

# NORTHERN STACKS

*Where industrial meets ecological.*



5101 Industrial Blvd • Fridley, Minnesota

Historical significance, modern amenities, and environmentally-friendly development practices can all be found at the Twin Cities' premier business park.



# NORTHERN STACKS VIII

5101 INDUSTRIAL BLVD | FRIDLEY, MN 55421



## ABOUT NORTHERN STACKS

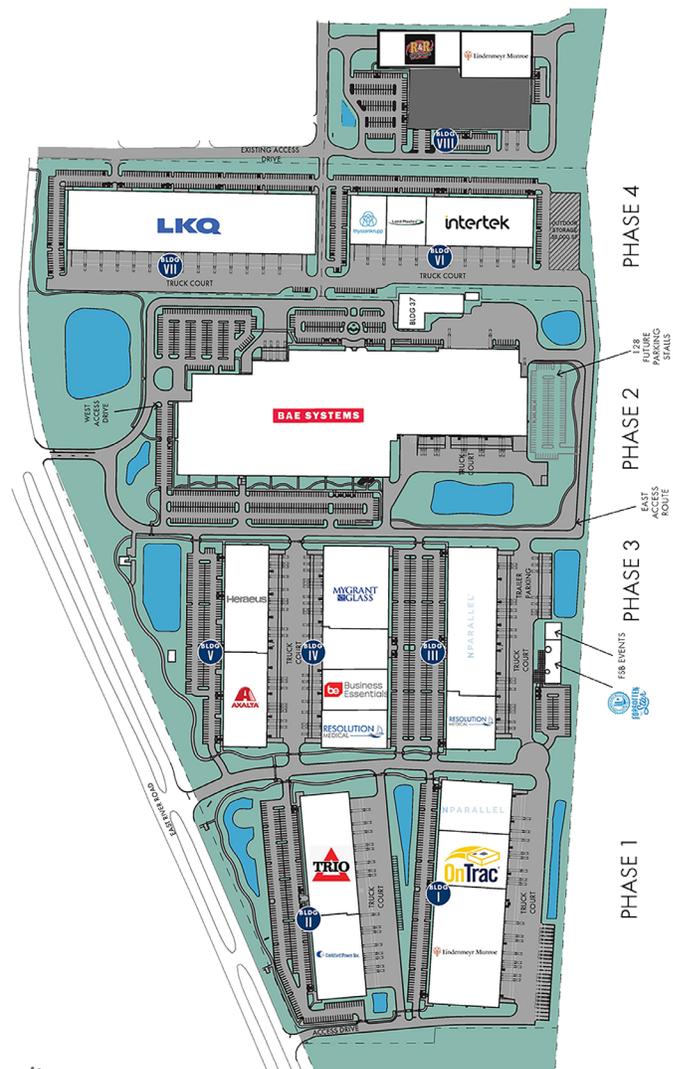
Northern Stacks has been designed with businesses in mind - combining the efficiency of a modern, sustainable space with the natural beauty of the Mississippi River. Add that to the historical significance of the site, and you've got a location unlike any other in the Twin Cities.

## A HISTORY OF EXCELLENCE

Northern Stacks is located on a site full of the rich history of hard-working Minnesotans. From its humble beginnings as Northern Pump Company, to its notoriety as one of the few sites to receive 6 Battle E awards from the U.S. Navy, Northern Stacks represents the pride every Minnesotan takes in their work.

## BUSINESS PARK CONSTRUCTION COMPLETE

- State-of-the-art industrial distribution and warehouse buildings
- Flexible zoning to accommodate all industrial uses
- Immediate access to I-694
- Located in highly desirable northwest submarket
- Extensive office and warehouse glass
- Rail - BNSF
- Trailer storage
- Views of downtown Minneapolis skyline
- Taproom on-site
- Regional park with 2.3 miles of paved walking/biking trails within site



# NEIGHBORHOOD MAP



NORTHERN  
STACKS



Eric Batiza SIOR  
DIRECT 612 217 5123  
[eric.batiza@jll.com](mailto:eric.batiza@jll.com)

For more information, please visit [www.northernstacksmn.com](http://www.northernstacksmn.com)



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## SITE FEATURES

- Twin Cities' largest in-fill commercial redevelopment
- 122-acre site
- In-fill location to accommodate flexibility and size
- Ability to build state-of-the-art industrial, office and corporate headquarters facilities
- LEED Certification-ready
- Outstanding freeway access to I-694 and I-94
- Corporate neighbors include Medtronic, Kemp's, Murphy Warehouse and Pitney Bowes.
- Business park tenants include LKQ Corporation, thyssenkrupp, and Axalta



## DID YOU KNOW?

The "E" and six stars seen on the smoke stacks represents the naval Battle E Award for Excellence and Efficiency.

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## BUILDING VIII:

### BUILDING SIZE

176,650 SF

### AVAILABLE

Suite 3 39,694 SF

### MINIMUM DIVISIBLE

39,694 SF

### NET RENTAL RATES

Negotiable

### 2025 EST. CAM & TAX

\$1.20 PSF CAM

\$1.99 PSF Tax

\$3.19 Total PSF

### LOADING

Six (6) Dock Doors

### CLEAR HEIGHT

Suite 3: 19' (39,694 SF)

### COLUMN

SPACING

40'x 30'

### AVAILABLE NOW

4/1/2024

## FOR LEASING INFORMATION, CONTACT:



**Eric Batiza** SIOR

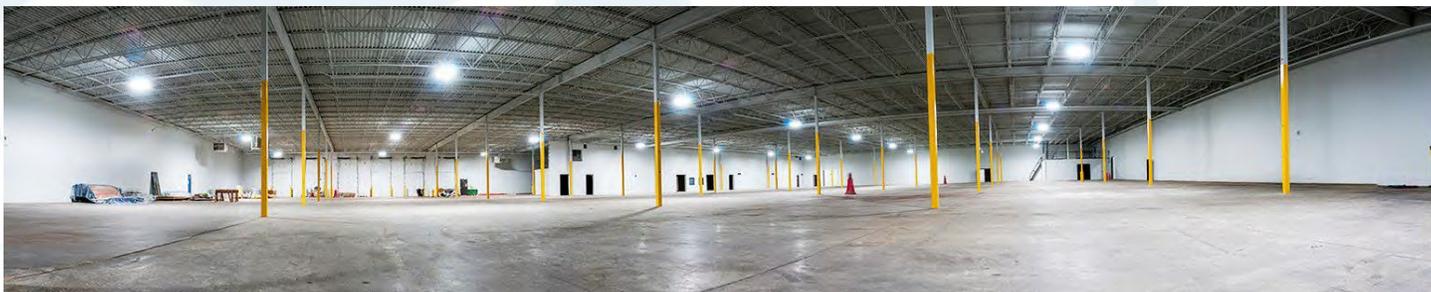
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# BUILDING PHOTOS

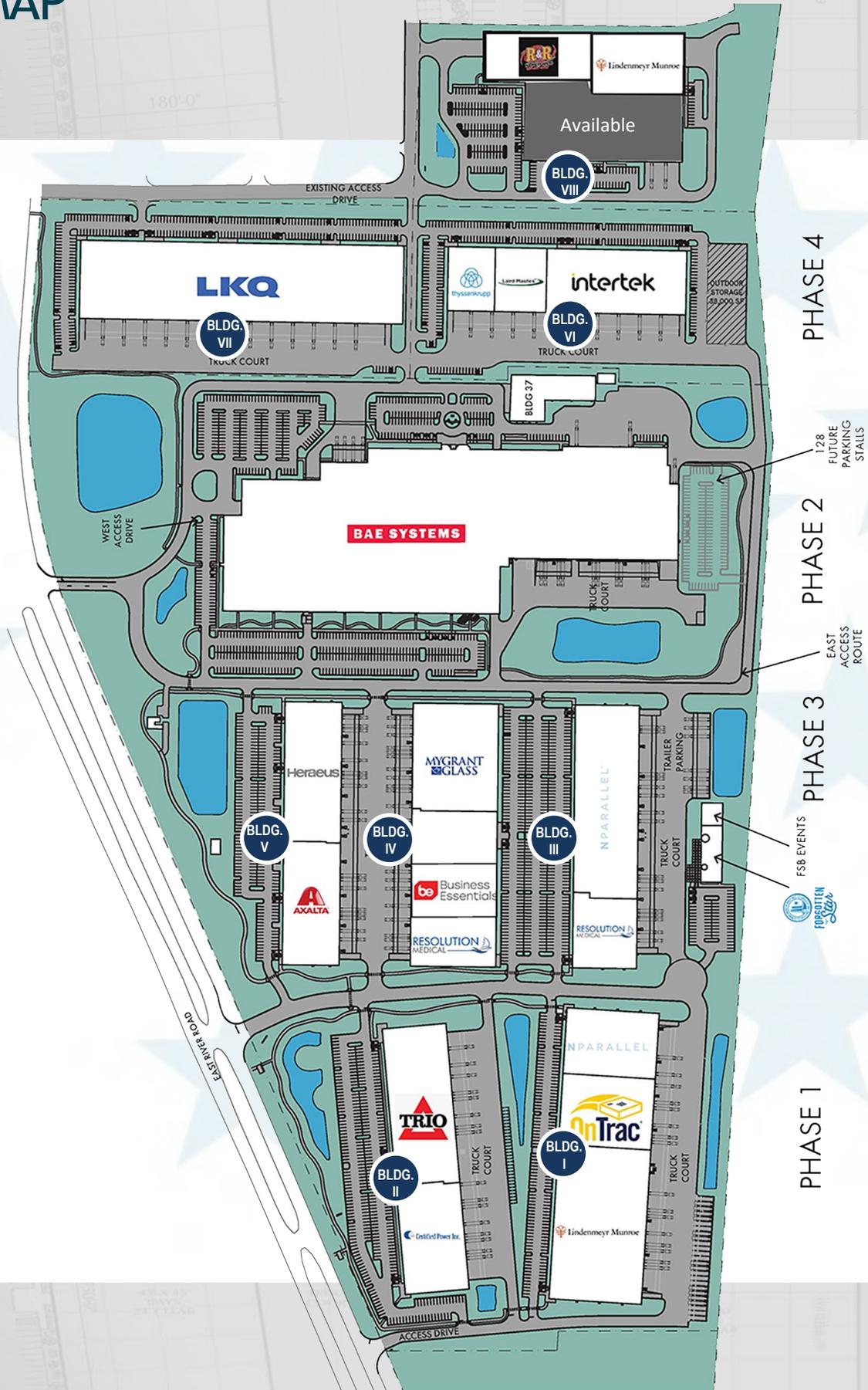
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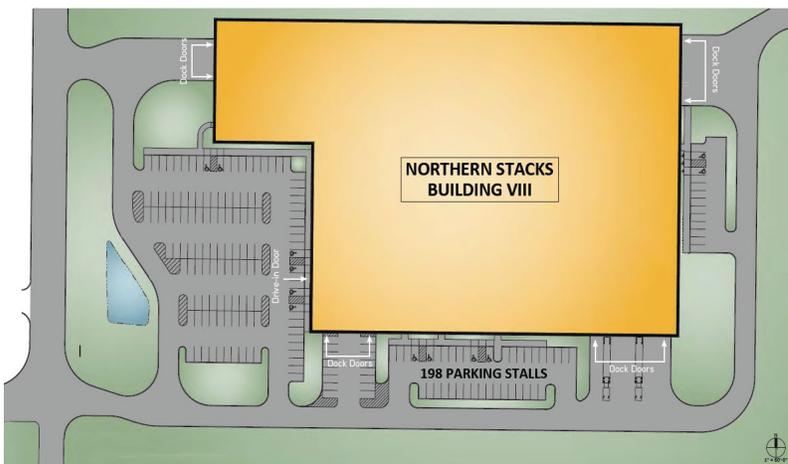
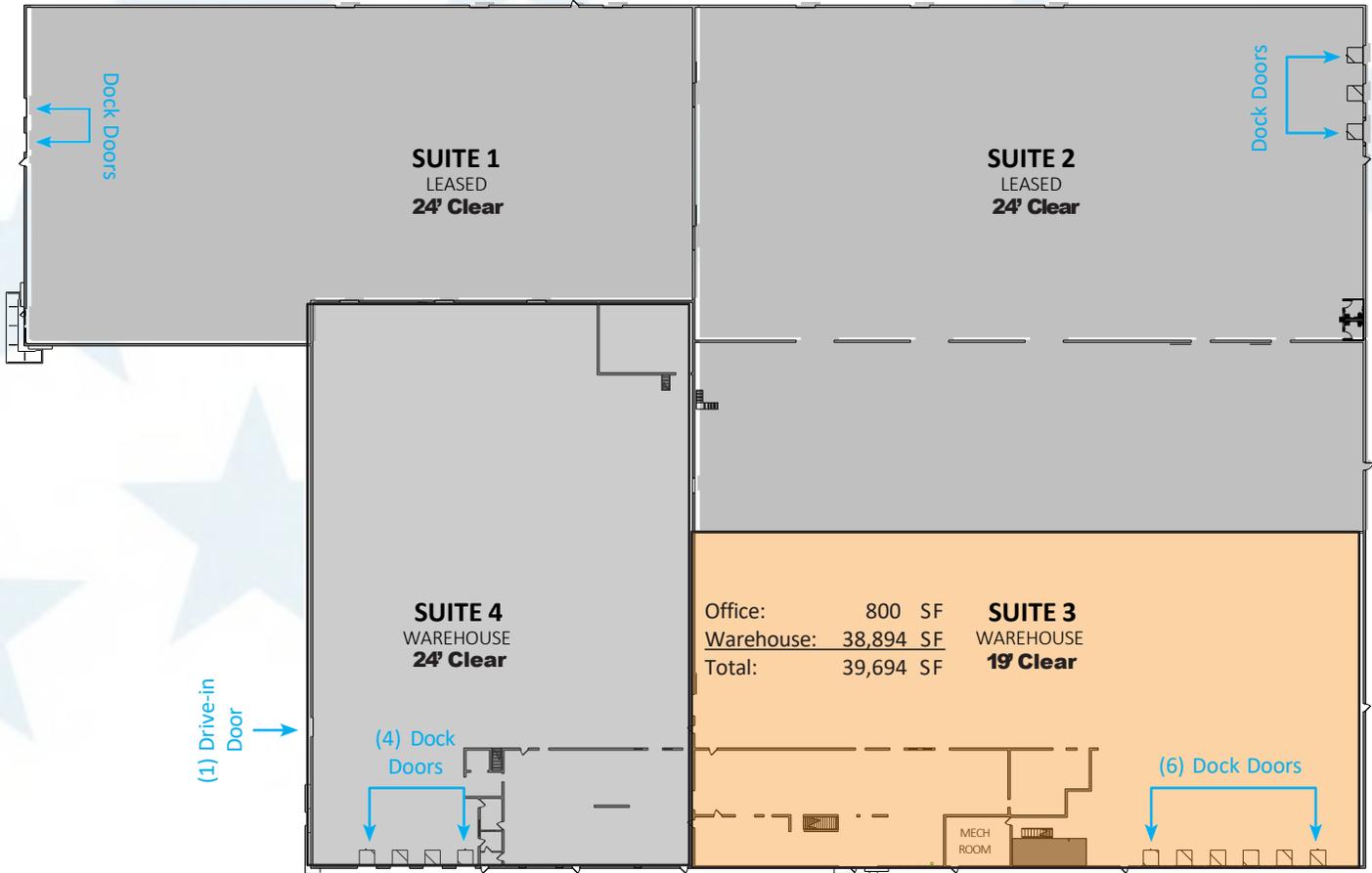
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# SITE MAP



# FLOOR PLAN



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