



## Northern Stacks VIII: 5101 Industrial Blvd, Fridley MN



SOUTH WEST CORNER ENTRY



SOUTH WEST CORNER



SOUTH ENTRY



EAST ENTRY

### General Site Information

Broker	Eric Batiza (952) 837-3007, eric.batiza@colliers.com
Location	5101 Industrial Blvd, Fridley MN
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 Access	Yes. BNSF: Justin Pearson (701) 667-7425

Electric Power	Xcel Energy: underground three phase services, 13.8 kV feeder (looped)
Natural Gas	CenterPoint Energy: 2" plastic, 603' gas service
Water	12 inch: City of Fridley Public Works, Engineering Division: 763.572.3552
Sewer	6 inch: City of Fridley Public Works, Engineering Division: 763.572.3552
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

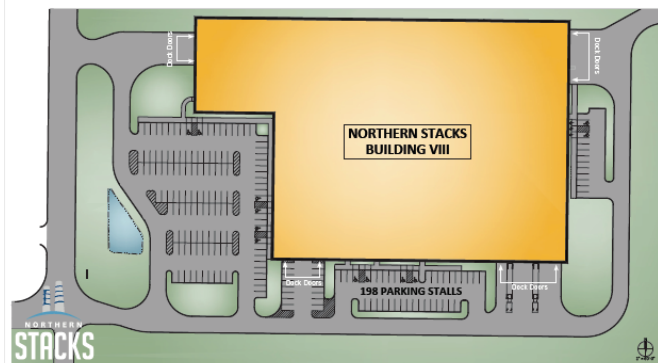
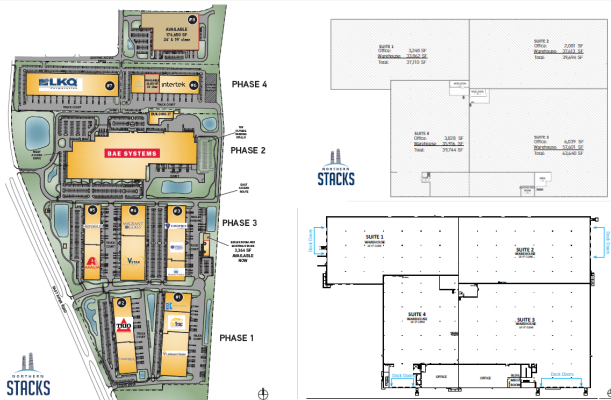
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## Site Due Diligence Documentation Available (reports and detail available)

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	<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 Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	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:**

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Community Development Director  
City of Fridley

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### Xcel Energy Contact:

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