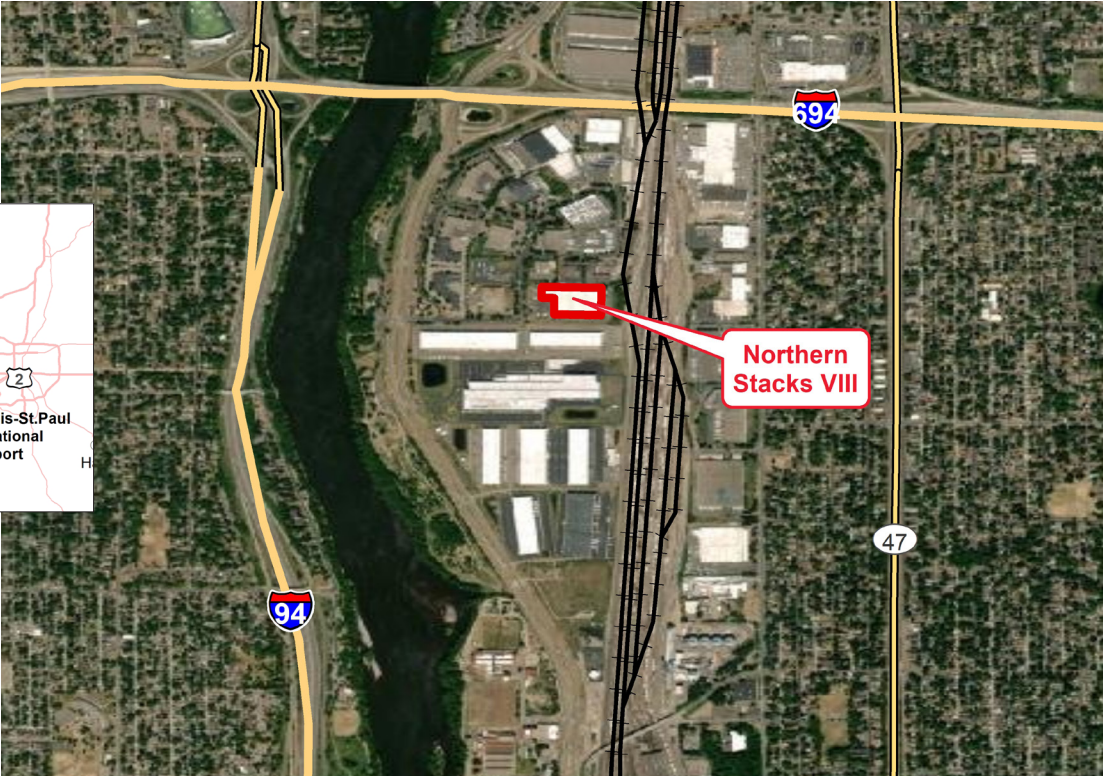
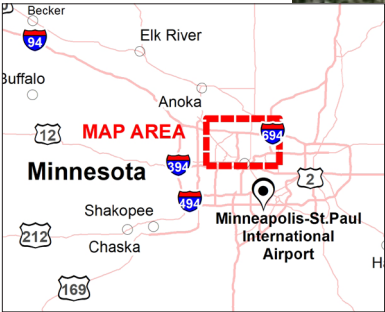


**XCEL ENERGY READY BUILDING**  
**NORTHERN STACKS I**  
**FRIDLEY, MN**



READY BUILDING DETAILS	
Location	41 Northern Stacks Drive, Fridley, MN
Owner	Eric Batiza 612-217-5123
Size	44,384 SF warehouse, 3,823 SF
Zoning	M-2 Heavy Industrial
Asking price	Base Rent: \$6.72 / SF with 2.5% annual increase
Highway access	1.1 miles to I-694
Air access	21.9 miles to Minneapolis St. Paul International Airport
Rail access	BNSF Justin Pearson 701-667-7425

## UTILITIES

<b>Electric power</b>	Xcel Energy	UG Three Phase services, 13.8 kV feeder (looped)
<b>Natural gas</b>	CenterPoint Energy	2" PE, 603' gas service
<b>Water</b>	City of Fridley	12" water main
<b>Sewer</b>	City of Fridley	6" sewer main
<b>Telecom/fiber</b>	Comcast, Century Link	Comcast Business Internet 1 Gig provides 1000 mpbs upload, and 35 mpbs download, Century Link Business Advanced provides 20 mpbs upload/download speeds

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

<b>Title commitment</b>	✓	<b>Archeological and Historic Use assessments</b>	✓
<b>Aerial site views and maps</b>	✓	<b>Park covenants and restrictions</b>	
<b>Park master plan</b>	✓	<b>Transportation access maps</b>	✓
<b>Utility service maps</b>	✓	<b>Geotechnical study/soil survey</b>	✓
<b>Site dimensions and configuration</b>	✓	<b>FEMA Flood Plain Designation with map</b>	✓
<b>Wetlands delineation and map</b>	✓	<b>Air attainment status</b>	✓
<b>Phase 1 environmental assessment</b>	✓	<b>Endangered species assessment</b>	Not required
<b>Community profile and demographics</b>	✓	<b>Letters of support</b>	Not required
<b>State and local incentives overview</b>	✓	<b>Business and industrial support services and amenities profile</b>	✓

## XCEL ENERGY CONTACT

### Patrice Meger

Manager, Corporate Economic Development  
patrice.b.meger@xcelenergy.com  
651-271-6955

## ECONOMIC DEVELOPMENT ORGANIZATION

### Scott Hickok

Community Development Director  
Fridley  
scott.hickok@fridleymn.gov  
763-572-3590

Xcel Energy makes no warranty or representation as to the accuracy, quality, availability, completeness, or suitability of any information contained herein. All information must be independently verified. The user shall not rely on any of the information contained herein and shall assume all risk and responsibility arising from its use.

