

RIVER EDGE BUSINESS CENTER



7350 COMMERCE LANE NE
FRIDLEY, MN 55432

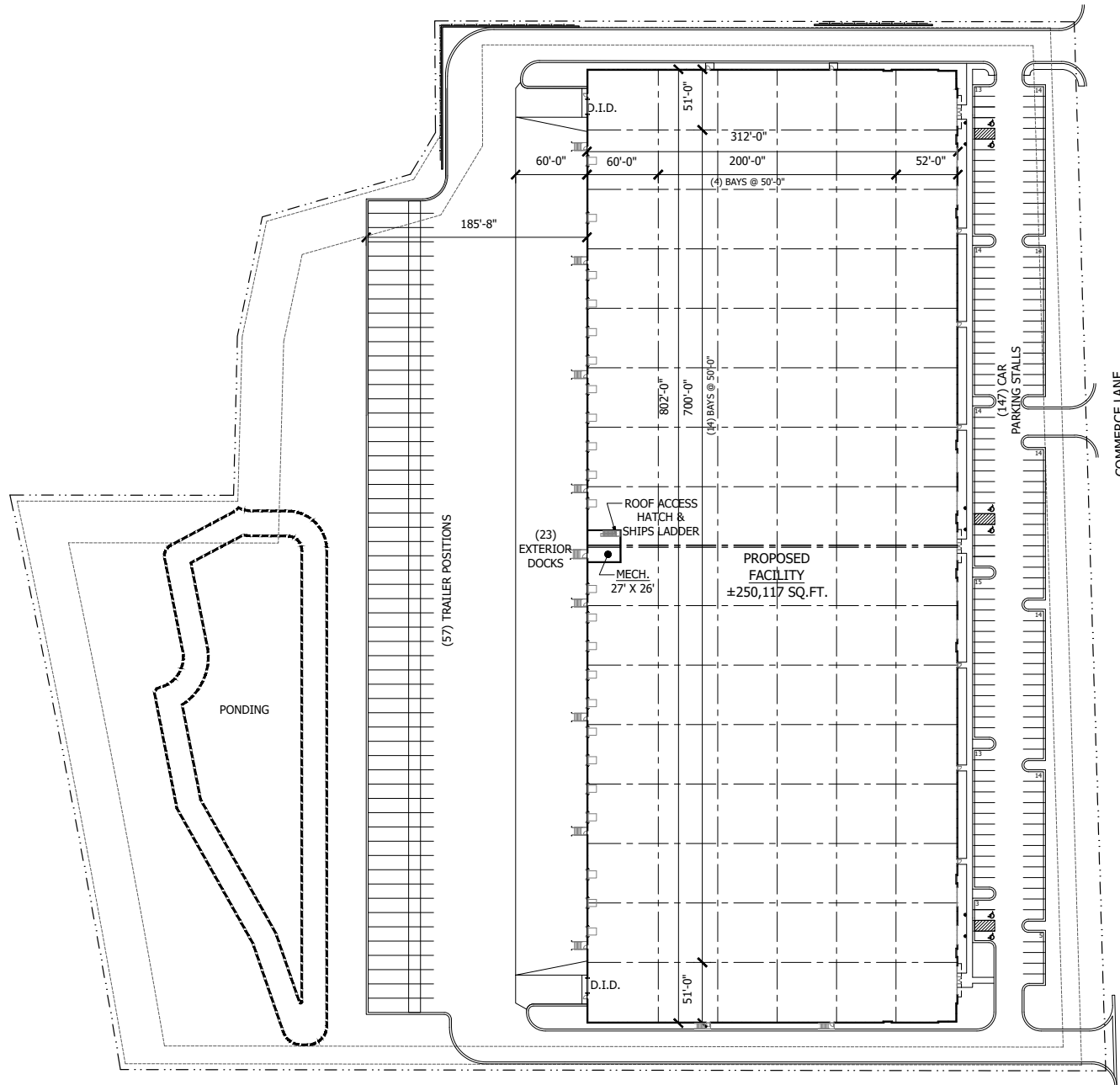


PROPERTY INFORMATION

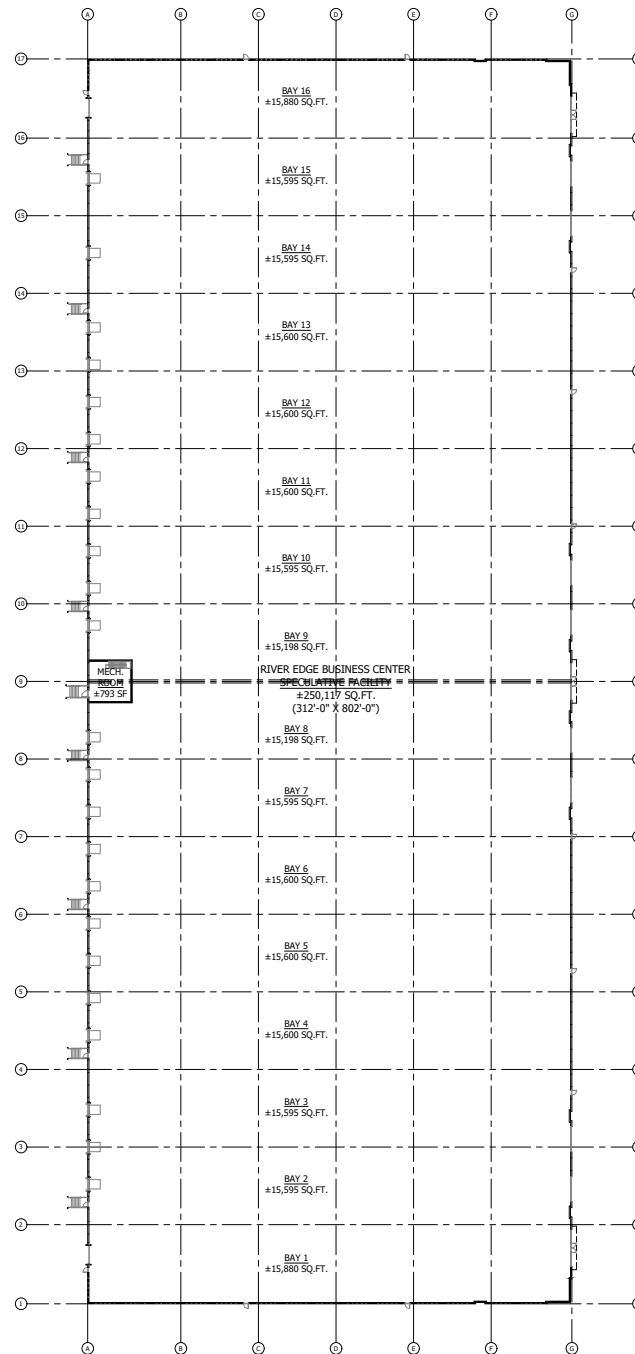
Address:	7350 Commerce Lane NE, Fridley, MN 55432
Site Size:	15.55 acres
Building Size:	250,117 square feet
Building Dimensions:	802' x 312'
Column Spacing:	50' x 50' with a 60' speed bay
Clear Height:	36' clear to bottom of structure at first interior column
Light Duty Pavement:	6" aggregate base + 1.5" bituminous base + 1.5" bit wear layer
Heavy Duty Pavement:	8" aggregate + 2.5" bit base + 2.5" bit wear
Concrete Pavement:	6" aggregate base + 6" concrete pavement
Truck Court:	130' deep asphalt truck court with a 60' concrete apron
Trailer Parking:	57 trailer parking stalls
Car Parking:	147 parking stalls
Foundations:	Shallow spread footings
Slab on Grade:	7" thick unreinforced concrete
Exterior Walls:	Painted precast concrete structural wall panel insulated per code
Structural Steel:	Tube steel columns, white roof deck, gray joists and girders

Structural Roof:	Sloped ¼" per foot from single ridge to low point at perimeter walls
Roofing:	Ballasted 45 mil EPDM roof system insulated for total R-30
Floor Sealer:	One (1) coat of Ashford Formula or equivalent
Glass & Glazing:	Three (3) main entrances with storefront First floor punched opening windows
Doors & Equipment:	Twenty Three (23) 9' x 10' manual dock doors w/ vision windows Twenty Three (23) 35,000 lb mechanical 7' x 8' dock levelers 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)
Fire Protection:	ESFR
Roof Drain System:	Internally piped roof drains located along perimeter walls
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
HVAC:	Gas-fired unit heaters to maintain 50 degrees Fahrenheit Each unit heater controlled by individual thermostat Ventilation per code
Electrical Service:	5000 amp, 480 volt, 3 phase
Interior Lighting:	LED motion-sensored emergency lighting per code
Exterior Lighting:	LED wall packs to provide lighting over paved surfaces per code
Utility Separation:	Exterior switchgear will be separated for Tenant provided electrical connection and utility provided meter for the Leased Premises

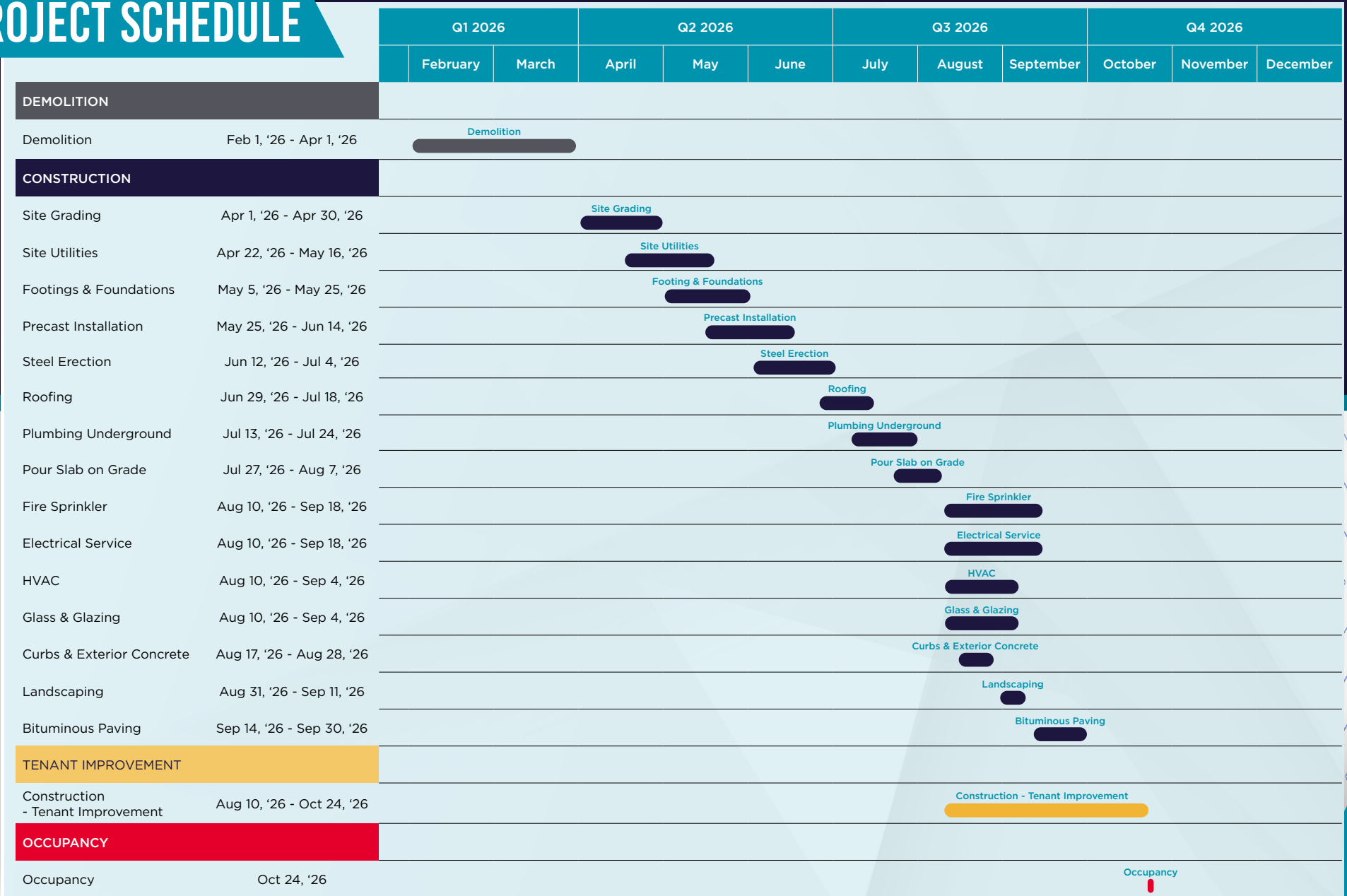
SITE PLAN



BAY BY BAY



PROJECT SCHEDULE



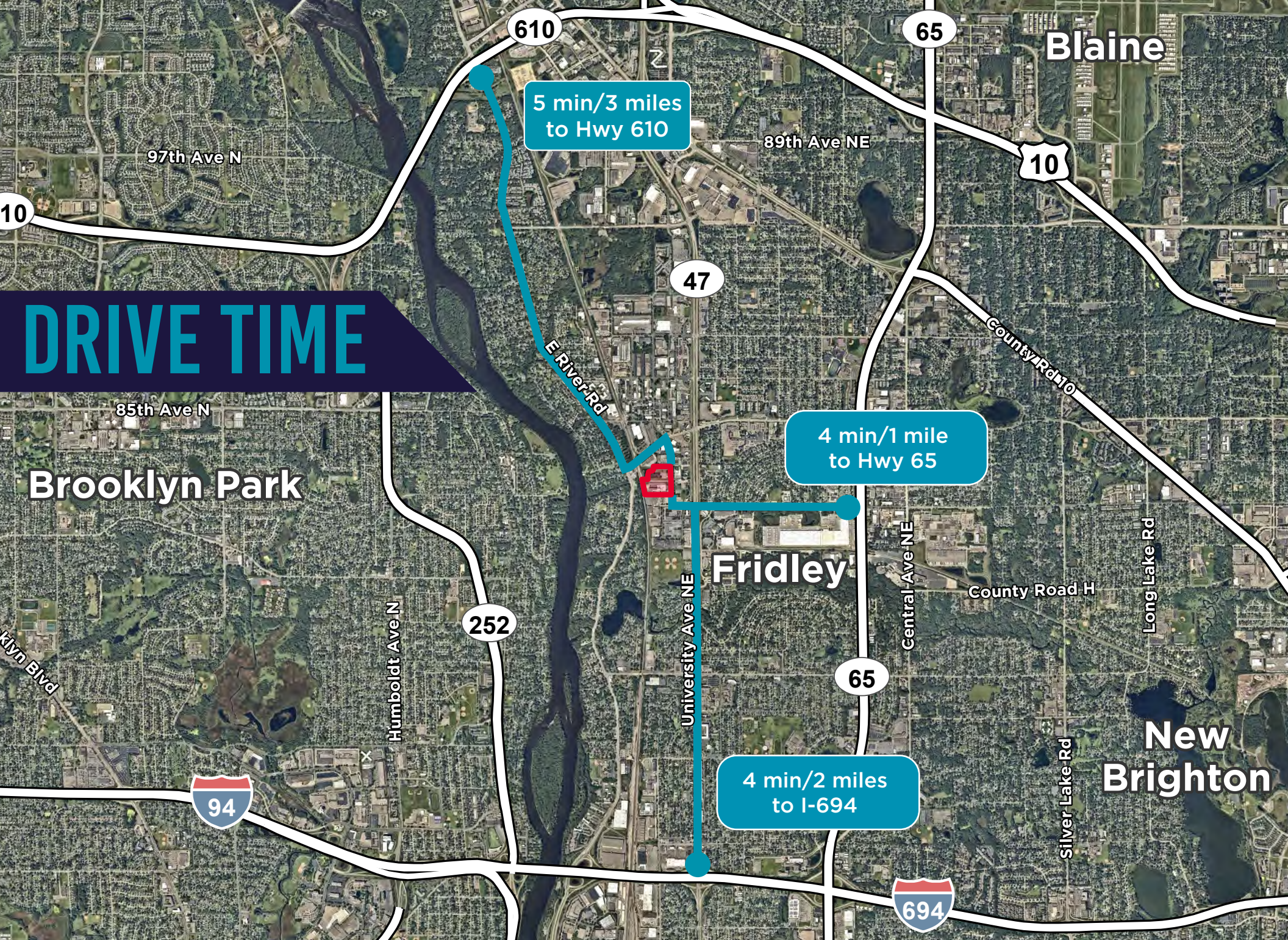


River Edge Business Center
7350 Commerce Lane
Fridley, Minnesota



NEARBY AMENITIES

DRIVE TIME



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*



2024

**Top Three
Industrial Developer**
 Minneapolis-St. Paul Business
 Journal



2025

**#1 Pure Play
Industrial Developer**
 Minneapolis-St. Paul Business
 Journal

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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