

FRIDLEY INDUSTRIAL PARK II

MINNEAPOLIS
NORTH CENTRAL

7901 Beech Street
Fridley, MN 55432



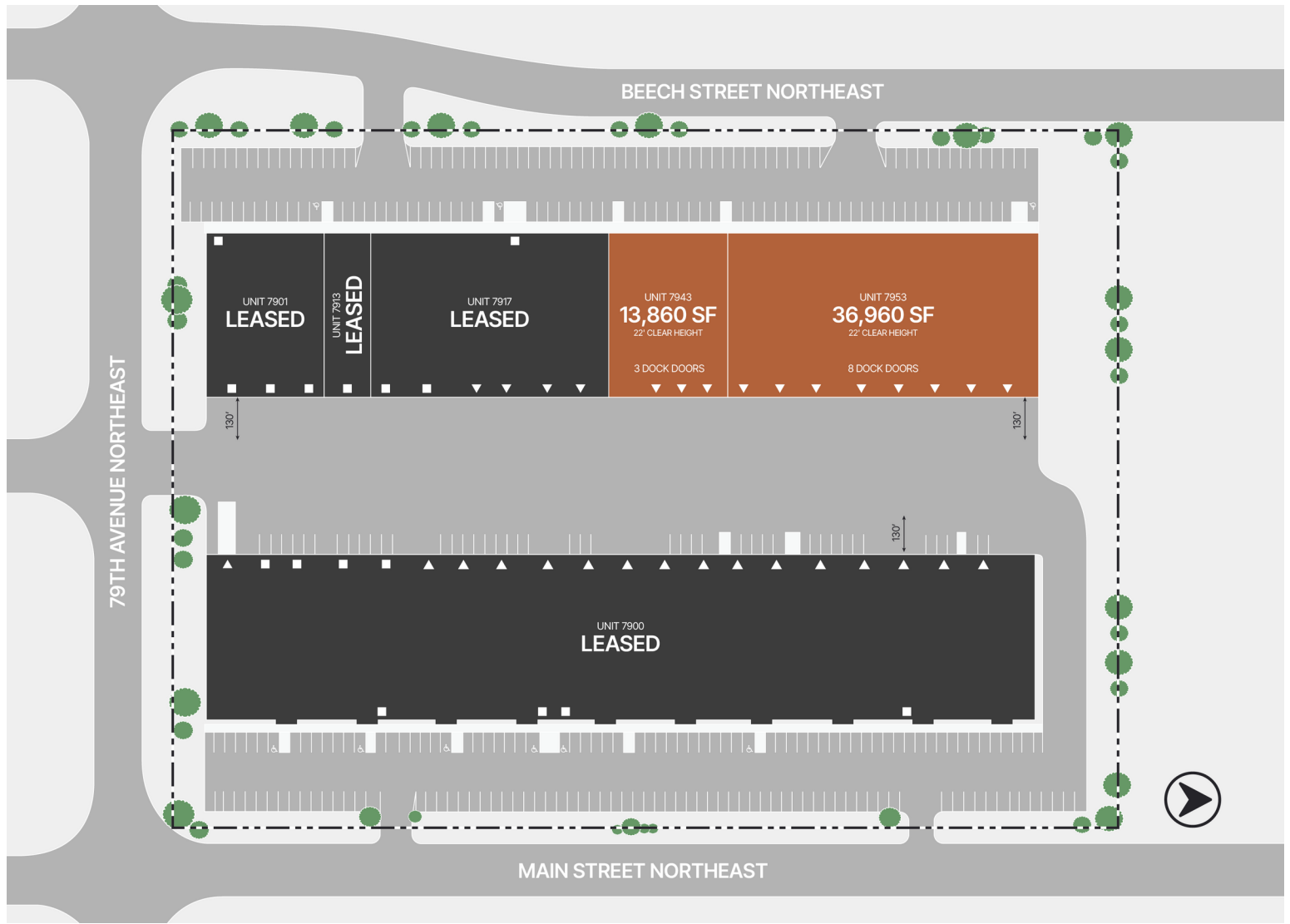
FOR LEASE

13,860 - 50,820 SF



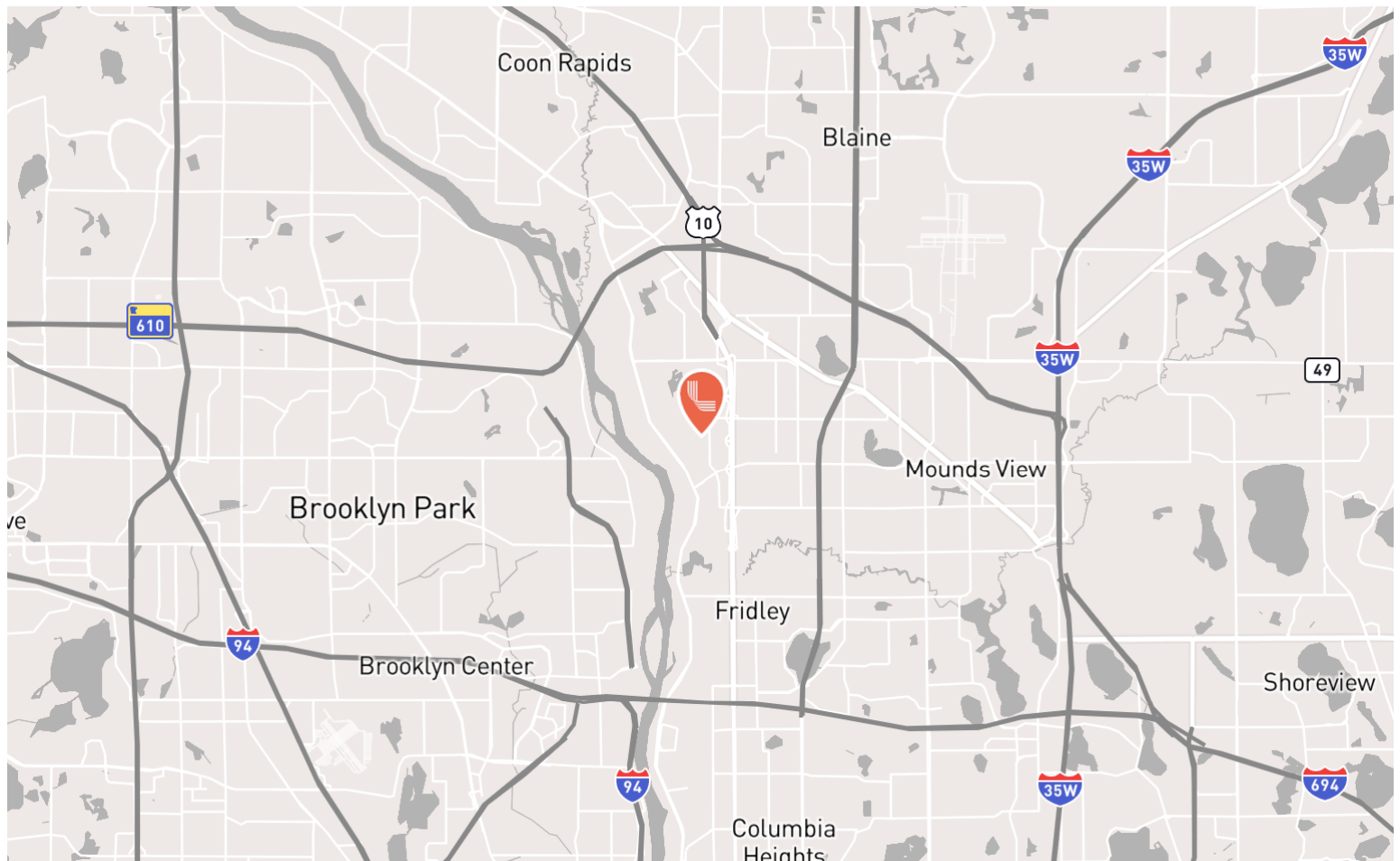
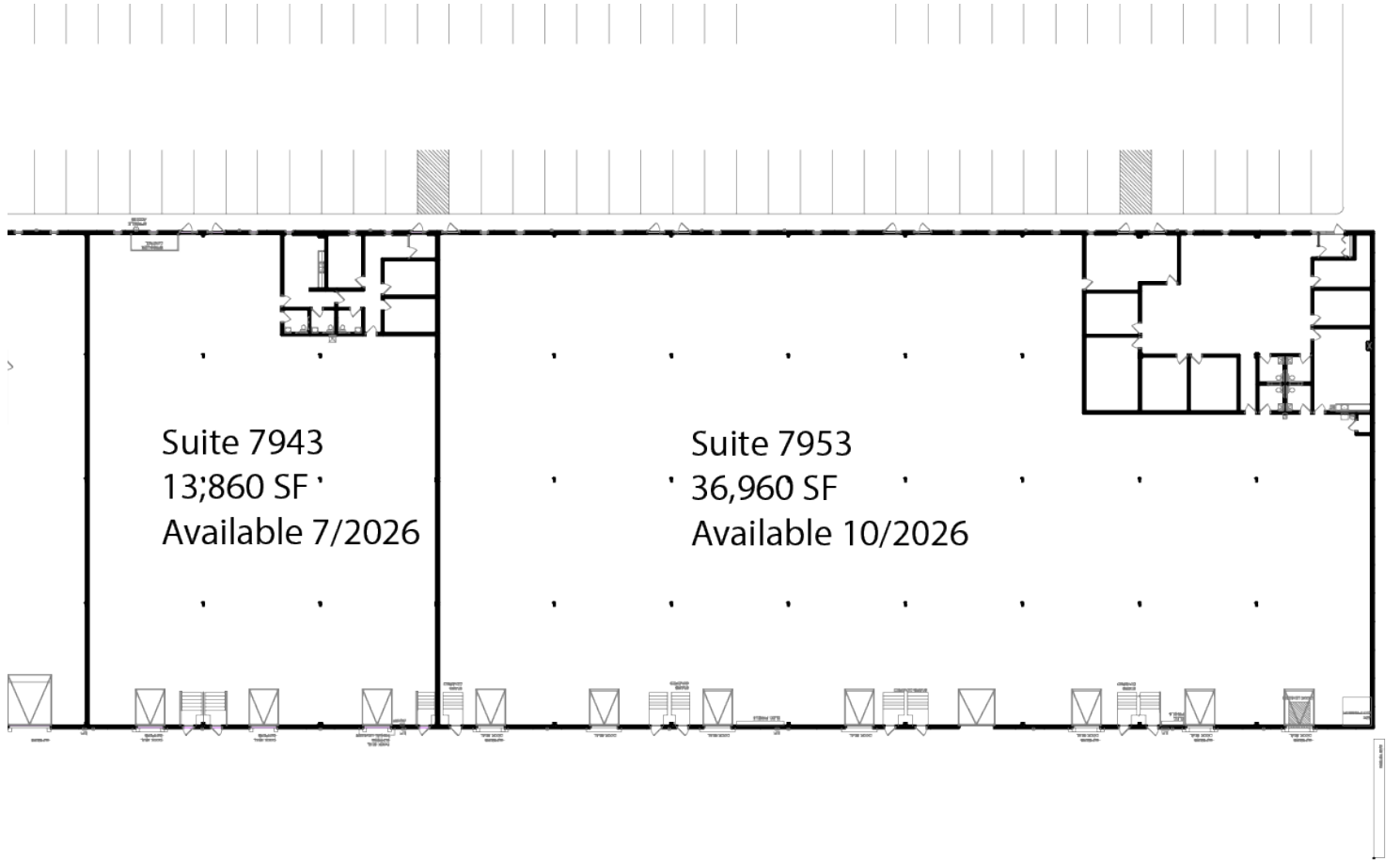
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SPECIFICATIONS

<u>Suite 7943</u>	<u>Suite 7953</u>	<u>Suite 7943 & 7953</u>		
13,860 SF Total	36,960 SF Total	50,820 SF Total	Building Size	97,020 SF
1,150 SF Office	4,166 SF Office	5,316 Office	Clear Height	22'
12,710 SF Warehouse	32,794 SF Warehouse	45,504 Warehouse	Sprinklered	Yes
3 dock doors	8 dock doors	11 dock doors	Parking	144 stalls
200A, 120/208V	400A, 120/208V	200A, 120/208V		
Available 7/1/2026	800A, 480/277V	400A, 120/208V		
	Available 10/1/2026	800A, 480/277V		
		Available 10/1/2026	2026 Tax/Ops*	\$3.85 PSF Total (\$1.70 PSF RE Tax, \$2.15 PSF CAM)
			*Gas service makes up \$0.68 PSF of the opex amount.	
			Rental Rates	Negotiable



CONTACT INFORMATION

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