

# 5601 E. RIVER ROAD, FRIDLEY, MN

CORPORATE ECONOMIC DEVELOPMENT

READY BUILDING BROCHURE



## GENERAL SITE INFORMATION

Location	5601 East River Road, Fridley MN
Owner Representative	Industrial Equities LLP: John Allen, 612.332.1122
Size	80,155 remaining, divisible by 12k square feet, minimum of 24k
Zoning	M-2: Heavy Industrial
Asking Price	\$5.50 - \$5.75 for shell NNN, with TI allowance (Tenant Allowance), amortized at 8% over lease term. 7 year lease minimum.
Highway Access	Adjacent to the interchange at East River Road and I-694 to head East or West.
Air Access	20.9 miles to Minneapolis / St. Paul International Airport (MSP)
Rail Served	No rail access

## UTILITY INFORMATION

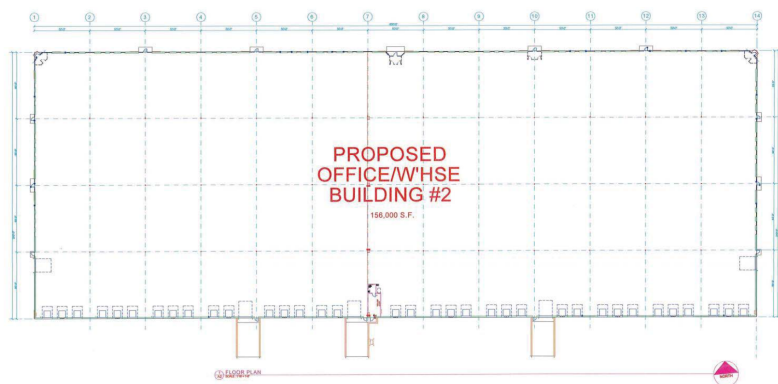
Electric Power	Xcel Energy. Overhead single-phase 15kVa.
Natural Gas	CenterPoint Energy. 2" service line, 88' of installed pipe.
Water	City of Fridley Public Works, Engineering Division. 8" fire; 4" domestic.
Sewer	City of Fridley Public Works, Engineering Division. 8" sanitary.
Telecom/Fiber	Comcast Business. Internet 1 Gig provides 1000 mbps upload, and 35 mbps download speeds. CenturyLink Business Advanced. Provides 20 mbps upload/download speeds, in some areas Business Gig service with 1000 mbps upload/download speed available.

## SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
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:

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### Xcel Energy Contact:

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