



99 77th Way NE, Fridley MN



General Site Information

Broker	CBRE: Matt Oelschlager (952) 924-4848, John Ryden (952-924-4641), Mike Bowen (952-924-4885), JP Maloney (612-336-4288)
Location	99 77th Way NE, Fridley MN
Size	Total 121,000 SF: 5,000SF Main Level Office, 5,000SF Mezzanine Level Office, 111,000SF Warehouse/Production
Zoning	M-2: Heavy Industrial
Asking Price	\$4,250,000 (\$35.12 PSF)
Highway Access	0.7 miles to Highway 47 (divided highway), 3.5 miles to I-694 (via Highway 47), 4.2 miles to I-35W
Air Access	24.6 miles to Minneapolis St. Paul International Airport
Rail Access	No rail access

Electric Power	Xcel Energy. Single 3-Phase 13.8kV, underground and overhead.
Natural Gas	CenterPoint Energy. 2" plastic, 140' gas service.
Water	City of Fridley Public Works. 6 inch water line.
Sewer	City of Fridley Public Works. 8" waste water / sewer line.
Telecom/Fiber	Comcast Business. 1 Gig provides 1000 mbps upload, and 35 mbps download speeds. CenturyLink Business. Up to 20 mbps upload/download speeds, with some areas able to get Business Gig service with 1000 mbps upload/download speed.

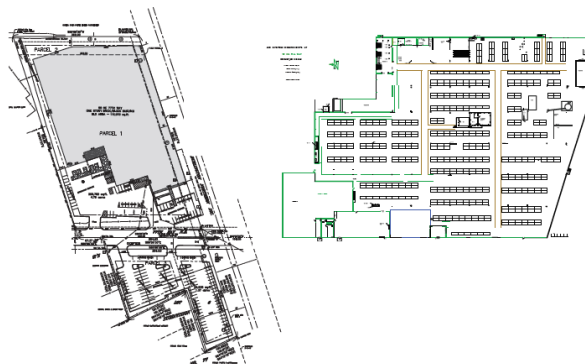
99 77th Way, Fridley MN

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	<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:

Scott Hickok
Community Development Director
City of Fridley

Address:

City of Fridley
6431 University Ave NE
Fridley, MN 55432

Email:

Scott.Hickok@fridleymn.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.