

NORTHERN STACKS VIII, FRIDLEY, MN 5101 INDUSTRIAL BLVD.

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



SOUTH WEST CORNER ENTRY



SOUTH WEST CORNER



SOUTH ENTRY



EAST ENTRY

GENERAL SITE INFORMATION

Location	5101 Industrial Blvd, Fridley MN
Owner Representative	Eric Batiza (952) 837-3007, eric.batiza@colliers.com
Size	Total 176,650 SF, including 15,196 SF Office, 164,992 SF Warehouse
Zoning	M-2: Heavy Industrial
Asking Price	Base Rent: \$6.72 PSF with 2.5% annual increases
Highway Access	1.1 miles from I-694 interchange at East River Road & I-694 to head East or West
Air Access	21.9 miles to Minneapolis St. Paul International Airport
Rail Served	Yes. BNSF: Justin Pearson (701) 667-7425

UTILITY INFORMATION

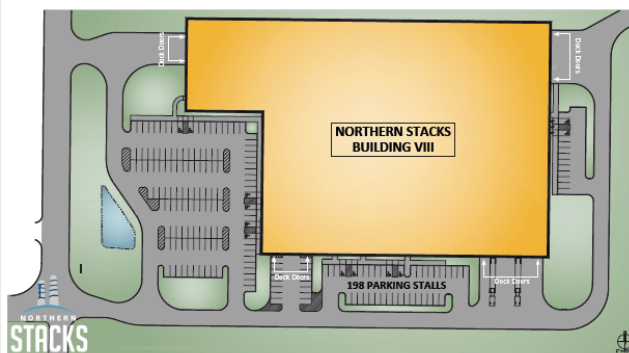
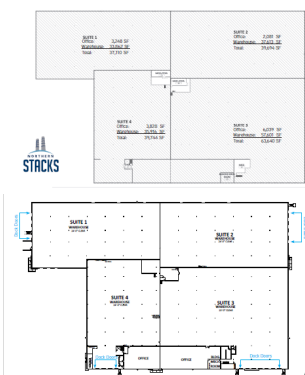
Electric Power	Xcel Energy. Underground three phase services, 13.8 kV feeder (looped)
Natural Gas	CenterPoint Energy. 2" plastic, 603' gas service
Water	City of Fridley Public Works. 12" water main
Sewer	City of Fridley Public Works. 6" water main
Telecom/Fiber	Comcast Business Internet 1 Gig provides 1000 mbps upload, and 35 mbps download speeds. CenturyLink Business Advanced provides 20 mbps upload/download speeds, with some areas able to get Business Gig service with 1000 mbps upload/download speed

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<input checked="" type="checkbox"/>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<i>Not required</i>
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

Address:

City of Fridley
7101 University Avenue NE
Fridley, MN 55432

Email:

Scott.Hickok@fridley.mn.gov
P: 763.572.3590

Xcel Energy Contact:

Name:

Ryan Bruers
Manager
Corporate Economic Development

Address:

Xcel Energy
401 Nicollet Mall 07
Minneapolis, MN 55401

Email:

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

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.

