

PRICE DROP
~~\$11,500,000~~
\$10,000,000



**7350 COMMERCE LANE NE
FRIDLEY, MN**



FOR SALE
162,000 SF
15.54 ACRES

PROPERTY ATTRIBUTES



162,000 SF

TOTAL BUILDING SIZE

10

DOCK DOORS

15.54 ACRES

TOTAL SITE SIZE

18'-60'

CLEAR HEIGHT

20,000+ SF

POTENTIAL FREEZER/ COOLER
SPACE

\$11,500,000

\$10,000,000

SALE PRICE

PROPERTY FEATURES

Building Size:	162,000 SF	Power:	6,000 Amps 3-Phase
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Space Available:	142,000 SF Footprint 20,000 SF Mezzanine	PID #:	11.30.24.23.0026 10.30.24.14.0060 11.30.24.23.0060 10.30.24.14.0058
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Office Area:	9,000 SF	Parking:	150 Stalls
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Site Area:	15.54 on 2 parcels	Parking Ratio:	.97/1000 SF
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Clear Height:	18'-60'	Sprinklers:	Yes
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Loading:	10 Dock Doors	Sale Price:	\$11,500,000 - \$10,000,000
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Zoning:	M-2 Heavy Industrial	2024 Taxes:	\$187,046
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PROPERTY HIGHLIGHTS



Freezer and cooler capability



Air-conditioning throughout



Heavy power



Central Twin Cities location



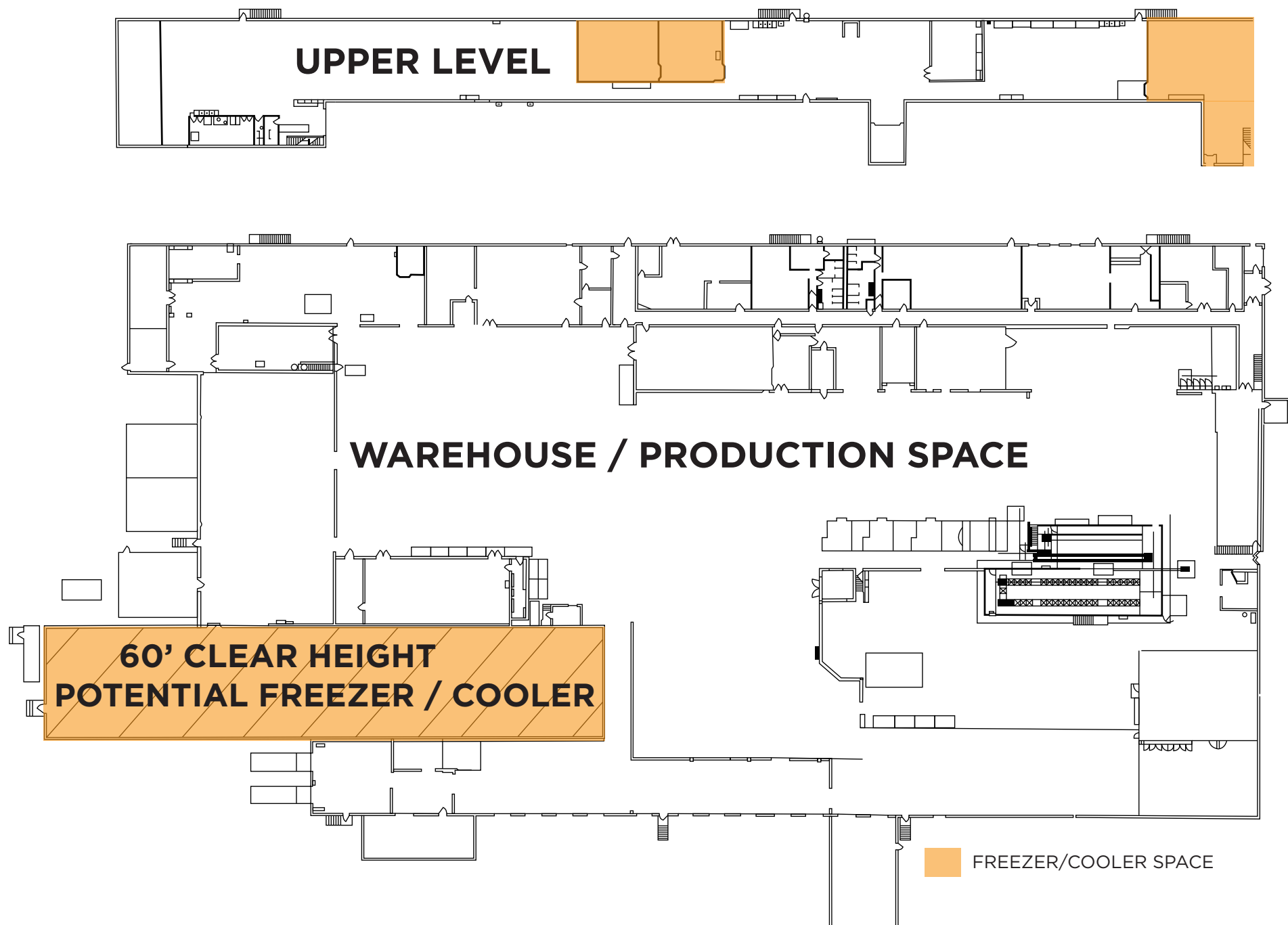
Rare value-add manufacturing opportunity



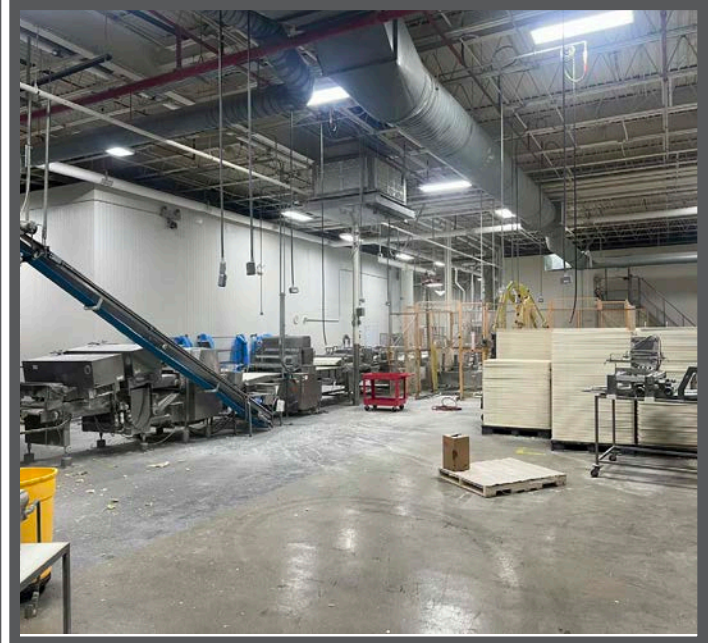
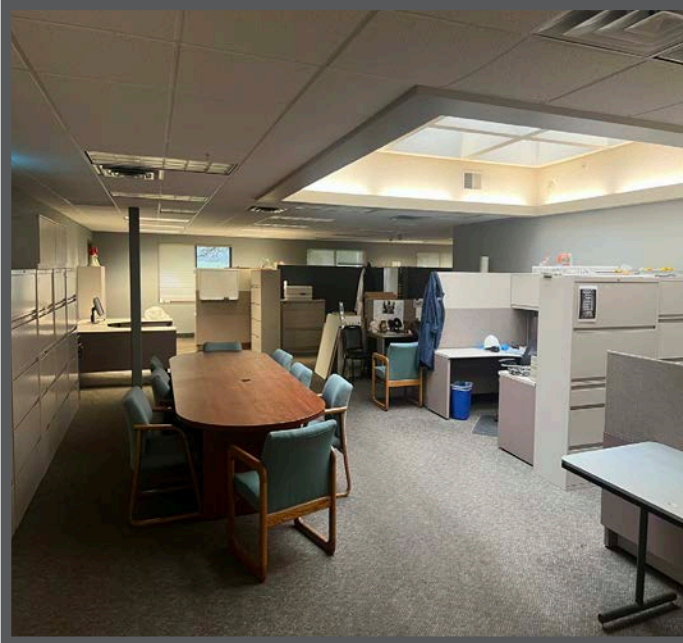
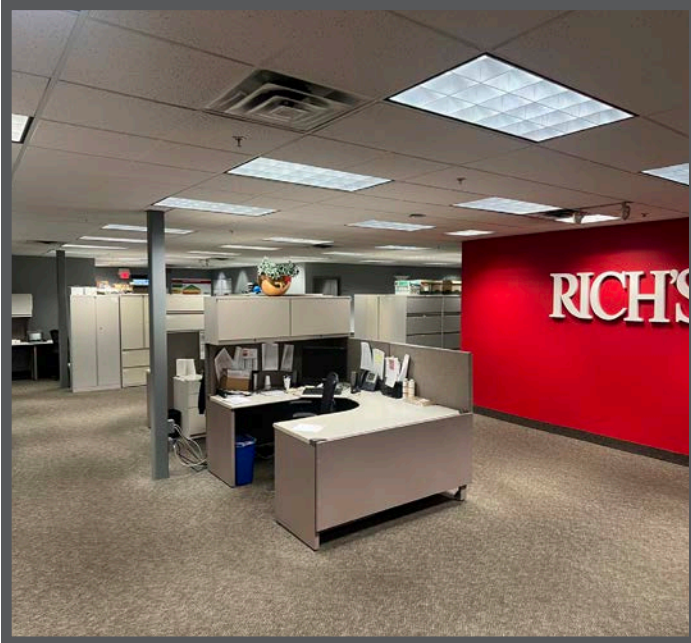
Strong local labor force

7350 COMMERCE LANE NE., FRIDLEY, MN

PROPERTY FLOOR PLAN



PROPERTY PHOTOGRAPHY



7350 COMMERCE LANE NE., FRIDLEY, MN

PROPERTY
AERIAL MAP

123 Street

Commerce Ln NE

73rd Ave NE

University Ave NE

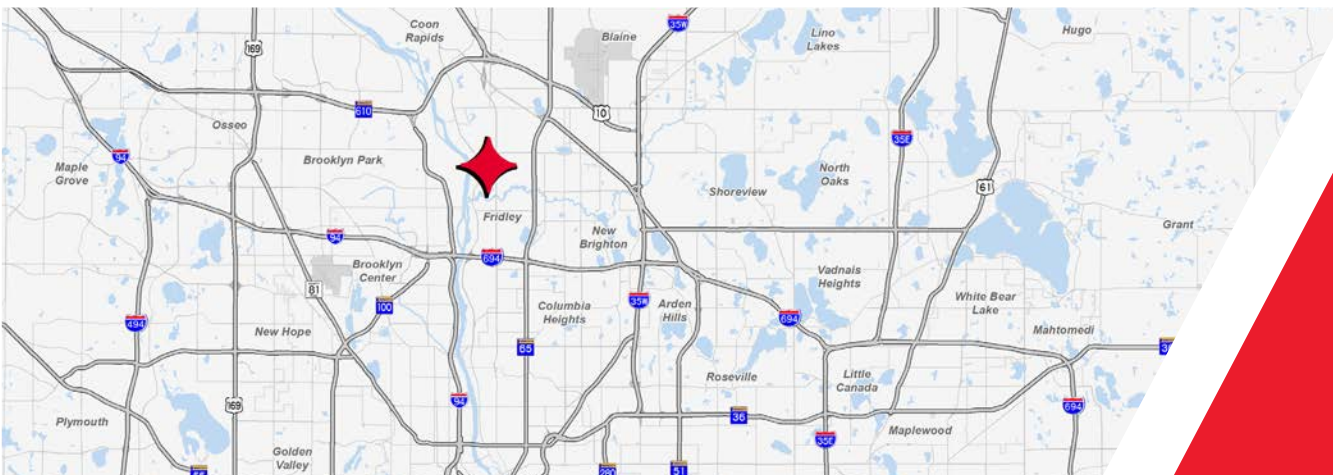
59

47

47

1

E River Rd



**DESIRABLE LOCATION:
6 MINUTES TO I-694
& HWY 610 VIA
UNIVERSITY AVE**



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