

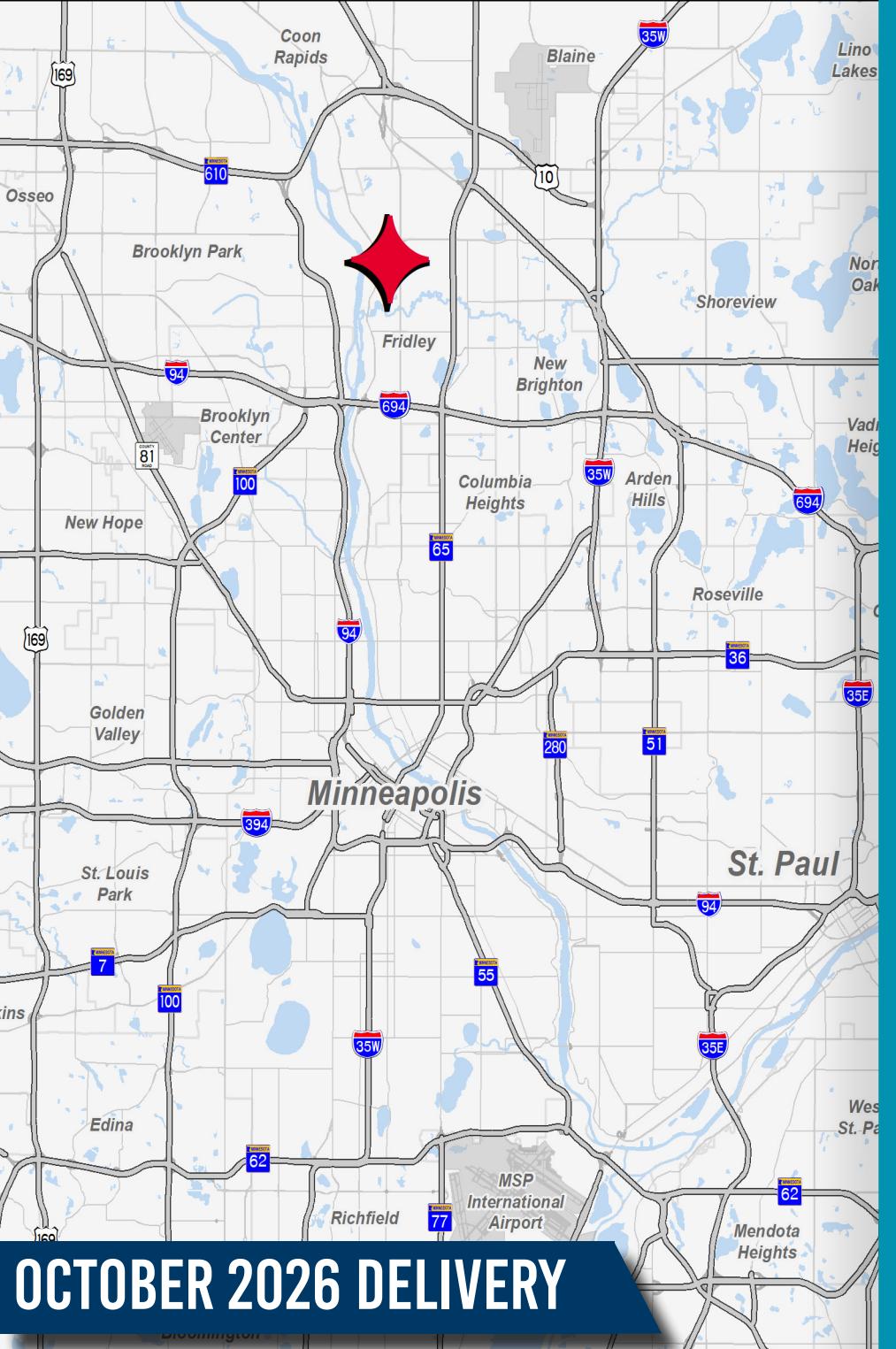
RIVER EDGE BUSINESS CENTER



7350 COMMERCE LANE NE
FRIDLEY, MN 55432

CUSHMAN &
WAKEFIELD

ENDEAVOR
DEVELOPMENT



HIGHLIGHTS



250,117
SQUARE FEET



57
TRAILER STALLS



23 | 2
DOCKS | DRIVE-INS
*More Loading Available



36'
CLEAR HEIGHT



AVAILABLE
OUTDOOR STORAGE



ESFR
SPRINKLER



NEGOTIABLE
LEASE RATES

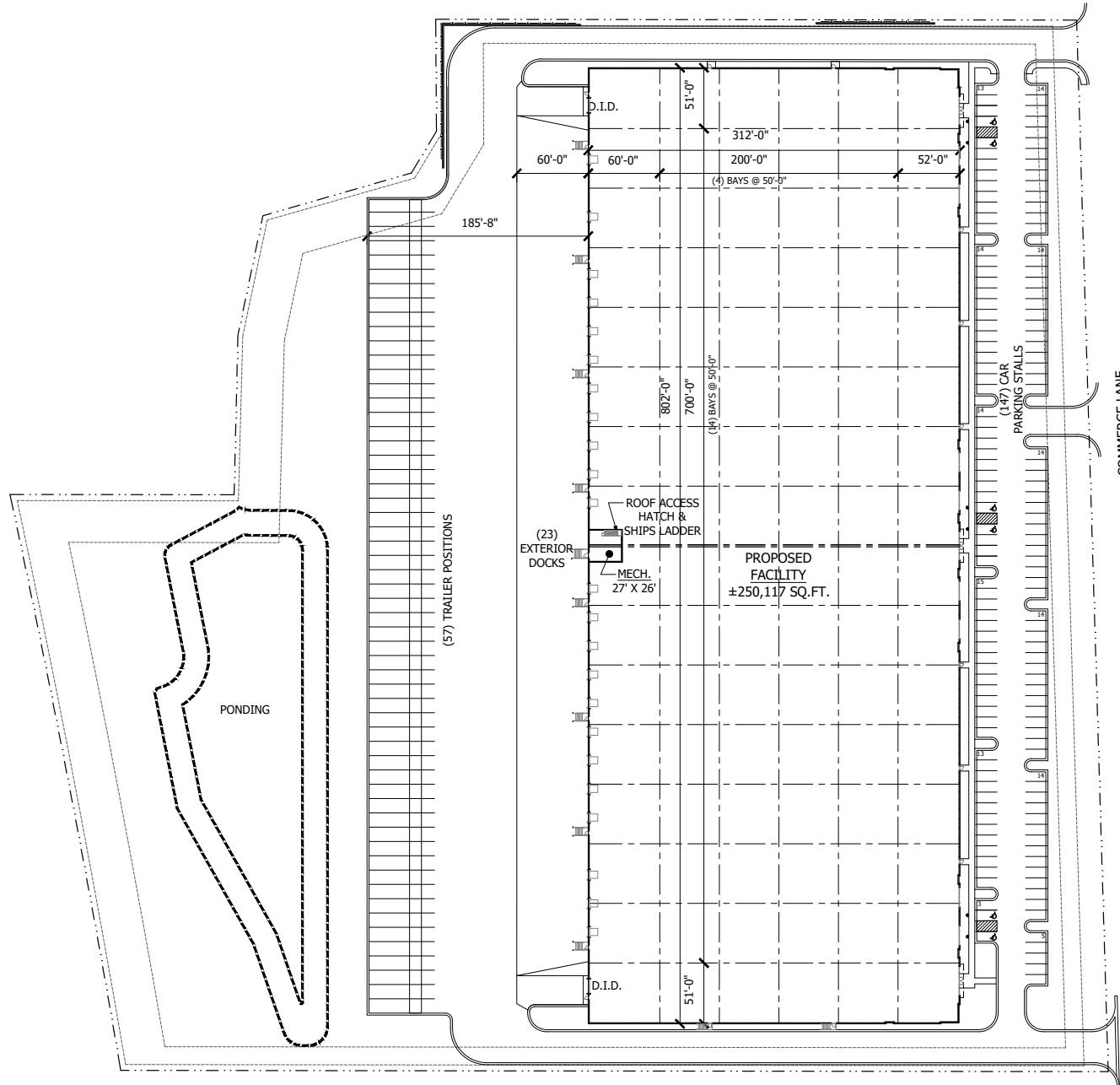
PROPERTY INFORMATION

Address:	7350 Commerce Lane NE, Fridley, MN 55432	Structural Roof:	Sloped $\frac{1}{4}$ " per foot from single ridge to low point at perimeter walls
Site Size:	15.55 acres	Roofing:	Ballasted 45 mil EPDM roof system insulated for total R-30
Building Size:	250,117 square feet	Floor Sealer:	One (1) coat of Ashford Formula or equivalent
Building Dimensions:	802' x 312'	Glass & Glazing:	Three (3) main entrances with storefront First floor punched opening windows
Column Spacing:	50' x 50' with a 60' speed bay		Twenty Three (23) 9' x 10' manual dock doors w/ vision windows
Clear Height:	36' clear to bottom of structure at first interior column		Twenty Three (23) 35,000 lb mechanical 7' x 8' dock levelers
Light Duty Pavement:	6" aggregate base + 1.5" bituminous base + 1.5" bit wear layer	Doors & Equipment:	Twenty Three (23) rubber dock bumpers Twenty Three (23) foam dock seals Two (2) 12' x 14' automatic drive-in doors with vision windows (More loading can be added)
Heavy Duty Pavement:	8" aggregate + 2.5" bit base + 2.5" bit wear	Fire Protection:	ESFR
Concrete Pavement:	6" aggregate base + 6" concrete pavement	Roof Drain System:	Internally piped roof drains located along perimeter walls
Truck Court:	130' deep asphalt truck court with a 60' concrete apron	Plumbing:	Sanitary sewer and water mains located along the front wall with extensions to the rear wall at the center and ends of the building
Trailer Parking:	57 trailer parking stalls	HVAC:	Gas-fired unit heaters to maintain 50 degrees Fahrenheit Each unit heater controlled by individual thermostat Ventilation per code
Car Parking:	147 parking stalls	Electrical Service:	5000 amp, 480 volt, 3 phase
Foundations:	Shallow spread footings	Interior Lighting:	LED motion-sensored emergency lighting per code
Slab on Grade:	7" thick unreinforced concrete	Exterior Lighting:	LED wall packs to provide lighting over paved surfaces per code
Exterior Walls:	Painted precast concrete structural wall panel insulated per code	Utility Separation:	Exterior switchgear will be separated for Tenant provided electrical connection and utility provided meter for the Leased Premises
Structural Steel:	Tube steel columns, white roof deck, gray joists and girders		

SITE PLAN

CUSHMAN &
WAKEFIELD

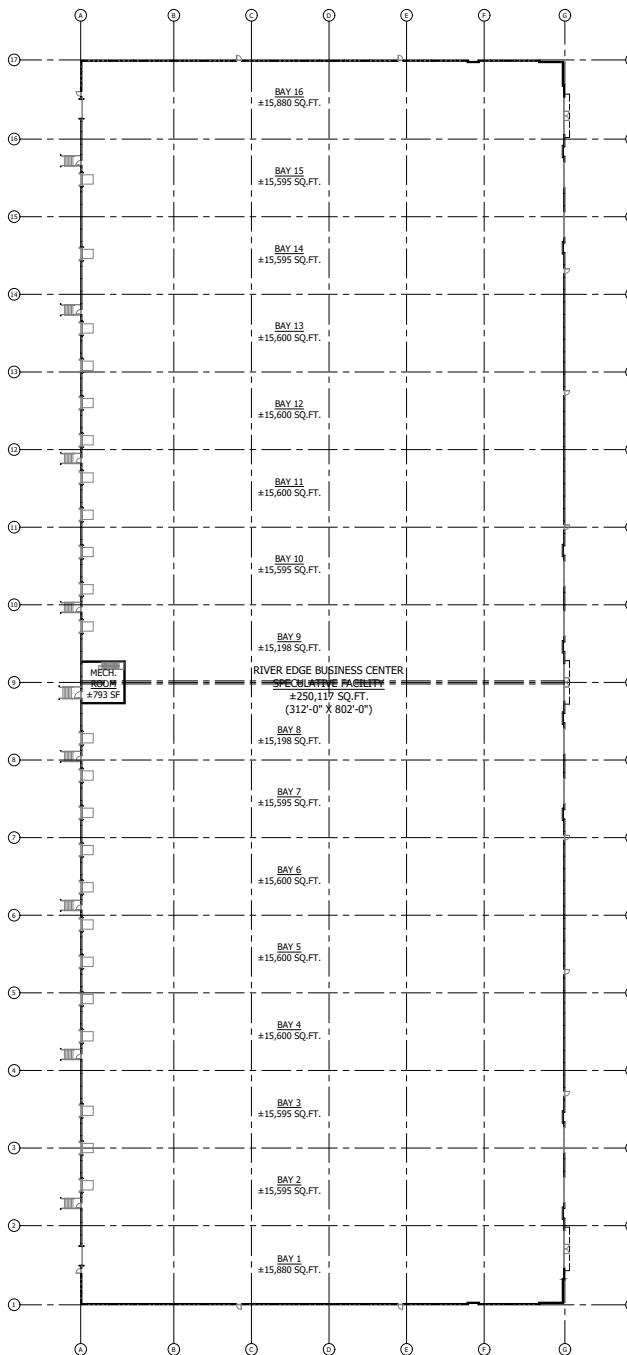
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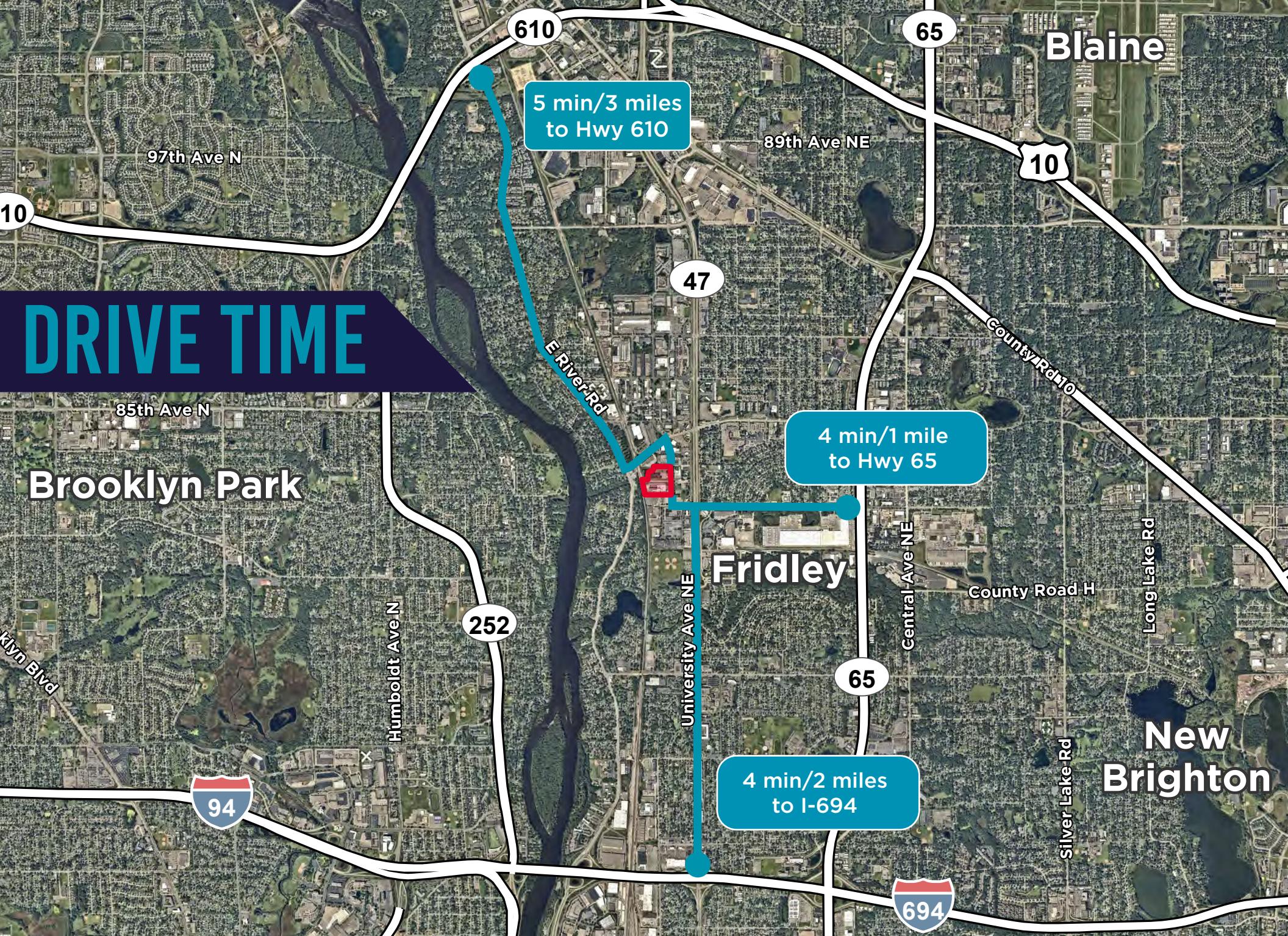


PROJECT SCHEDULE

	Q1 2026			Q2 2026			Q3 2026			Q4 2026		
	February	March	April	May	June	July	August	September	October	November	December	
DEMOLITION												
Demolition	Feb 1, '26 - Apr 1, '26		Demolition									
CONSTRUCTION												
Site Grading	Apr 1, '26 - Apr 30, '26			Site Grading								
Site Utilities	Apr 22, '26 - May 16, '26			Site Utilities								
Footings & Foundations	May 5, '26 - May 25, '26			Footing & Foundations								
Precast Installation	May 25, '26 - Jun 14, '26			Precast Installation								
Steel Erection	Jun 12, '26 - Jul 4, '26			Steel Erection								
Roofing	Jun 29, '26 - Jul 18, '26			Roofing								
Plumbing Underground	Jul 13, '26 - Jul 24, '26			Plumbing Underground								
Pour Slab on Grade	Jul 27, '26 - Aug 7, '26			Pour Slab on Grade								
Fire Sprinkler	Aug 10, '26 - Sep 18, '26			Fire Sprinkler								
Electrical Service	Aug 10, '26 - Sep 18, '26			Electrical Service								
HVAC	Aug 10, '26 - Sep 4, '26			HVAC								
Glass & Glazing	Aug 10, '26 - Sep 4, '26			Glass & Glazing								
Curbs & Exterior Concrete	Aug 17, '26 - Aug 28, '26			Curbs & Exterior Concrete								
Landscaping	Aug 31, '26 - Sep 11, '26			Landscaping								
Bituminous Paving	Sep 14, '26 - Sep 30, '26			Bituminous Paving								
TENANT IMPROVEMENT												
Construction - Tenant Improvement	Aug 10, '26 - Oct 24, '26			Construction - Tenant Improvement								
OCCUPANCY												
Occupancy	Oct 24, '26			Occupancy								



NEARBY AMENITIES



ABOUT ENDEAVOR DEVELOPMENT

The need for industrial real estate has greatly accelerated. It's a specialized market Endeavor knows well. We develop, acquire and manage industrial real estate assets using our thorough understanding of the current climate and landscape. Drawing on our results in the Minneapolis- St. Paul metro area, we have successfully brought our proven approach to new markets. The Endeavor business model provides our clients unmatched industry knowledge and allows our team the flexibility and entrepreneurial spirit to get creative with solutions. We can adapt to your needs when others often can't. Offering unique solutions and opportunities to clients is where Endeavor shines.

INSTITUTIONAL EXPERIENCE

ENTREPRENEURIAL SPIRIT



Minneapolis - St. Paul

Arbor Lakes Buildings 3 - 9, Maple Grove
Blu Dot Distribution Center, Otsego
Cobalt Business Center, Mendota Heights
Columbia Business Center, Eagan
Highway 5 Business Center, Eden Prairie
Highview 610 Business Center, Brooklyn Park
I-94 Logistics Center, Rogers
Nathan Lane Business Center, Plymouth
Nexus at Opus Park 1 & 2, Eden Prairie
Park 35E 1 & 2, White Bear
Pilot Knob Business Center, Mendota Heights
Yankee Doodle Business Center, Eagan
Zachary Distribution Center, Maple Grove

Des Moines

I-35 Distribution Center, Ankeny
I-80 Distribution Center, Altoona

Milwaukee

I-94 Business Center, Mt. Pleasant



Nimble and Adaptable Approach

Endeavor has the flexibility and expertise to deliver state-of the-art projects for clients. We deliver build-to-suit for lease, build-to-suit for sale, and speculative building projects to fit a variety of needs.



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