

INDUSTRIAL EQUITIES L.L.P.
Development and Investments

TEL 612 332 0139

321 First Avenue North, Minneapolis, Minnesota 55401

FAX 612 332 0241

RIVERSIDE CORPORATE CENTRE
5601 East River Road, Fridley, Minnesota 55432
COMPLETION FALL 2013



TOTAL BUILDING SIZE: 134,192 square feet state-of-the-art office/warehouse

TOTAL AVAILABLE: 134,192 square feet available Fall 2013

CLEAR HEIGHT: 32' clear

LOADING: Forty (40) docks and twenty-one (21) drive-ins

AMENITIES:

- * Corporate campus finishes
- * State-of-the-art brick and precast construction
- * Extensive floor drains and overhead water throughout designed to accommodate medical, biomedical and technology users.
- * Heavy power
- * 60 mil 20 year energy efficient roof
- * ESFR sprinkler system
- * Heavy glass
- * Two (2) off-street parking stalls per 1,000sf
- * Excellent visibility and access to I-694 and East River Road
- * Within six (6) blocks of the Fridley Northstar Train Station

For more information, please call:

John N. Allen

(612) 332-1122 – direct

(612) 845-3200 – cell

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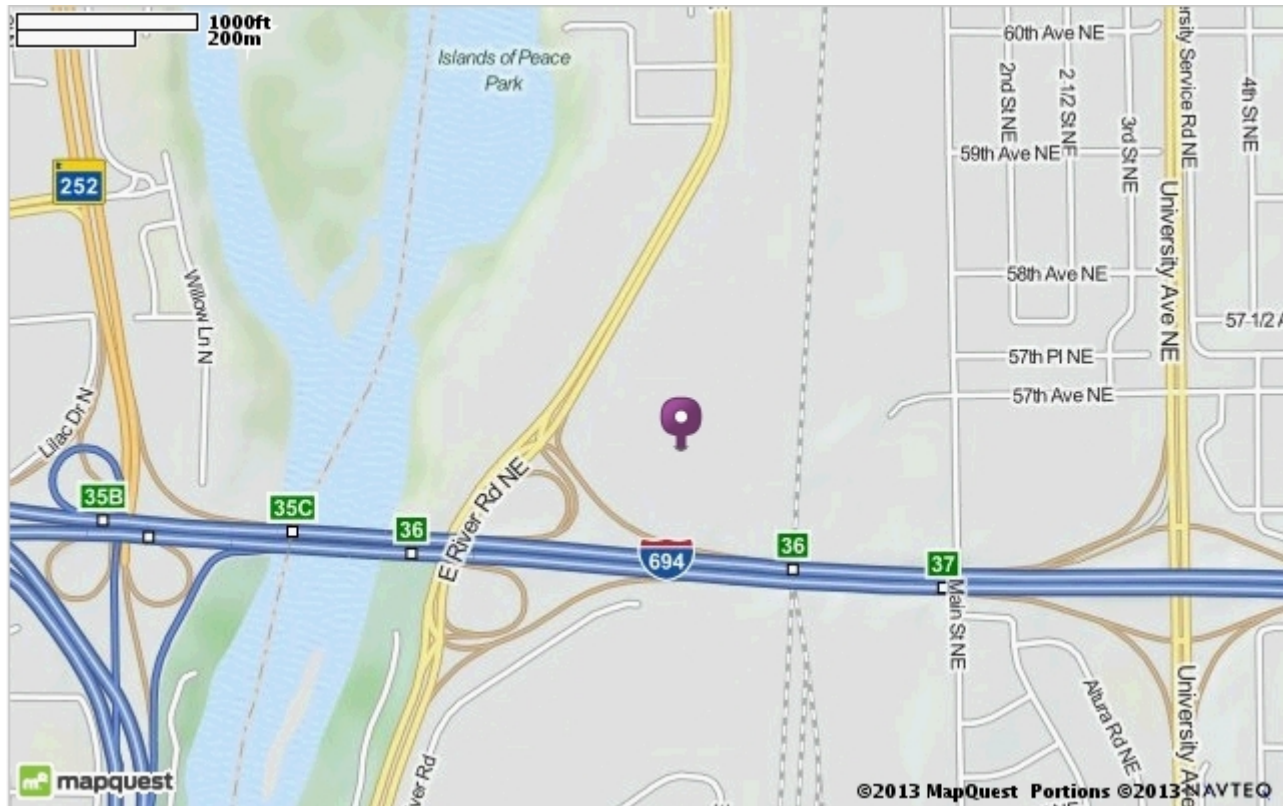
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LOCATION MAP



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