

XCEL ENERGY READY BUILDING
5601 E RIVER ROAD
FRIDLEY, MN



READY BUILDING DETAILS	
Location	5601 E River Road, Fridley, MN
Owner	Industrial Equities LLP: John Allen 612-332-1122
Size	80,155 SF available, divisible by 12,000 SF
Zoning	M-2: Heavy Industrial
Asking price	\$5.50-5.75 for shell, with tenant allowance, amortized at 8% over lease term
Highway access	Adjacent to I-694 interchange
Air access	20.9 miles to Minneapolis St. Paul International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	OH Single Phase, 15 kVa
Natural gas	CenterPoint Energy	2" service line, 88' of installed service
Water	City of Fridley	8" fire, 4" domestic
Sewer	City of Fridley	8" sewer
Telecom/fiber	Comcast, Century Link	Comcast Business 1 gig upload speeds and 35 mpbs download, Century Link Business provides 20 mpbs download/upload

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

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

XCEL ENERGY CONTACT

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ECONOMIC DEVELOPMENT ORGANIZATION

Scott Hickok

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