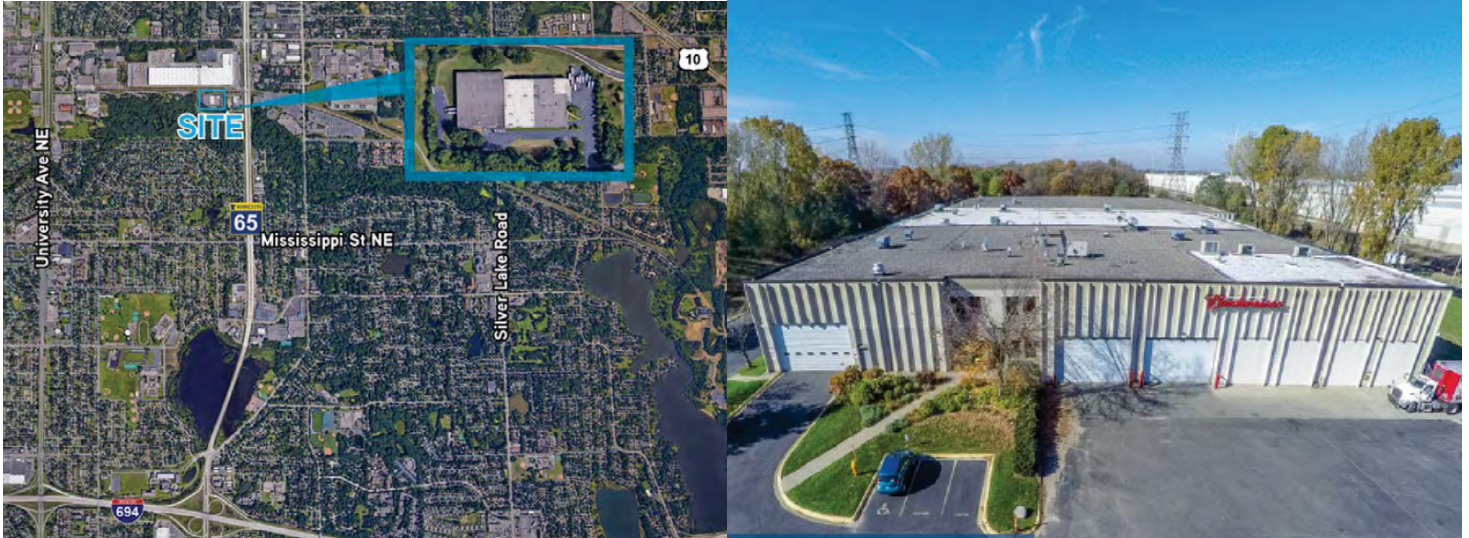


# 6982 Highway 65 NE, Fridley MN



## General Site Information

|                |  |
|----------------|--|
| Broker         | Eric Batiza, Colliers International: 952.837.3007, eric.batiza@colliers.com<br>Colin Ryan, Colliers International: 952.837.3093, colin.ryan@colliers.com |
| Location       | 6982 Highway 65 NE, Fridley MN   |
| Size           | Total 111,836 SF, including Temp controlled warehouse (52,055 SF) & Cooler (12,420 SF)   |
| Zoning         | M-2  |
| Asking Price   | \$6,700,000/ Net Lease Rates: Office: \$8.50 PSF, Warehouse \$4.50 PSF, Cooler: \$6.50 PSF   |
| Highway Access | Hwy 65 NE(0.5mi);Hwy 452/University Ave (1.5mi);I-694 via Hwy 65 (2.2mi);I-35W via Hwy 65 & I-694 (5.3mi)  |
| Air Access     | Approximately 22 miles from Minneapolis-St. Paul Interntional Airport.   |
| Rail Access    | No rail access.  |

|                |  |
|----------------|--|
| Electric Power | Xcel Energy: Overhead 3-phase 13.8kV mainline  |
| Natural Gas    | CenterPoint Energy: 1 ¼ " PE plastic, 73' connected to a 50-55psig main  |
| Water          | 1.5": City of Fridley  |
| Sewer          | 4" PVC tied into a 6" PVC line: Metropolitan Council, 390 Robert Street North, St. Paul  |
| Telecom/Fiber  | Comcast Business:1G provides 1000mbps upload/35mbps download speeds.<br>CenturyLink Business Advanced: 20mbps upload/download speeds;<br>BusinessGig allows some areas ability to get 1000mbps upload/download speed |

# 6982 Highway 65 NE, Fridley MN

## Site Due Diligence Documentation Available (reports and detail available)

|                                   |                                     |  |                                     |
|-----------------------------------|-------------------------------------|--|-------------------------------------|
| Title Commitment                  | <input checked="" type="checkbox"/> | Archeological and Historic Use Assessments | N/A                                 |
| Aerial Site Views and Maps        | <input checked="" type="checkbox"/> | Park Covenants and Restrictions            | N/A                                 |
| Park Master Plan                  | N/A                                 | Transportation Access Maps                 | <input checked="" type="checkbox"/> |
| Utility Service Maps              | <input checked="" type="checkbox"/> | Geotechnical Study / Soil Survey           | N/A                                 |
| Site Dimensions and Configuration | <input checked="" type="checkbox"/> | FEMA Flood Plain Designation with Map      | <input checked="" type="checkbox"/> |
| Wetlands Map                      | <input checked="" type="checkbox"/> | Air Attainment Status                      | <input checked="" type="checkbox"/> |
| Phase 1 Environmental Assessment  | N/A                                 | Endangered Species Assessment              | N/A                                 |

## General Community Information

|                                     |                                     |  |                                     |
|-------------------------------------|-------------------------------------|--|-------------------------------------|
| Community Profile and Demographics  | <input checked="" type="checkbox"/> | Letters of Support   | N/A                                 |
| State and Local Incentives Overview | <input checked="" type="checkbox"/> | Business and Industrial Support Services and Amenities Profile | <input checked="" type="checkbox"/> |



### Economic Development Contact:

**Name:**

Scott Hickok  
Community Development Director  
City of Fridley

**Address:**

6431 University Avenue NE  
Fridley, MN 55432

**Email:**

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**P:** 763.572.3590

### Xcel Energy Contact:

**Name:**

Ryan Bruers  
Manager  
Corporate Economic Development

**Address:**

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401 Nicollet Mall 07  
Minneapolis, MN 55401

**Email:**

Ryan.L.Bruers@xcelenergy.com  
**P:** 612.321.3186

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