



NORTHERN  
**STACKS**

The logo for Northern Stacks features a stylized graphic of two industrial smokestacks. The left stack is taller and has the letter 'E' and three stars on it. The right stack is shorter. Below the stacks is a blue wave-like shape.

**A STATE OF THE ART INDUSTRIAL CAMPUS  
WITH A HANDS-ON APPROACH**

Northern Stacks Drive | Fridley, MN

# A SITE UNLIKE ANY OTHER

Located along the waterfront of the Mississippi River, Northern Stacks is built on a site rich with historical significance. From its origins as the Northern Pump Company to manufacturing gun turrets for World War II to today's modern industrial campus, Northern Stacks proudly continues the legacy of innovation and reinvention.



# SITE FEATURES



122-acre site located in the highly desirable northwest submarket



Flexible zoning to accommodate all industrial uses



LEED certification-ready



Outstanding freeway access to I-694 and I-94



Access to BNSF Rail lines



Corporate neighbors include Medtronic, Kemps, Murphy Warehouse and Pitney Bowes



On-site taproom



Regional park with 2.3 miles of paved trails within the site

# PARK OVERVIEW

## **BUILDING I - 48,207 SF AVAILABLE**

Lindenmeyr Munroe, OnTrac

## **BUILDING II**

Certified Power Inc., Trio Supply

## **BUILDING III**

N Parallel, Resolution Medical

## **BUILDING IV**

Mygrant Glass, Business Essentials

## **BUILDING V**

Axalta, Heraeus

## **BUILDING VI**

Intertek, Laird Plastics, Thyssenkrupp

## **BUILDING VII**

LKQ Corporation

## **BUILDING VIII**

Lindenmeyr Munroe, R&R Machinery Movers,  
Benchmark Logistics

## **BOILER ROOM**

Forgotten Star Brewery, Northern Stacks Events



## FOR LEASING INFO, CONTACT:

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[www.northernstacksmn.com](http://www.northernstacksmn.com)



# NORTHERN STACKS I

41 Northern Stacks Drive | Fridley, MN 55421

## BUILDING SIZE

213,000 SF

## SPACE AVAILABLE 11/16/22

Office: 3,823 SF

Warehouse: 44,384 SF

Total: 48,207 SF

## NET RENTAL RATES

Negotiable

## 2022 CAM & TAX ESTIMATE

\$2.73 PSF Tax

\$1.00 PSF CAM

\$3.73 PSF Total

## LOADING

(4) 9'w x 10'h dock doors

(1) oversized 12'w x 14'h drive in door

## CLEAR HEIGHT

32'

## COLUMN SPACING

50' x 50' with 60' speed bay

## DELIVERY

November 16, 2022

## SPACE FEATURES

> End cap space featuring abundant glass



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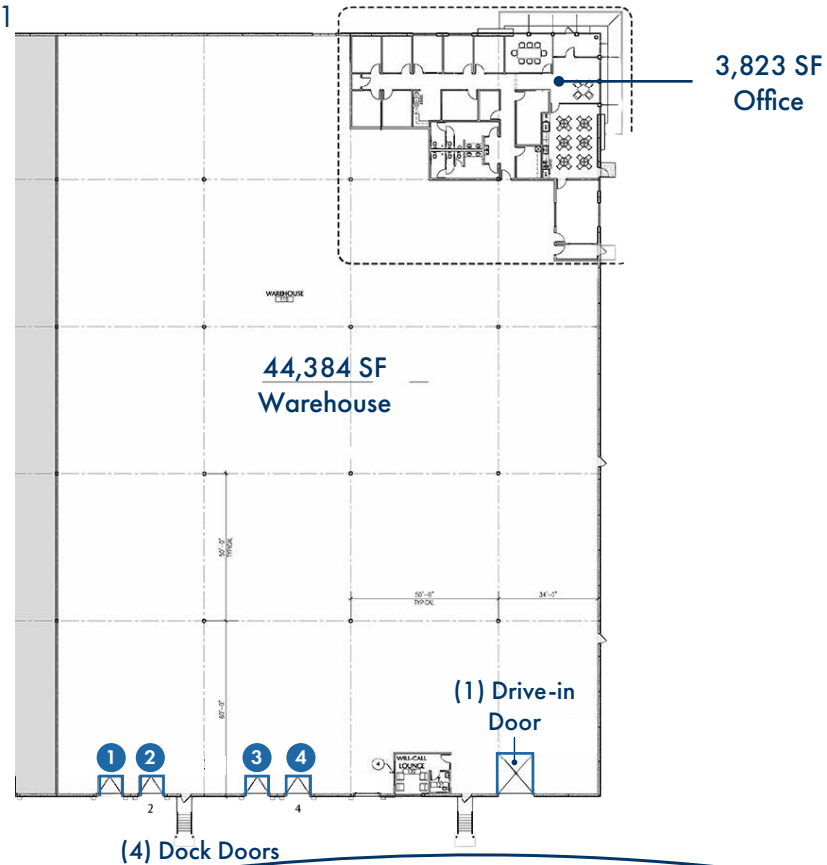
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# NORTHERN STACKS I - FLOOR PLAN

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# MASTER SITEPLAN



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# NEIGHBORHOOD MAP



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