

Service  
Industrial

# Warehouse for Sublease

350 73<sup>rd</sup> Ave NE, Fridley

10,628sf

Sublease term through 6.30.2027

New direct lease with landlord (longer term) also possible

[jack@serviceindustrialmn.com](mailto: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

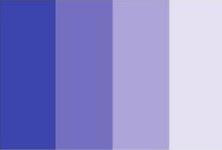
350 73<sup>rd</sup> Ave NE, Fridley

10,628sf total

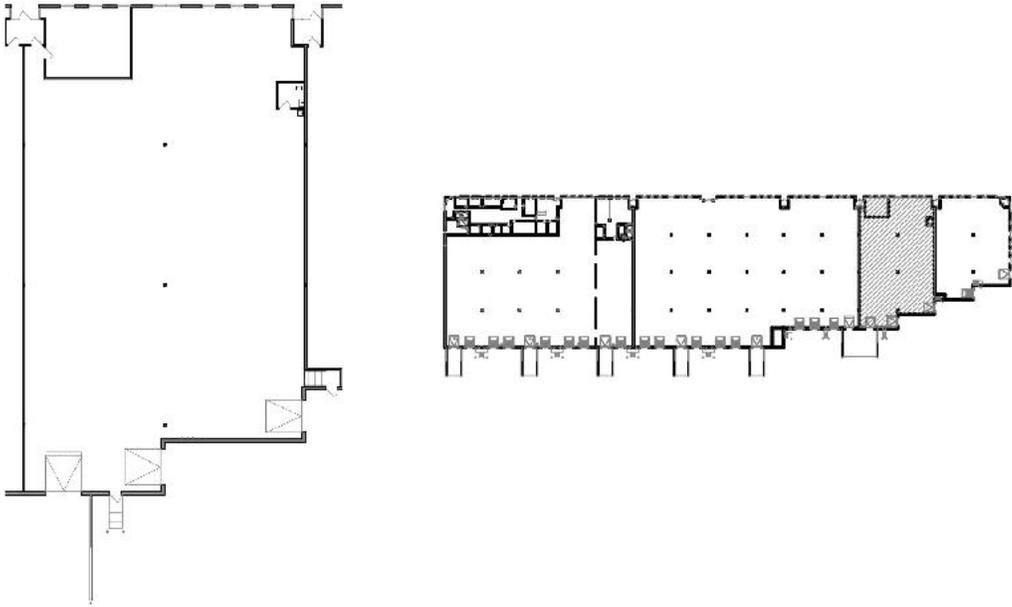
~10,228sf warehouse

~400sf office



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# Service Industrial

- 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



350 73rd Ave NE, Fridley





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## Rates

- \$9.50/sf net
- 2026 CAM & Tax is \$4.65/sf

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