

Property Facts

Property Address

5155 East River Road | Fridley, MN

Building Square Feet

69,963 SF Total

Clear Height

16'

Zoning

I2- Heavy Industrial

Parking

Ample (4/1,000)

Net Rental Rates

Negotiable

2025 EST CAM & Real Estate Tax

Tax: \$2.95

CAM: \$2.66

Total: \$5.61



RIVER TECH
WORKPLACE

rivertechmn.com

Leasing Contacts

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Floor Plan

5155 E. River Road, Fridley, MN
Building IV | Suite 405

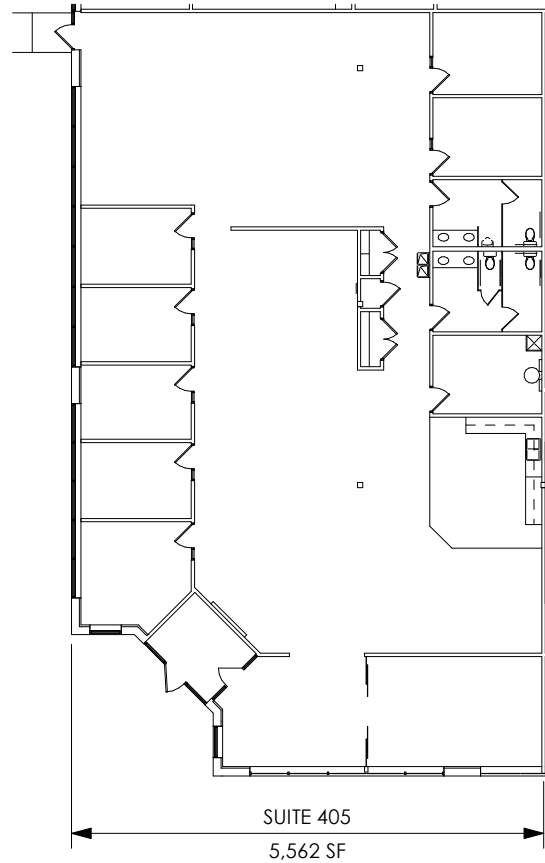
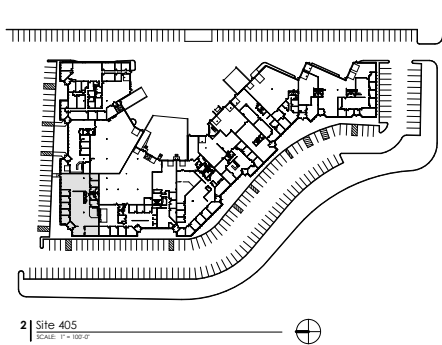
Available Space

5,562 SF office

5,562 SF total

16' clear

Available 2/1/2025



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Floor Plan

5155 E. River Road, Fridley, MN
Building IV | Suite 406

Available Space

2,948 SF office

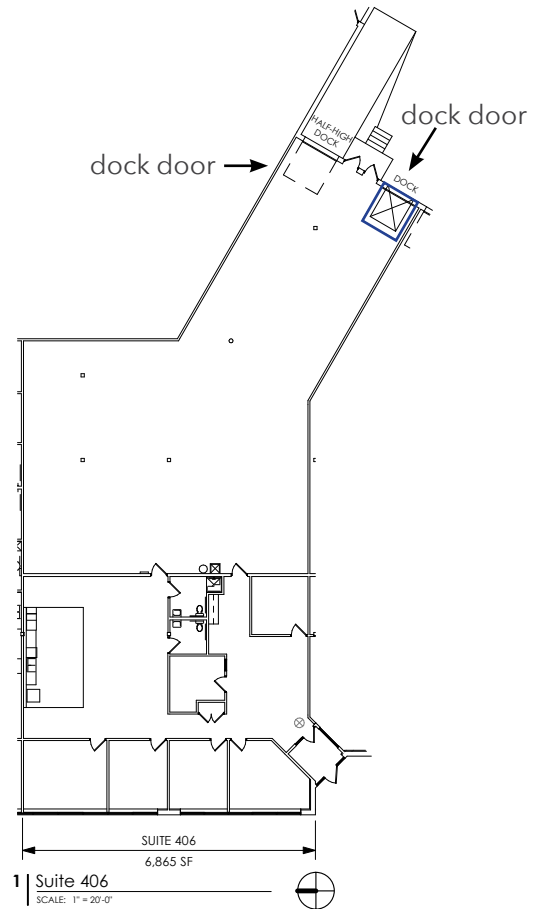
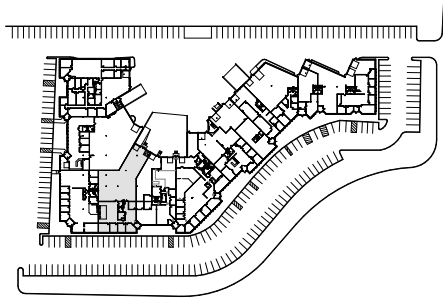
3,917 SF warehouse

6,865 SF total

16' clear

Two (2) dock door

Available 2/1/2025



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Floor Plan

5155 E. River Road, Fridley, MN
Building IV | Suite 405-406

Available Space

8,510 SF office

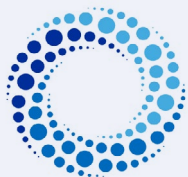
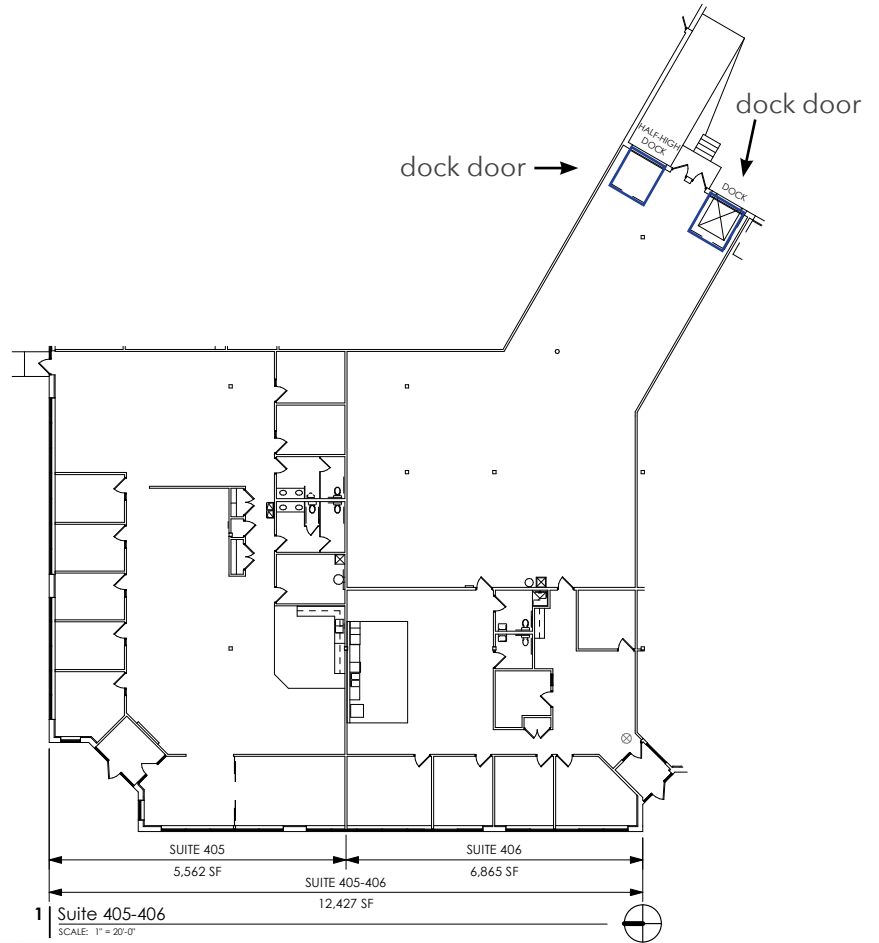
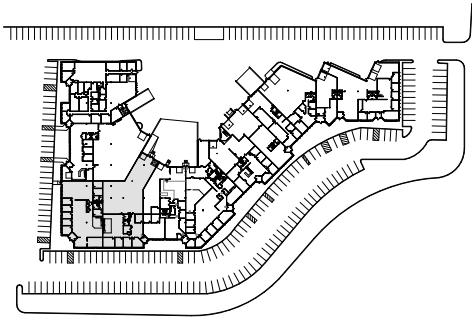
3,917 SF warehouse

12,427 SF total

16' clear

Two (2) dock door

Available Now



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