

FOR LEASE

# FRIDLEY INDUSTRIAL PARK II

7901

BEECH STREET NE

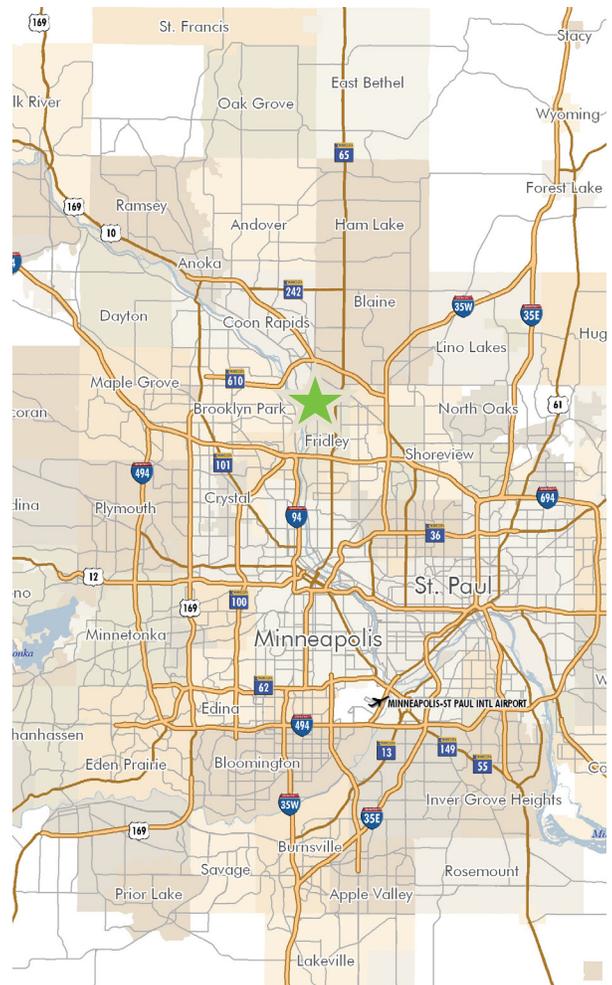
Fridley, MN 55432



## FEATURES

- + Two great end-cap spaces in this two building office warehouse complex
- + Approximately 3 miles north of I-694; just 3 blocks west of University Avenue NE (Hwy. 47)

<b>Total SF</b>	97,020 SF
<b>Available SF</b>	<p><b>Suite 7953</b></p> <p>50,820 SF (Divisible from 13,860 SF)</p> <p>4,166 SF Office</p> <p>46,654 SF Warehouse</p> <p>11 dock doors</p>
<b>Power</b>	<p>1-800A, 480/277V, 3 PH</p> <p>1-400A, 120/208V, 3 PH</p> <p>1-200A, 120/208V, 3 PH</p>
<b>Lighting</b>	T-8 High-Bay
<b>Available SF</b>	<p><b>Suite 7901-7903</b></p> <p>13,860 SF Total</p> <p>BTS Office</p> <p>13,860 SF Warehouse</p> <p>4 drive-ins (2 - 12'x14', 1 - 10'x14', 1 - 8'x8')</p> <p>Make up air, trench drains and flammable waste traps</p>
<b>Power</b>	200 A, 120/208 V, 3 PH
<b>Clear Height</b>	21'
<b>Column Spacing</b>	35' x 33'
<b>Net Rental Rates</b>	\$4.50/\$8.50 PSF
<b>2019 Est. Tax/Ops</b>	<p>\$1.31 PSF Taxes</p> <p>\$1.36 PSF Op Exp (\$0.34 for gas and \$0.03 for HVAC maintenance)</p> <p>\$2.67 Total PSF</p>



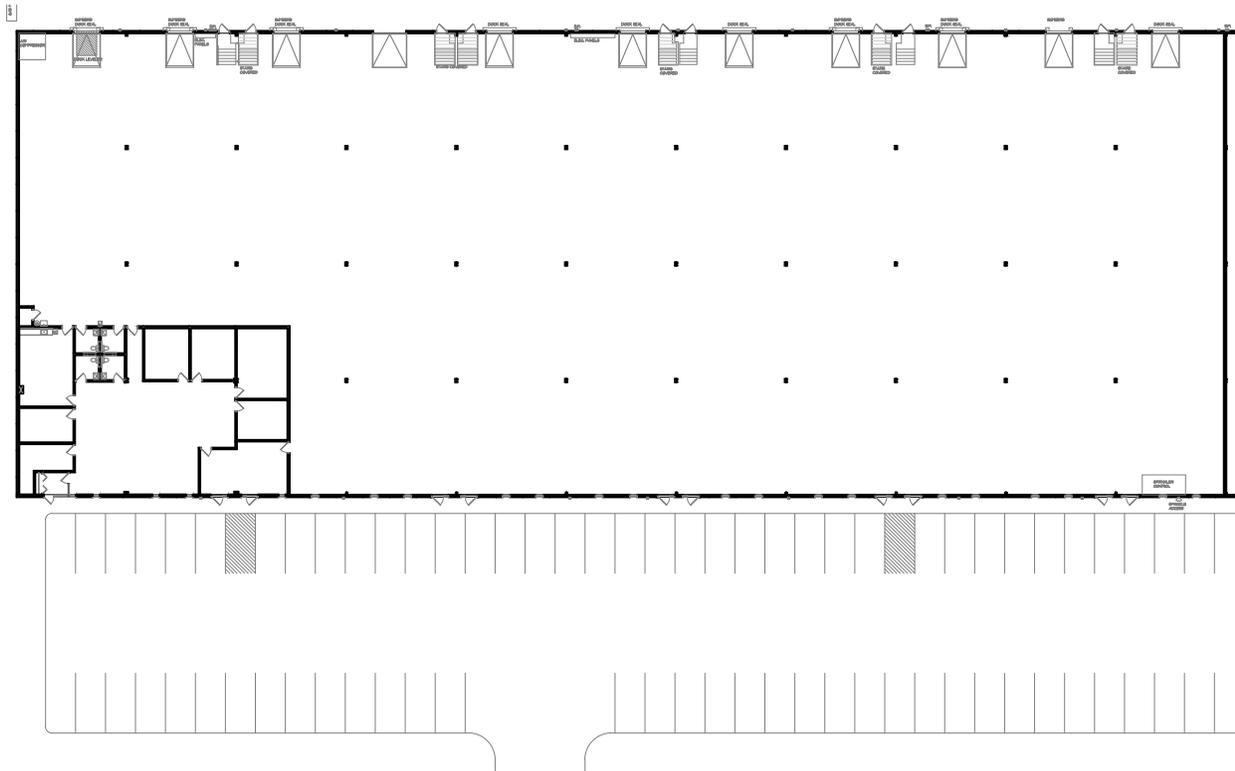
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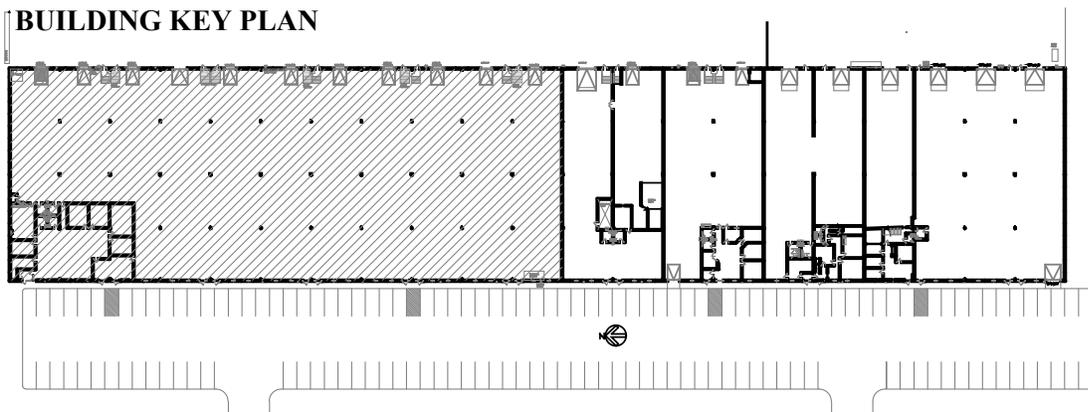
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**FRIDLEY INDUSTRIAL  
PARK II**

7901  
**BEECH STREET NE**  
Fridley, MN

**SUITE 7953**



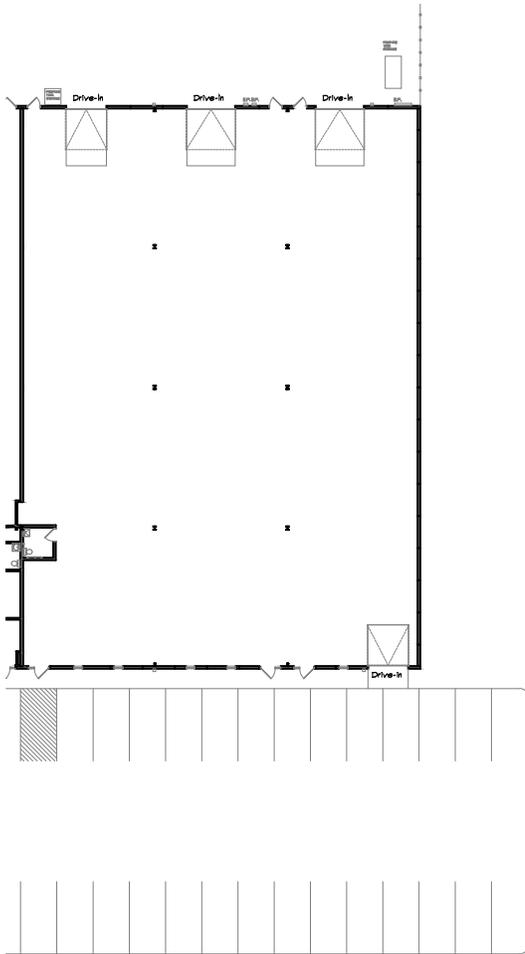
**BUILDING KEY PLAN**



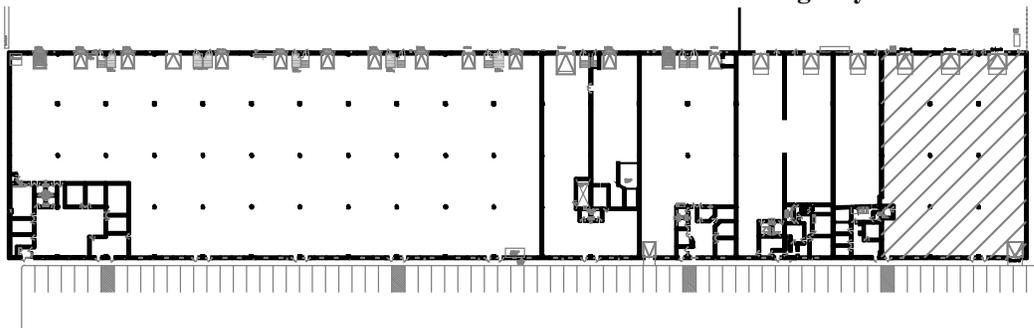
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**SUITE 7901-7903**

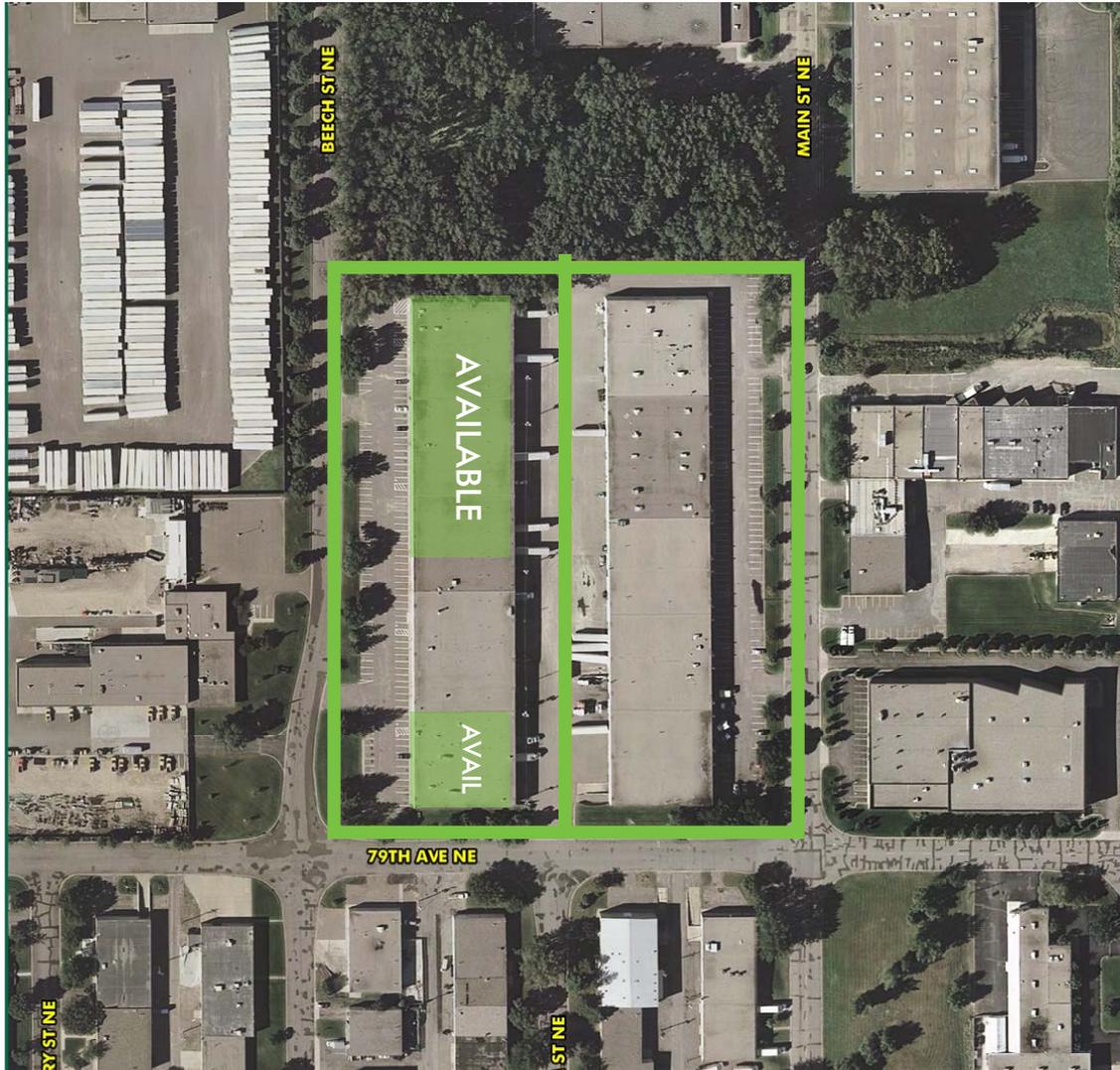


**Building Key:**



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**FRIDLEY INDUSTRIAL  
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7901  
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**CONTACT US**



**JOHN RYDEN**

Senior Vice President  
+1 952 924 4641  
john.ryden@cbre.com

**MATT OELSCHLAGER**

Senior Vice President  
+1 952 924 4848  
matt.oelschlager@cbre.com

**MIKE BOWEN**

Senior Associate  
+1 952 924 4885  
mike.bowen@cbre.com

**JP MALONEY**

Associate  
+1 612 336 4288  
jp.maloney@cbre.com

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