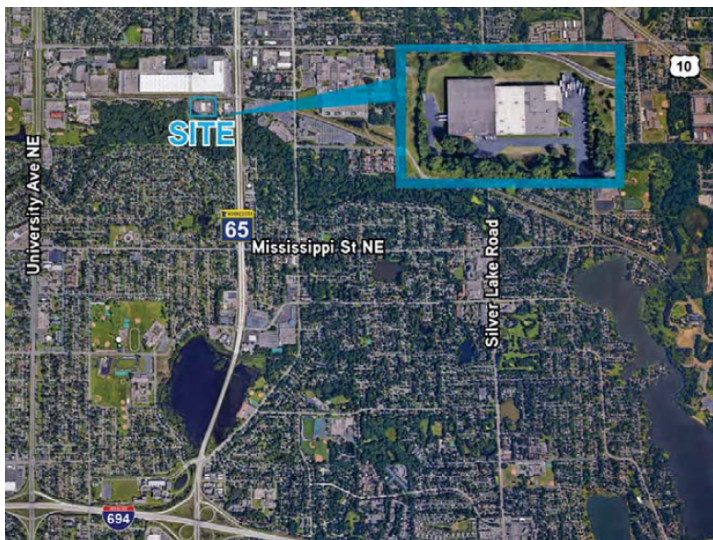


6982 HIGHWAY 65 NE, FRIDLEY, MN

CORPORATE ECONOMIC DEVELOPMENT

READY BUILDING BROCHURE



GENERAL SITE INFORMATION

| | |
|----------------------|---|
| Location | 6982 Highway 65 NE, Fridley, MN |
| Owner Representative | Colliers International: |
| 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. |
| 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 | ~22 miles to Minneapolis / St. Paul International Airport (MSP) |
| Rail Served | No rail access |

UTILITY INFORMATION

| | |
|----------------|---|
| Electric Power | Xcel Energy. Overhead 3-phase 13.8kV mainline. |
| Natural Gas | CenterPoint Energy. 1.25" PE plastic, 73' connected to a 50-55psig main. |
| Water | City of Fridley Public Works, Engineering Division. 1.5" water line. |
| Sewer | Metropolitan Council. 4" PVC tied into a 6" PVC line. |
| Telecom/Fiber | Comcast Business:1G provides 1000mbps upload/35mbps download speeds. CenturyLink Business Advanced: 20mbps upload/download speeds; BusinessGig allows some areas ability to get 1000mbps upload/download speed. |

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 | | Transportation Access Maps | <input checked="" type="checkbox"/> |
| Utility Service Maps | <input checked="" type="checkbox"/> | Geotechnical Study / Soil Survey | |
| 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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Community Development
Director

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