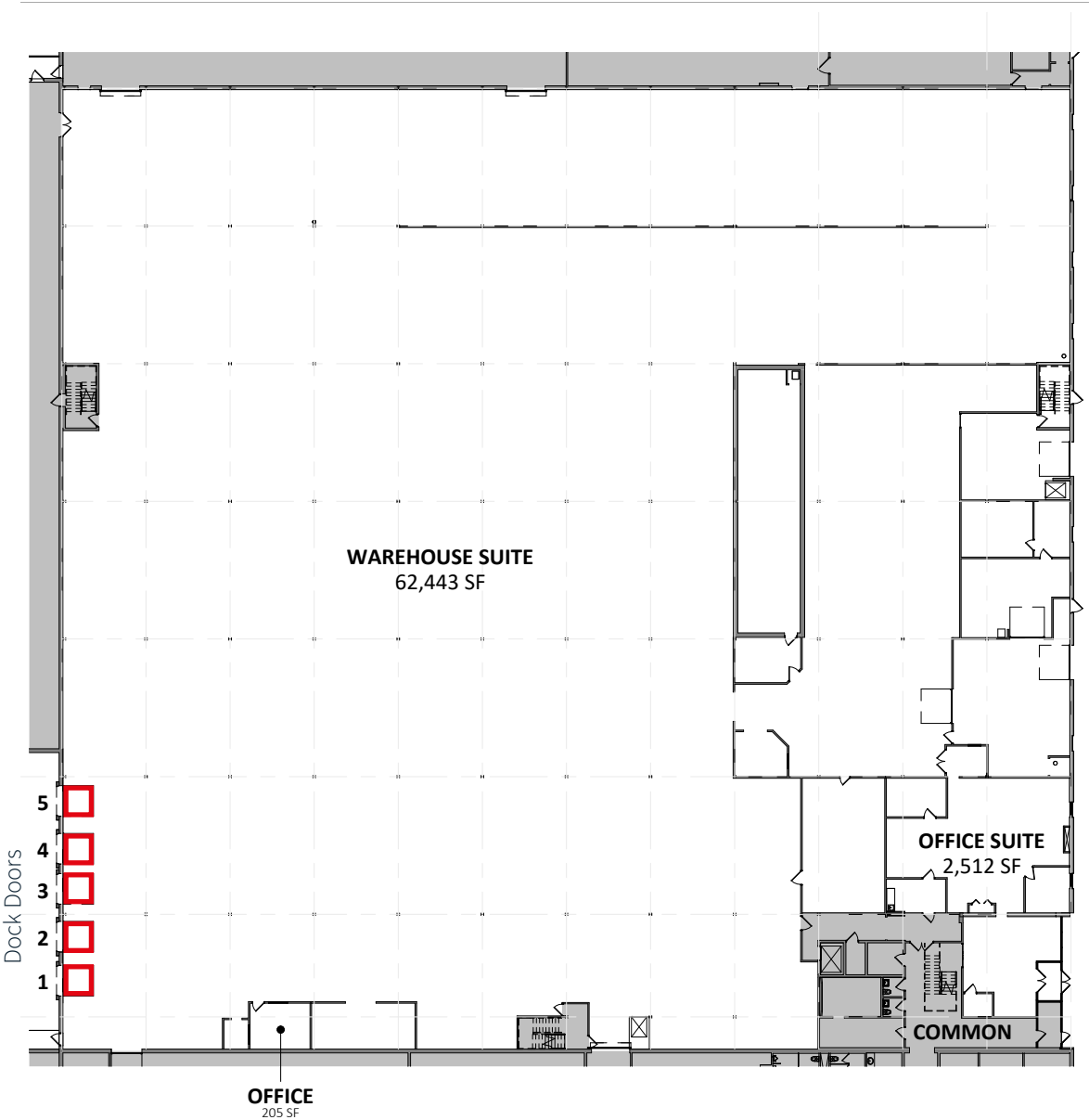
5
Dock Doors

Clear Height:

10'



KEYPLAN



Floor plans - Suite 800

Suite 800:

2,522 SF Office

16,596 SF Warehouse

19,118 SF Total

Available: Now

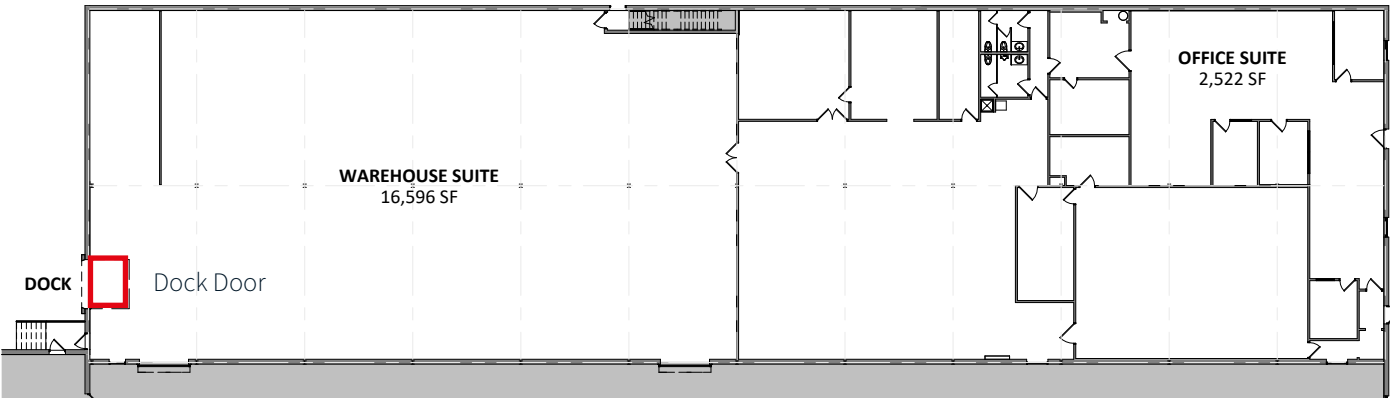
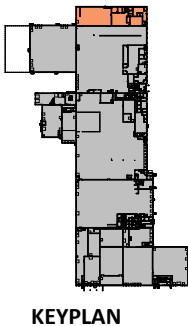
Loading:

1

Dock door

Clear Height:

10'



Floor plans - Suite 1000

Suite 1000:

4,855 SF Warehouse

4,855 SF Total

Available: Now

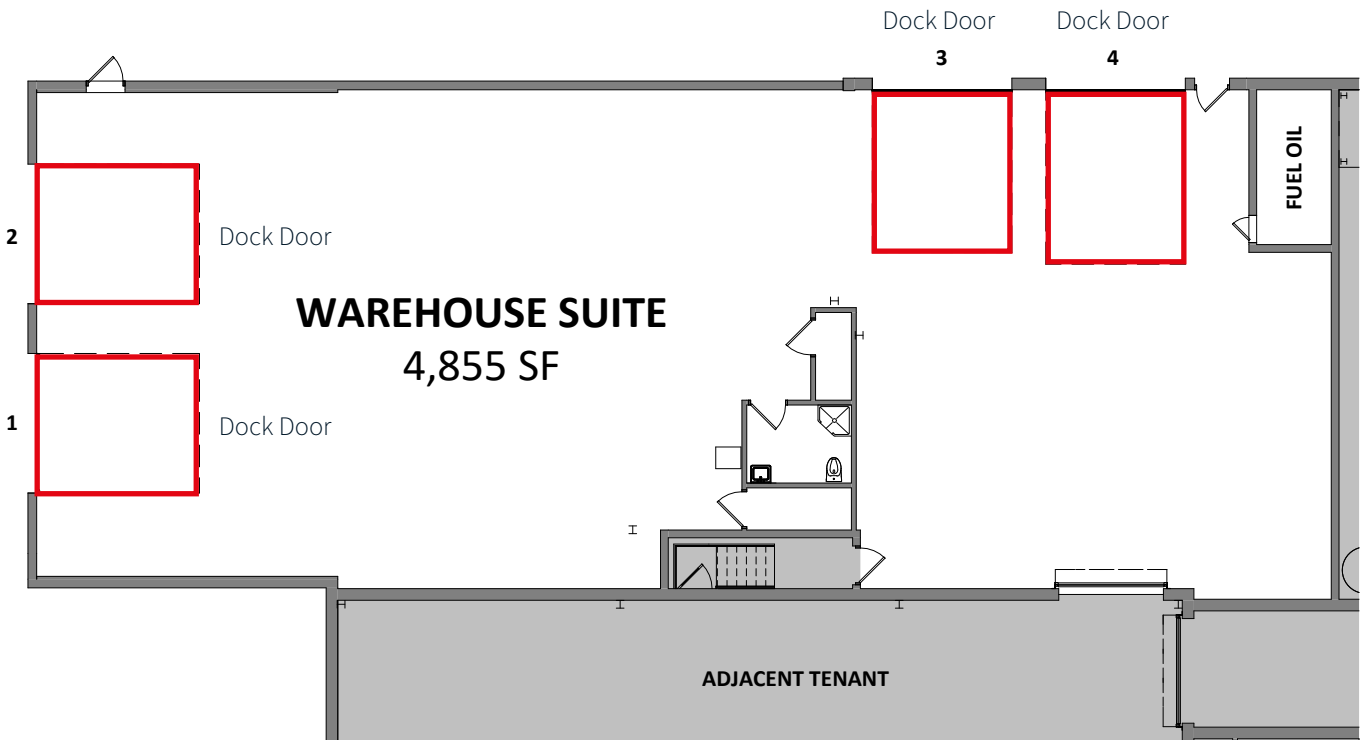
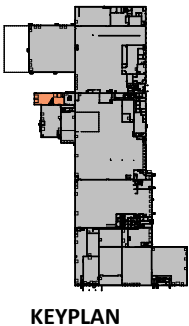
Loading:

4

Dock door

Clear Height:

18'



Outdoor storage options



Available options

1. Full storage

- 44,000 SF

2. Full trailer stalls - 1

- 45 - 12' x 55'

3. Full trailer stalls - 2

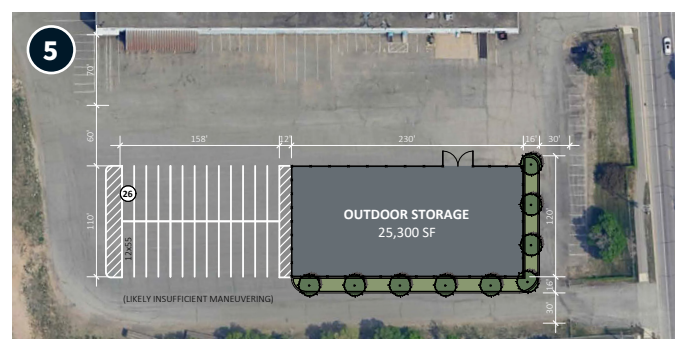
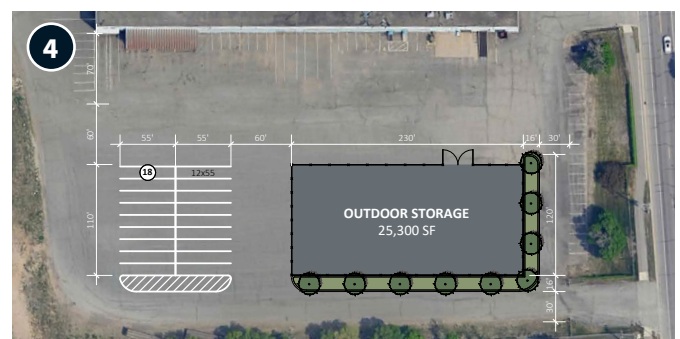
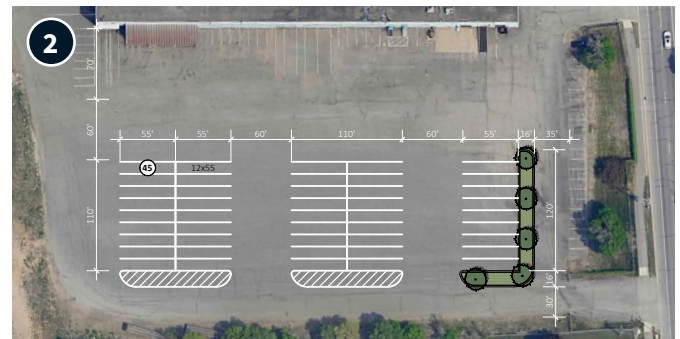
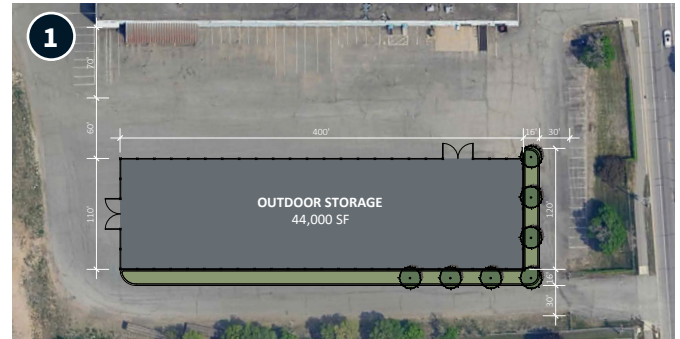
- 64 - 12' x 55'

4. Hybrid - 1

- 25,300 SF outdoor storage
- 18 - 12' x 55' trailer stalls

5. Hybrid - 2

- 25,300 SF outdoor storage
- 26 - 12' x 55' trailer stalls



Building photos - exterior

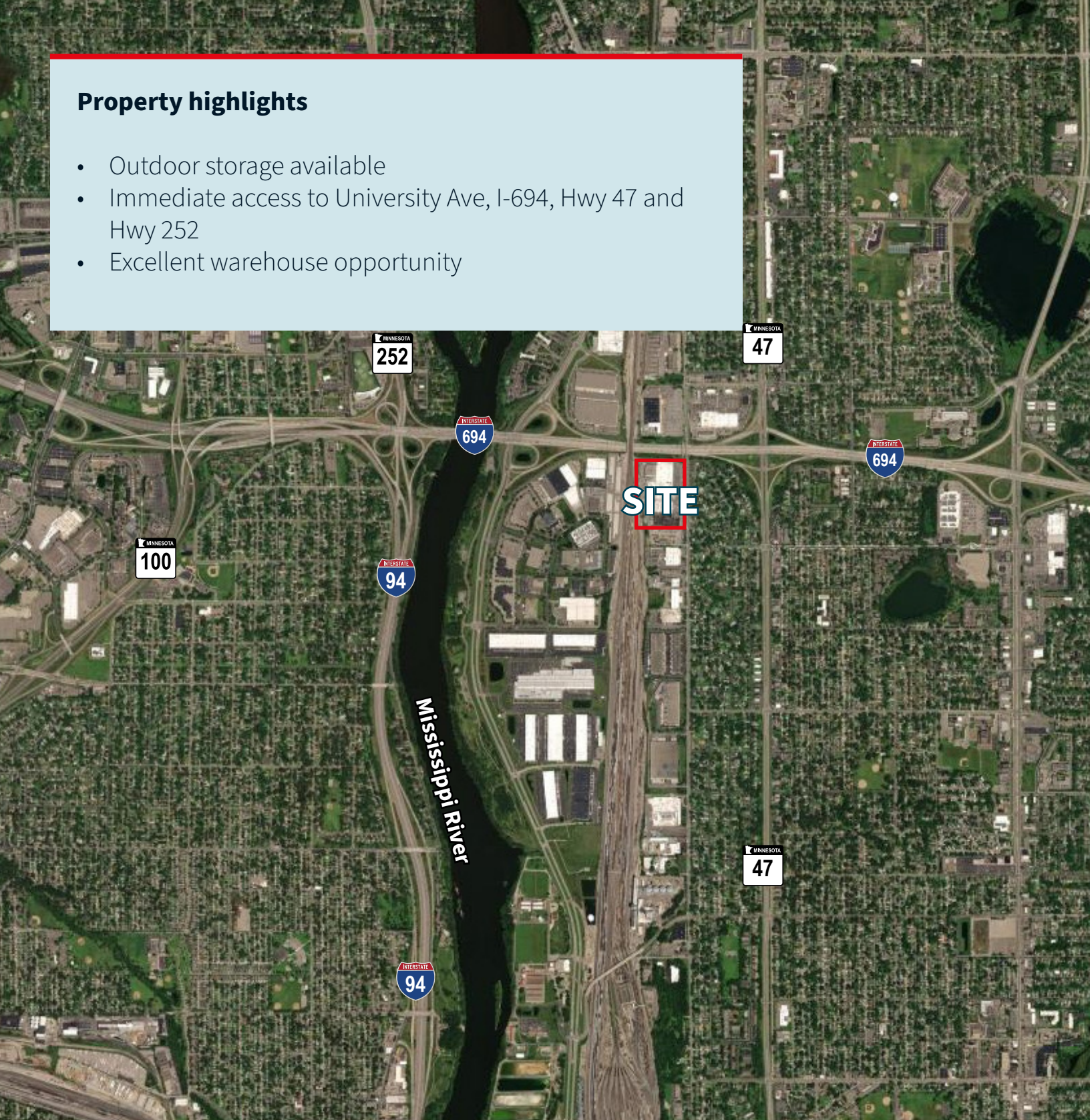


Building photos - aerial



Property highlights

- Outdoor storage available
- Immediate access to University Ave, I-694, Hwy 47 and Hwy 252
- Excellent warehouse opportunity



SEE A BRIGHTER WAY

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