

INDUSTRIAL EQUITIES L.L.P.
Development and Investments

TEL 612 332 0139

321 First Avenue North, Minneapolis, Minnesota 55401

FAX 612 332 0241

Fridley's Park of Commerce
5601 East River Road, Fridley, MN 55421
COMPLETION DECEMBER 2018



- TOTAL BUILDING SIZE:** 156,000 square feet state-of-the-art office/warehouse
- TOTAL AVAILABLE:** 156,000 total square feet
- CLEAR HEIGHT:** 28' clear – ESFR Sprinkler System
- LOADING:** Twenty-Seven (27) 9' x 10' dock doors with mechanical levelers
Thirteen (13) 12' x 14' drive-ins with flammable waste trap
- COLUMN SPACING:** 50' x 60' column spacing or 12,000sf bays
- AMENITIES:**
- * Excellent access to I-694, I-94, Hwy-100, Hwy-252, and East River Road
 - * Located within two miles of the light rail and metro transit bus station.
 - * State-of-the-art brick and precast construction
 - * Corporate campus finishes
 - * Heavy glass treatment
 - * Overhead water throughout
 - * Heavy power
 - * 60 mil 20 year energy efficient roof
 - * Extensive parking and large truck court

For more information, please call:

John N. Allen

(612) 332-1122 – direct

(612) 845-3200 – cell

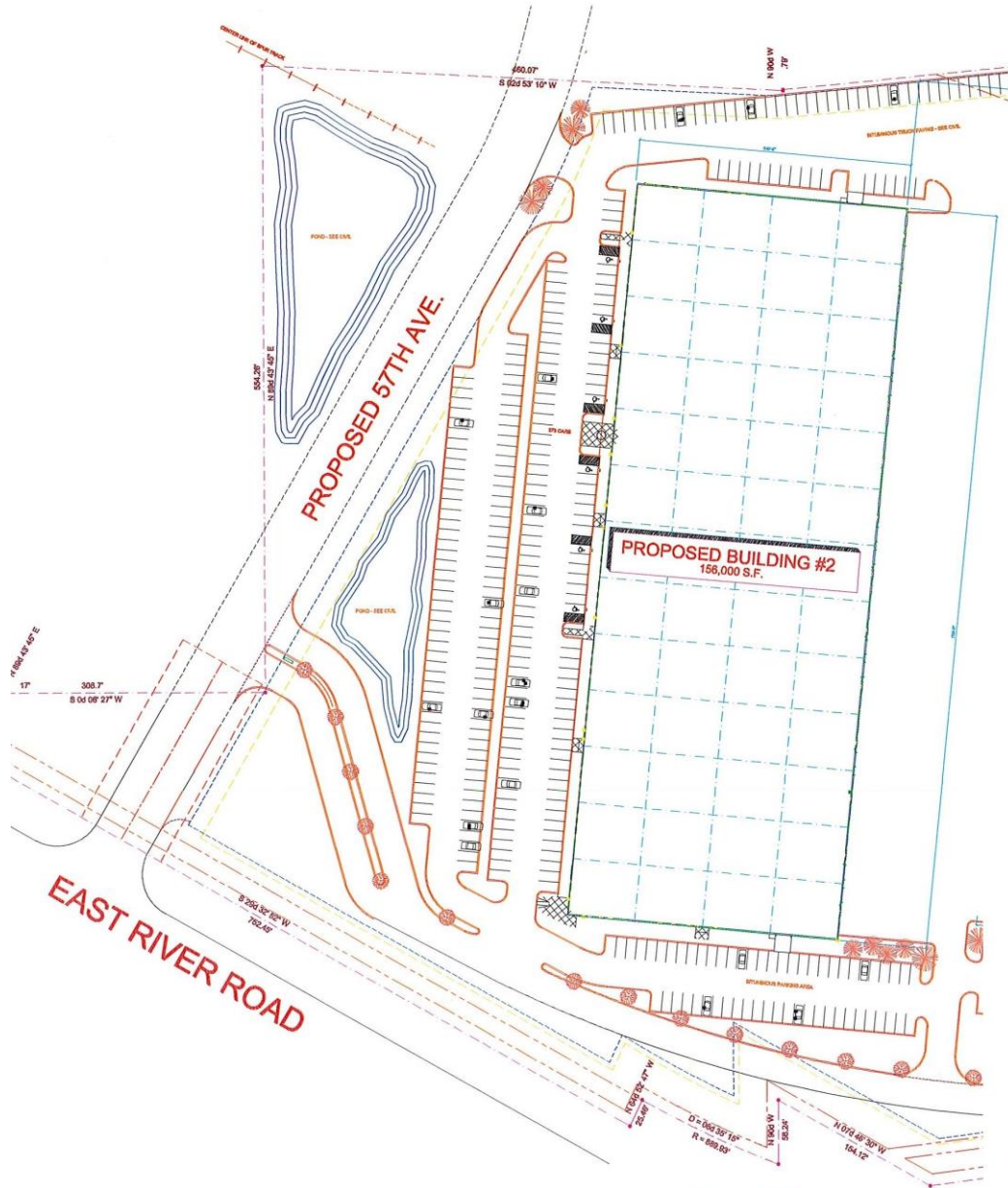
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SITE PLAN



1 SITE PLAN
SCALE 1" = 50.0'

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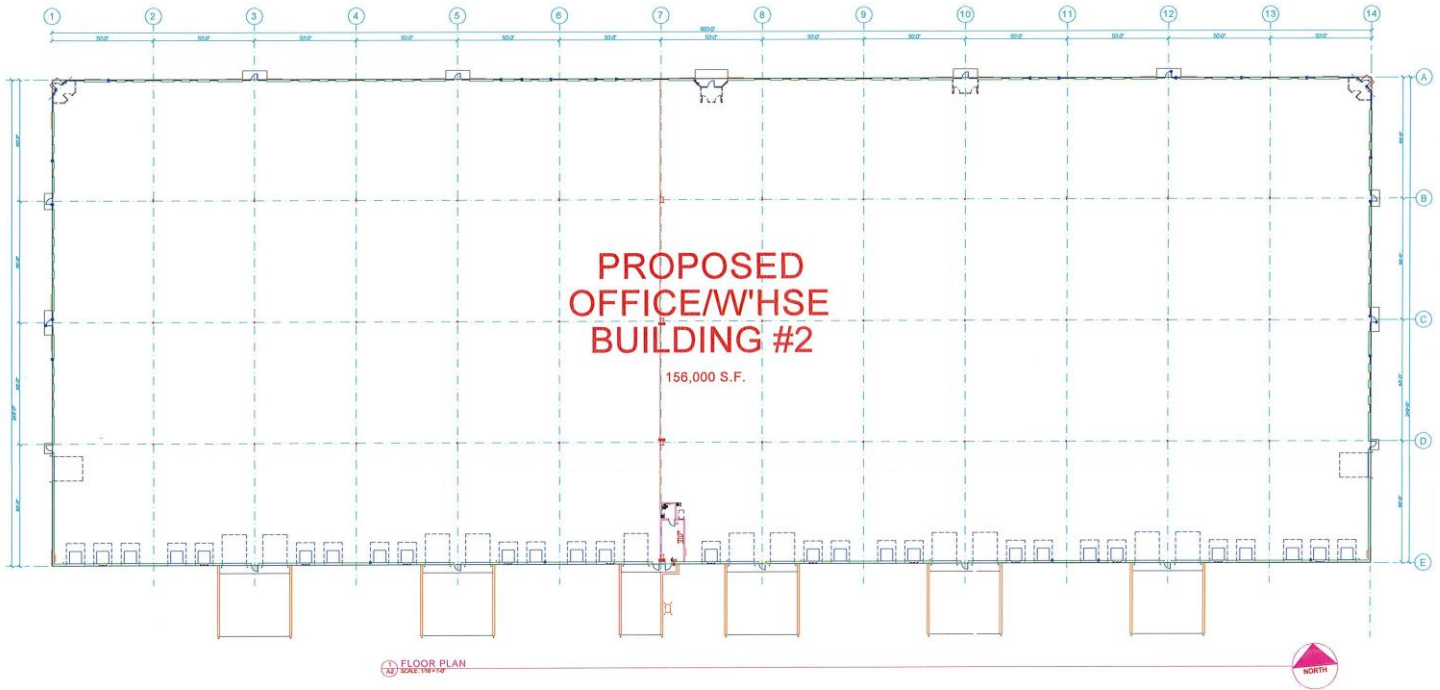
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Fridley's Park of Commerce
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156,000sf FLOOR PLAN



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RIVERSIDE CORPORATE CENTER

5601 East River Road, Fridley, MN 55421

LOCATION MAP



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