

FOR LEASE

FOR SALE

4300 Main Street NE

4300 Main St NE, Fridley, MN 55421

Industrial property on the edge of Northeast Minneapolis offering functional warehouse space, extensive office buildout, and surrounding parking.



4300 Main Street NE

About the Property

4300 Main St NE is an industrial property located in Fridley, just minutes from Northeast Minneapolis in a well-established industrial corridor. Constructed of durable masonry, the building offers a highly functional mix of warehouse and office space suited for contractors, light manufacturing, distribution, or service-based businesses. The property includes 13,984 SF of main-floor warehouse, 3,247 SF of lower-level support space, and 3,216 SF of built-out office featuring 16 private offices, 4 small conference/training rooms, and kitchen. Three drive-in doors and one dock door provide strong loading capability, while the surrounding parking lot and fenced rear access allow for convenient access and secure outdoor storage. Zoned M-1.

Location

Located in Fridley along the Mississippi River corridor, 4300 Main Street NE offers excellent regional accessibility just minutes from I-694, I-35W, and Highway 100, providing efficient connections to Minneapolis, St. Paul, and the broader Twin Cities metro. The property is situated near major industrial and employment users within an active and established business corridor. The surrounding area features a mix of light industrial, commercial, and residential uses, with nearby riverfront and green space. With strong freeway access, proximity to freight and manufacturing infrastructure, and a central inner-ring suburban location, this site is well positioned for users seeking connectivity, functionality, and long-term stability.

Building Size 20,477 SF
Year Built 1954
Sale Price \$2.2M
Rent Rate \$8.00 NNN
CAM & Taxes \$2.50/SF/yr

- ✓ 13,984 SF functional main-floor warehouse
- ✓ Extensive office layout with 16 private offices, 4 conference/training rooms, and kitchen
- ✓ 3 drive-in doors + 1 dock door
- ✓ 14' clear height warehouse with ample power
- ✓ Fenced rear access with parking surrounding the building



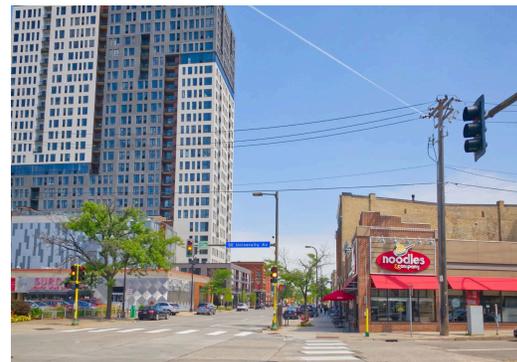
Site Plan



The Neighborhood

Northeast

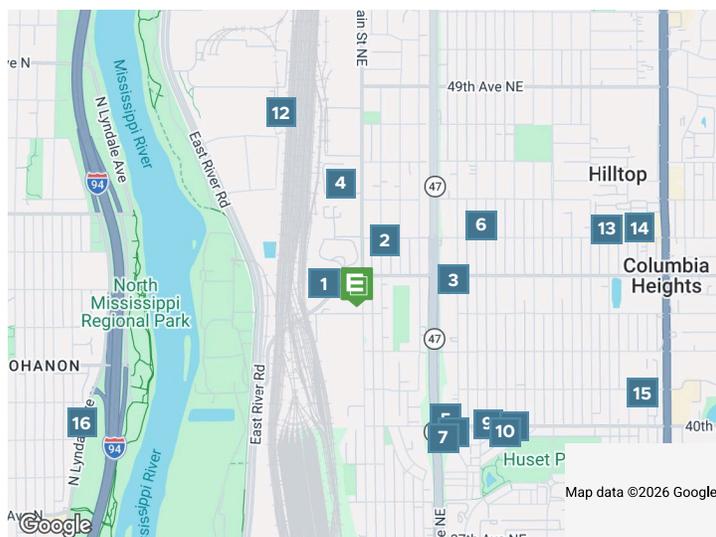
The Heart of Northeast Minneapolis provides a small-town feel nestled in the city. You will find a mix of old and new which fit together well here. The history of the area coupled with the modern amenities that abound has made this part of Northeast a desirable place to be.



26
WALK SCORE

34
TRANSIT SCORE

37
BIKE SCORE



- 1 General Mills Inc - Fridley Oat Mill
- 2 Ultimate Fit Golf LLC
- 3 Legacy Security Technology Inc
- 4 Electric Motor Supply Company (EMSCO)
- 5 Mr Fuego Grill
- 6 Custom Home Remodeling Inc
- 7 Sarna's Classic Grill
- 8 Krispy Krunchy Chicken
- 9 Roman's Cafe
- 9 Amos & Amos Bar B Que
- 10 Millennium Carpet Sales
- 11 Miller's
- 11 Community Grounds
- 12 Hodgepodge
- 13 Dong Yang Oriental Foods & Deli Menu
- 14 Soma Bonita
- 14 Micholandia Hilltop
- 15 Science of Spirituality Minneapolis Meditation Center
- 16 Burrito Cubano

Demographics	1 Mile	3 Miles	5 Miles
Total population	12,515	134,563	351,188
Median age in years	37.1	36.3	34.8
Total households	4,942	53,253	142,615
Median household income	\$75,019	\$78,764	\$81,413
Average household size	2.53	2.50	2.41
Average home value	\$303,691	\$367,973	\$398,303

Data Source: ESRI/ArcGIS (2025)



4300 Main Street NE
Interior Photos

