

99 77th WAY NE, FRIDLEY, MN

CORPORATE ECONOMIC DEVELOPMENT

READY BUILDING BROCHURE



GENERAL SITE INFORMATION

Location	99 77th Way NE, Fridley MN
Owner Representative	CBRE: Matt Oelschlager, John Ryden, Mike Bowen, JP Maloney
Size	5,000 SF Main Level Office, 5,000 Sf Mezzanine Level Office, 111,000 SF Warehouse/Production: 121,000 SF Total
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 Served	No rail access

UTILITY INFORMATION

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. 8" stub, reduced to 6" service at property line.
Sewer	City of Fridley Public Works. 8" sewer line.
Telecom/Fiber	Comcast Business Internet 1 Gig provides 1000 mbps upload, and 35 mbps download speeds. CenturyLink Business Advanced provides 20 mbps upload and download speeds, with some areas able to get Business Gig service with 1000 mbps upload and 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	
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		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@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

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