

# COPPERWOOD

REAL ESTATE

Delivering Innovative Real Estate Solutions

FOR  
LEASE

## University Business Center 8000 - 8090 University Avenue NE Fridley, MN



### General Overview

Fantastic Lease Spaces located in the University Avenue Corridor.

- Industrial / Office / Quasi Retail Space
- 14' Clear Height
- Docks and Drive Ins
- Aggressive Rental Rates: \$3.50/ \$6.50
- Real Estate Tax & CAM \$2.28

Tom Bissen 952-392-1308

Mark Steingas 952-392-1306

### Property Specs

AVAILABLE SPACES from 1,840 - 30,000 sq. ft.

**952.392.1310**  
www.copperwood-realestate.com

• Tom Bissen (763.381.4991)  
• Mark A Steingas (612.720.1306)

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## Property Photos

PROJECT: UNIVERSITY BUSINESS CENTER

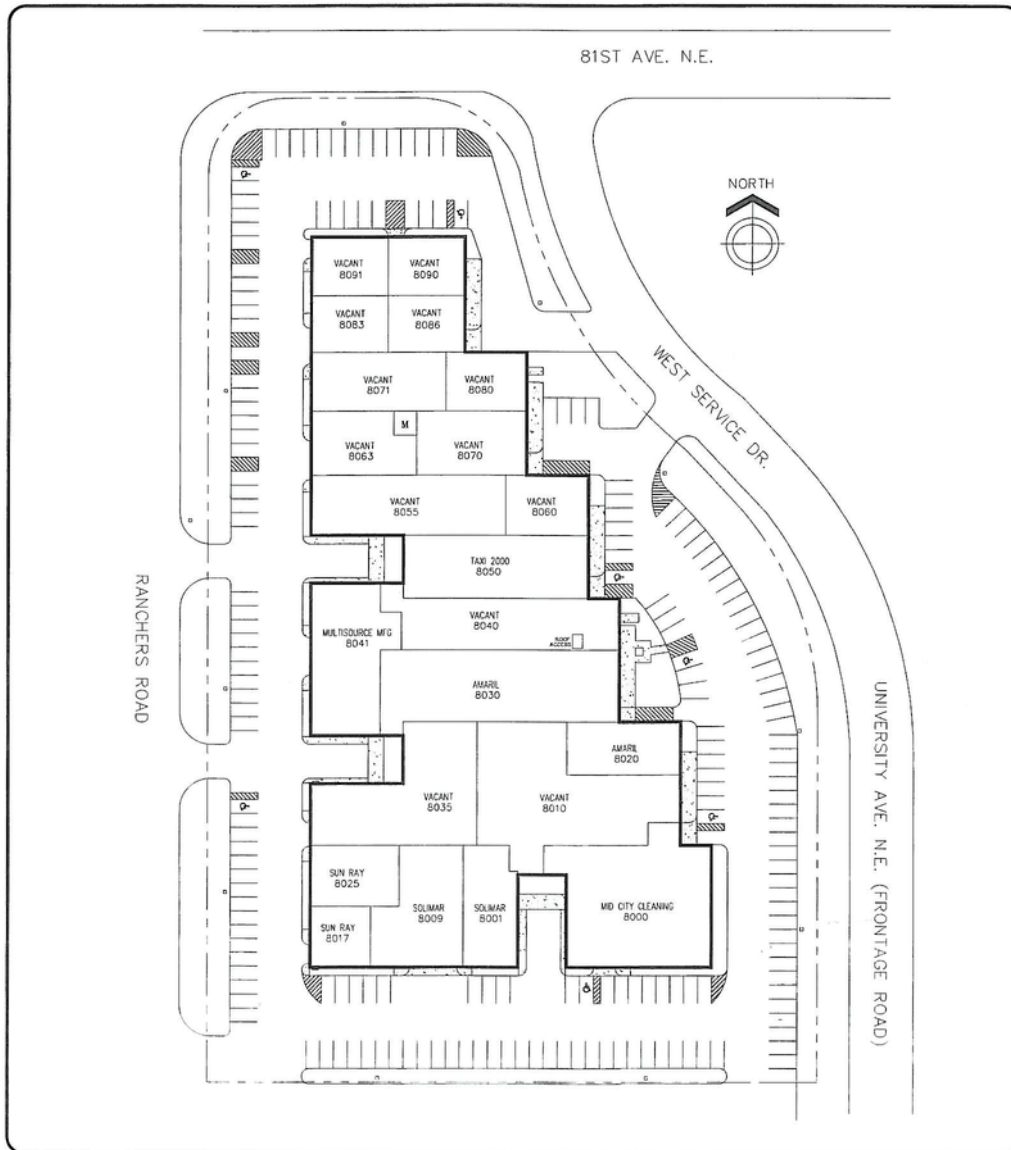
8000-8090 UNIVERSITY AVE NE

8001-8091 RANCHERS ROAD NE

FRIDLEY, MINNESOTA

SHEET NO: 1

DATE: 4/2/10



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## Property Photos

### University Business Center

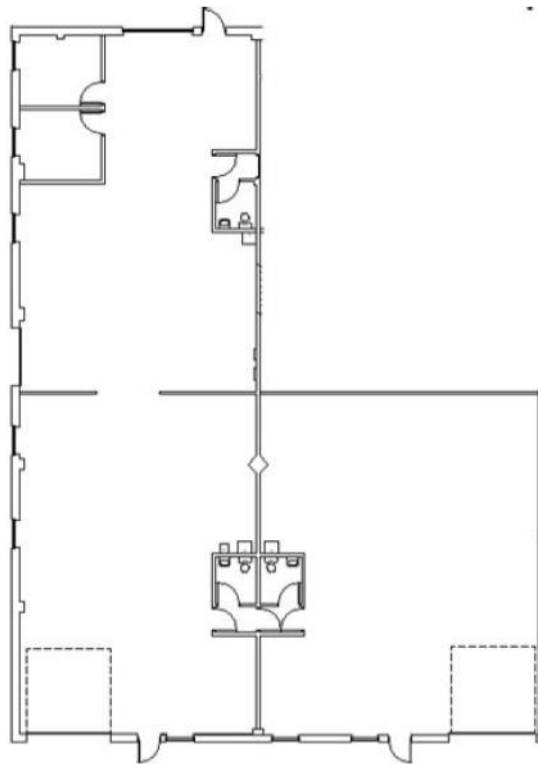
8000-8090 University Ave NE  
Fridley, MN 55432

8090 University Ave NE  
Fridley MN 55432

Office Sq. Ft. : 462

Warehouse Sq. Ft. : 5,198

Loading : 2 di



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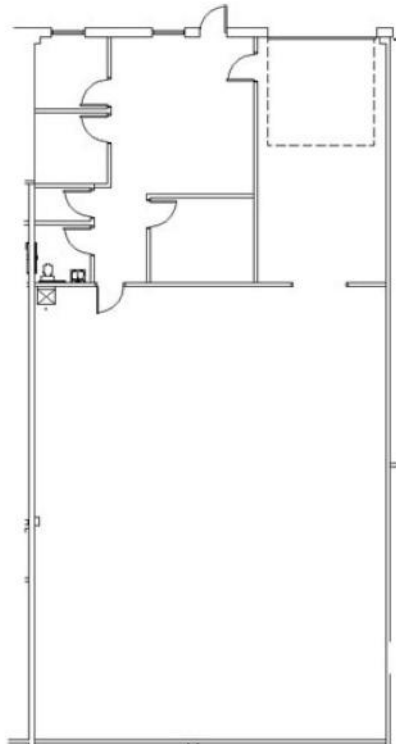
### 8071 Ranchers Road Fridley MN 55432

Office Sq. Ft. : 725

Warehouse Sq. Ft. : 2,479

Loading : di

Clear Height : 14



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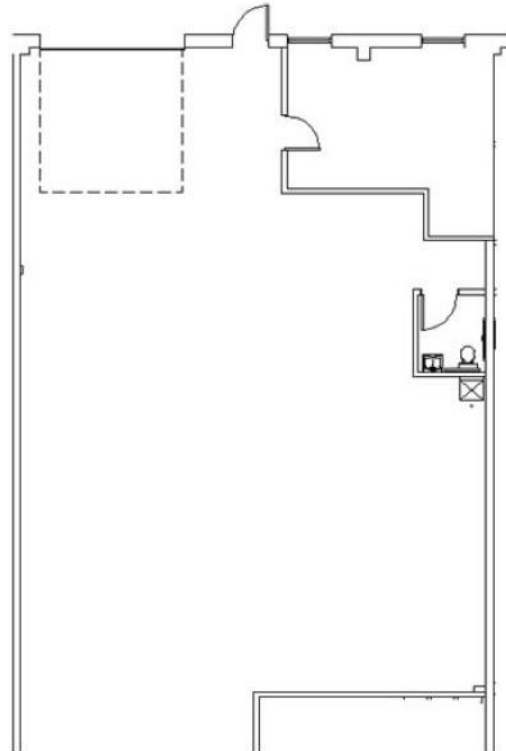
## Property Photos

**8063 Ranchers Rd  
Fridley MN 55432**

Office Sq. Ft. : 42

Warehouse Sq. Ft. : 2,318

Loading : di



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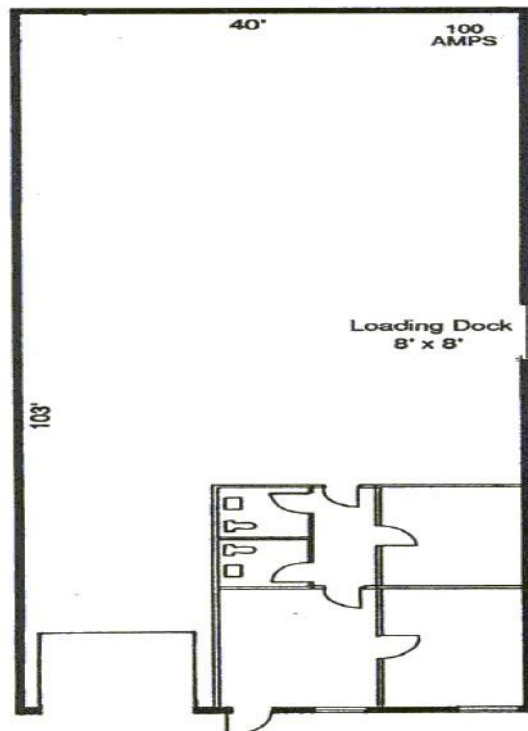
**8055 Ranchers Rd  
Fridley MN 55432**

Office Sq. Ft. : 750

Warehouse Sq. Ft. : 3,370

Loading : dh, di

Clear Height : 14



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## Property Photos

### 8035 Ranchers Rd Fridley MN 55432

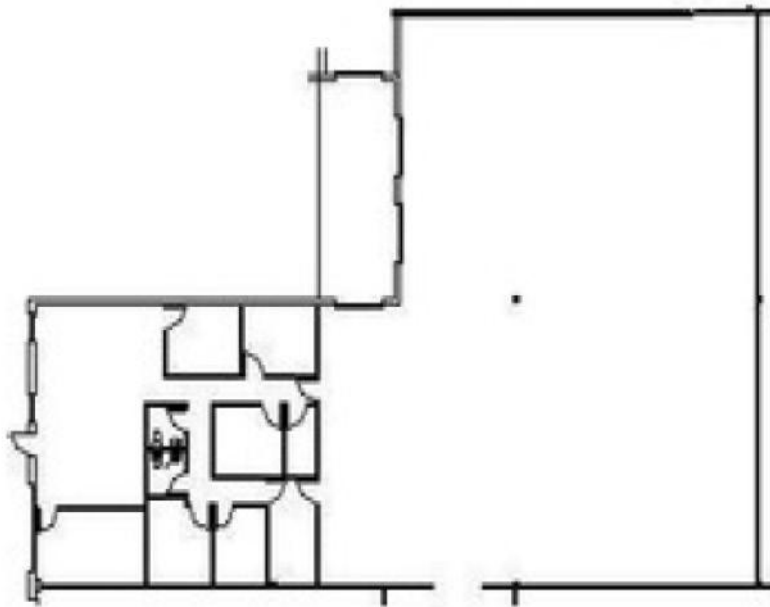
Office Sq. Ft. : 1,880

Warehouse Sq. Ft. : 5,376

Loading : 2 dh

Clear Height : 14

- A/C warehouse for production!



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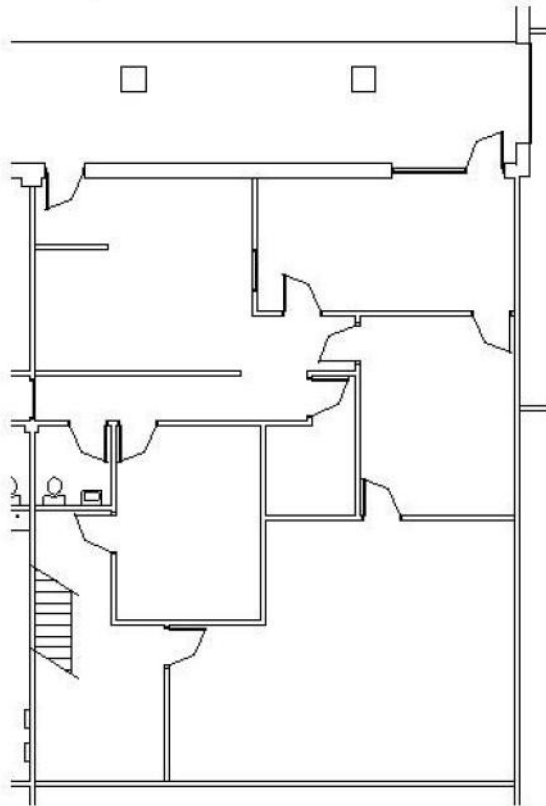
## Property Photos

**8086 University Ave NE  
Fridley MN 55432**

Office Sq. Ft. : 1,609

Warehouse Sq. Ft. : 231

Clear Height : 14



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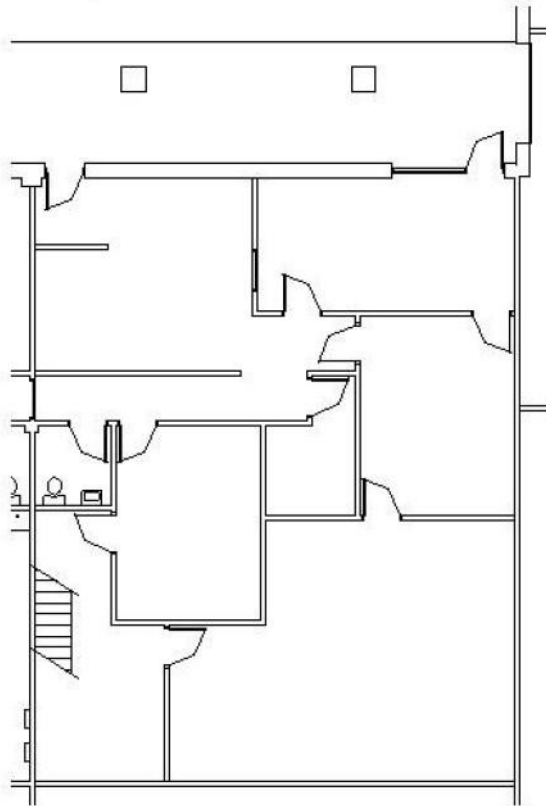
## Property Photos

**8086 University Ave NE  
Fridley MN 55432**

Office Sq. Ft. : 1,609

Warehouse Sq. Ft. : 231

Clear Height : 14



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## Property Photos

### University Business Center

8000-8090 University Ave NE  
Fridley, MN 55432

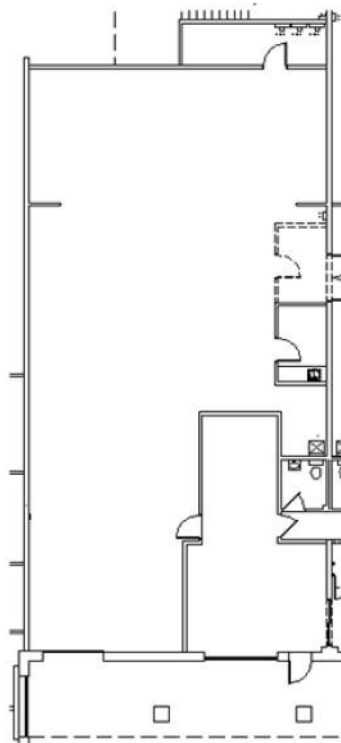
**8070 University Ave NE  
Fridley MN 55432**

Office Sq. Ft. : 47

Warehouse Sq. Ft. : 3,093

Loading : di

Clear Height : 14



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## Property Photos

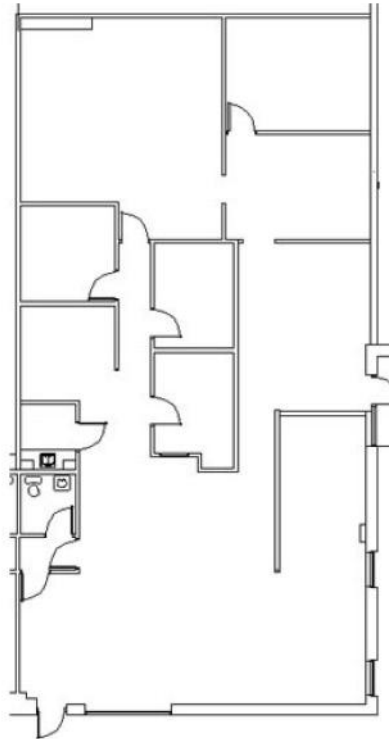
**8060 University Ave NE  
Fridley MN 55432**

Office Sq. Ft. : 3,254

Warehouse Sq. Ft. : 0

Loading : n/a

Clear Height : 9



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## Property Photos

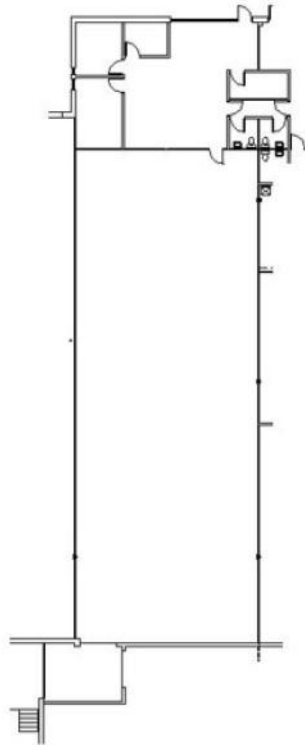
**8040 University Ave NE  
Fridley MN 55432**

Office Sq. Ft. : 1,200

Warehouse Sq. Ft. : 4,520

Loading : dh

Clear Height : 14



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## Property Photos

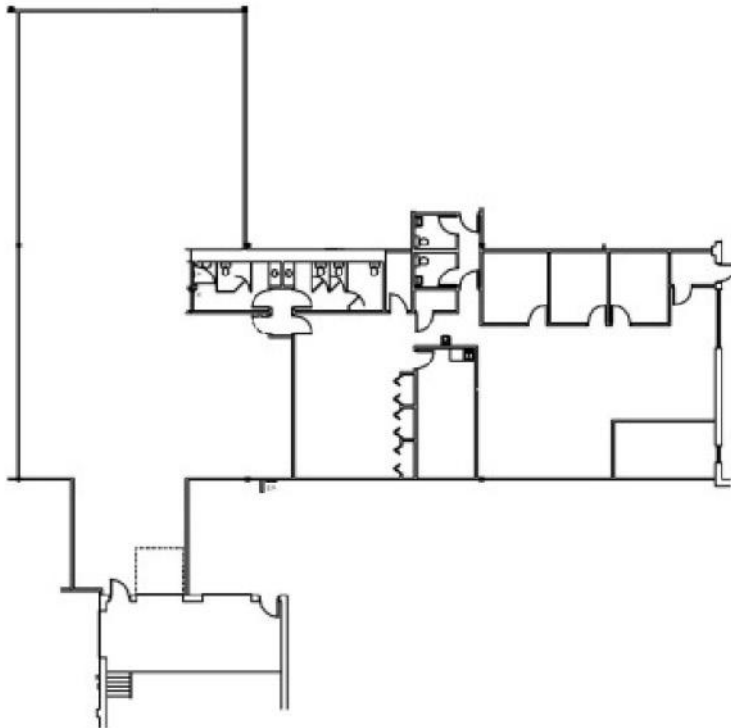
**8010 University Avenue  
NE  
Fridley MN 55432**

Office Sq. Ft. : 3,214

Warehouse Sq. Ft. : 3,208

Loading : DH

Clear Height : 14



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