

4800 EAST RIVER ROAD

FRIDLEY
MINNEAPOLIS

4800 East River Road NE
Fridley, MN



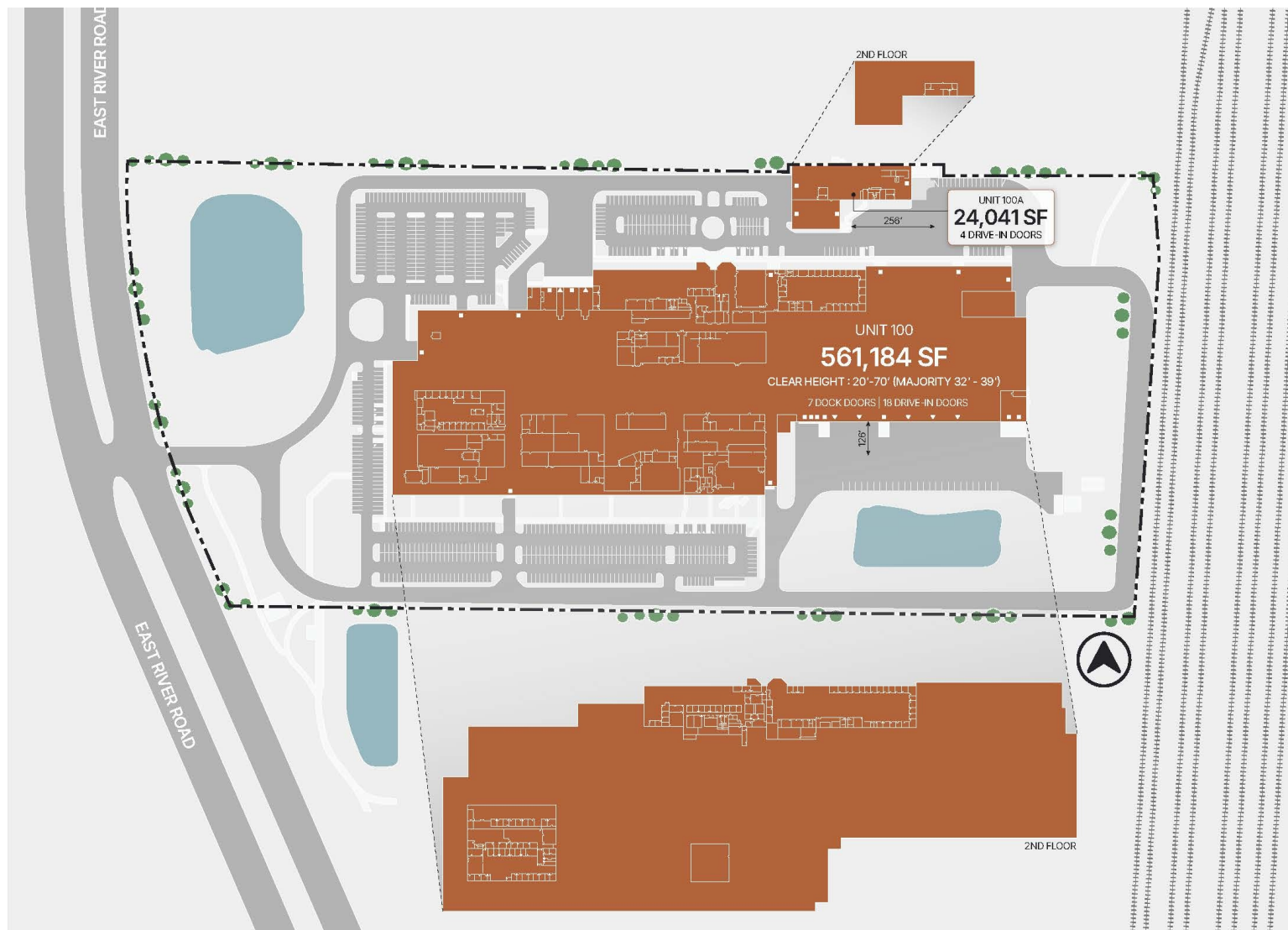
FOR LEASE

±585,225 SF



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PROPERTY OVERVIEW

4800 East River Road is a 585,225 SF Infill Industrial Facility offering redundant heavy power, high clear height, multiple loading options, and rail potential. The property is centrally and conveniently located in Fridley, minutes away from the Minneapolis CBD, with excellent access to I-94 and I-694, and Highway 100.

- > Building Renovated in 2015
- > Loading: 7 Docks (Ability to add additional), 18 Drive-in doors
- > Multiple cranes in place (10-ton to 30-ton)
- > BNSF Rail accessibility; internal spur possible
- > Fiber connectivity
- > Excellent access to I-94 and I-694, and Highway 100
- > Clear Height: 20' - 70', Majority 32' - 39'
- > Heavy Power: 480 Volts, 3-phase, 4.8MW, Dual substations with 4.8MW
- > Parking: 682 stalls

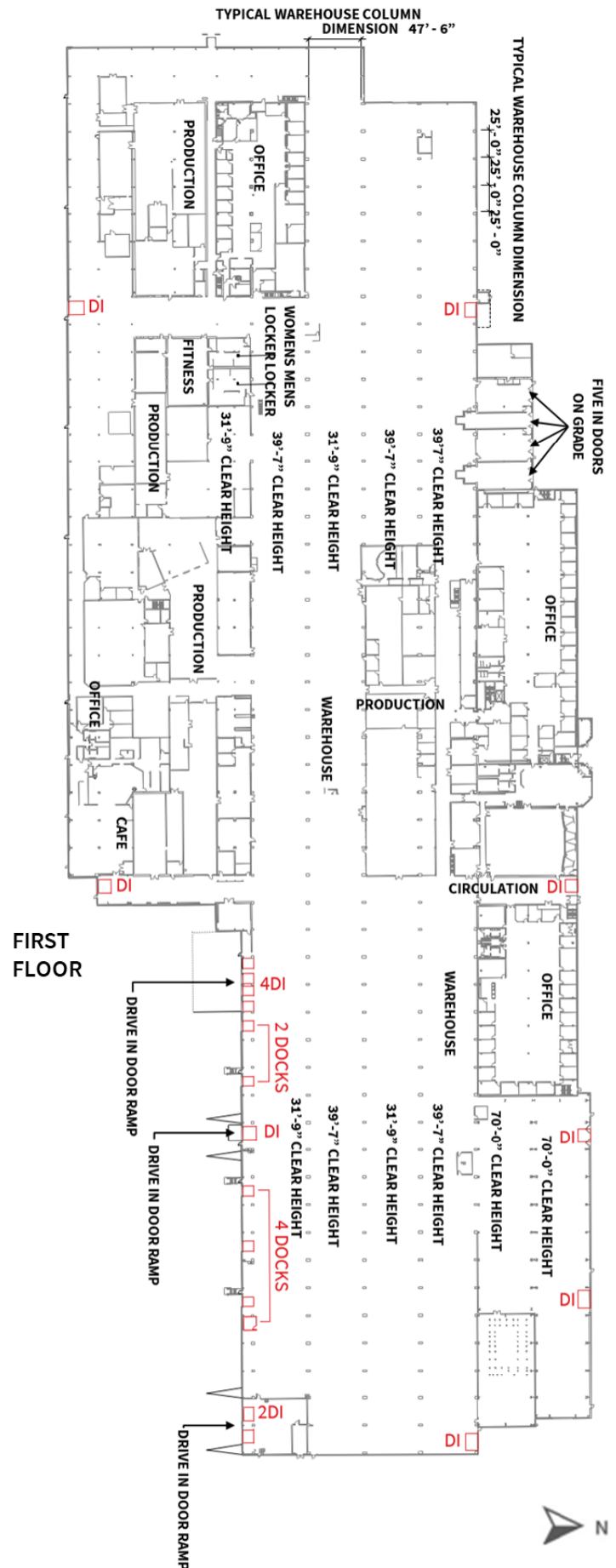
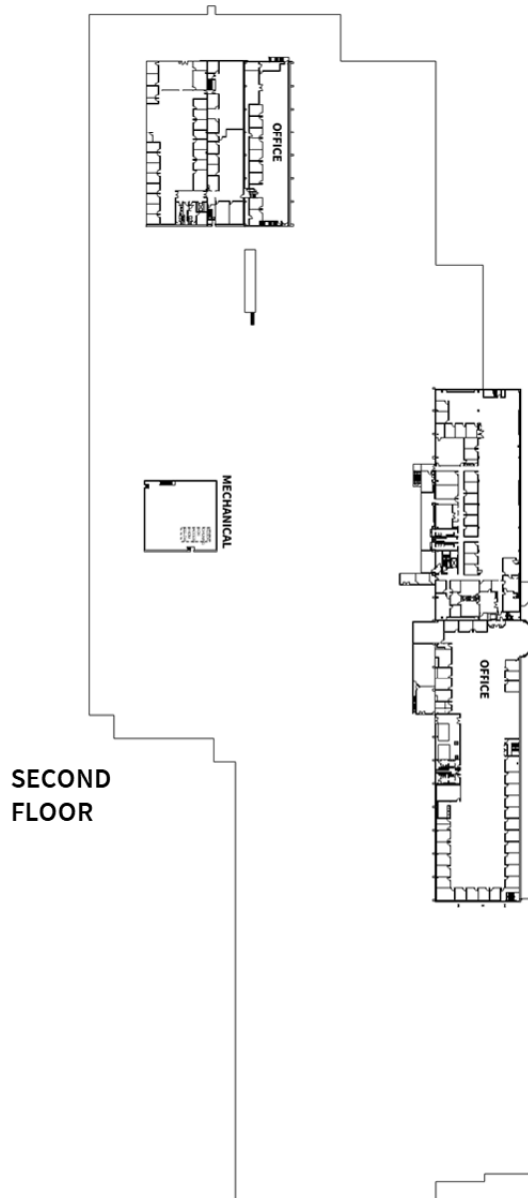
BUILDING SPECIFICATIONS

Available SF	Main Building: 561,184 SF North Building: 24,041 SF
Warehouse SF	Main Building: 390,294 SF North Building: 17,421 SF
Office SF	Main Building: 170,890 SF North Building: 6,620 SF
Loading	Main Building: Seven (7) dock doors, 18 drive-in doors North Building: Four (4) drive-in doors
Clear Height	20' - 70', Majority 32' - 39'
Lease Rate/Sale Price	Negotiable
2026 RE Tax & CAM	\$1.42 PSF

FLOOR PLANS - MAIN BUILDING

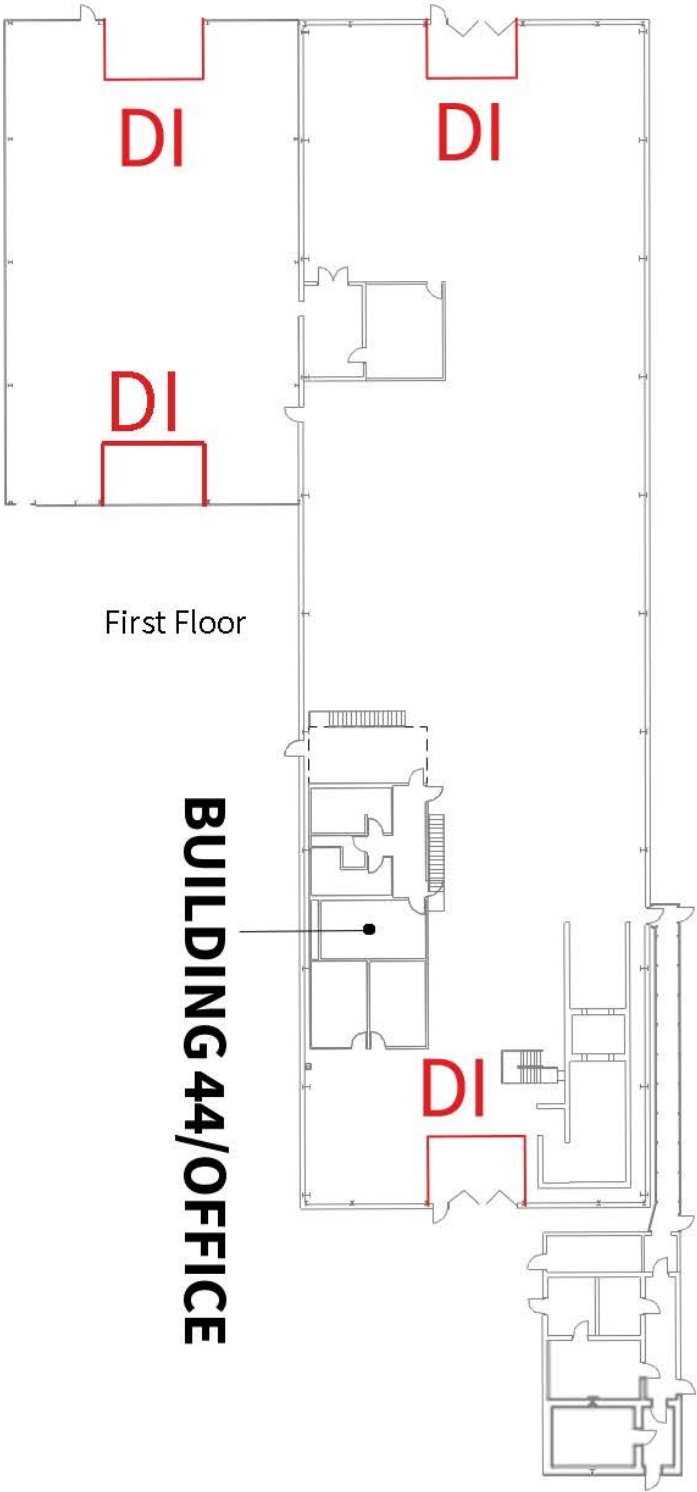
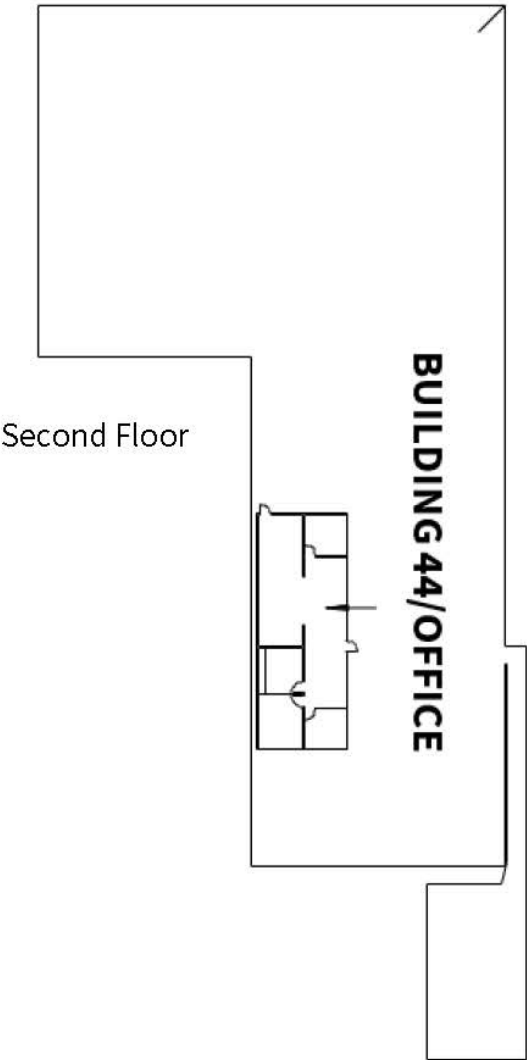
MAIN BUILDING - AREA SCHEDULE			
SUITE		AREA	
NO.	ROOM		
LEVEL 01			
	OFFICE	84,466	SF
	WAREHOUSE	390,294	SF
LEVEL 02			
	OFFICE	80,584	SF
	MECH.	5,840	SF
TOTAL		561,184	SF

Note: Office and Production space can be converted to Warehouse.



FLOOR PLANS

NORTH BUILDING - AREA SCHEDULE			
SUITE		AREA	
NO.	ROOM		
LEVEL 01			
	OFFICE	4,935	SF
	WAREHOUSE	17,421	SF
LEVEL 02			
	OFFICE	1,685	SF
TOTAL		24,041	SF







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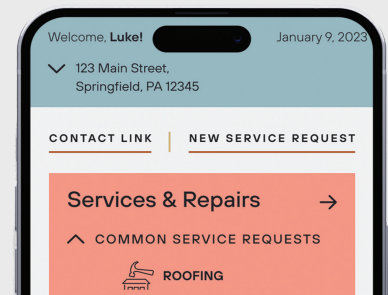


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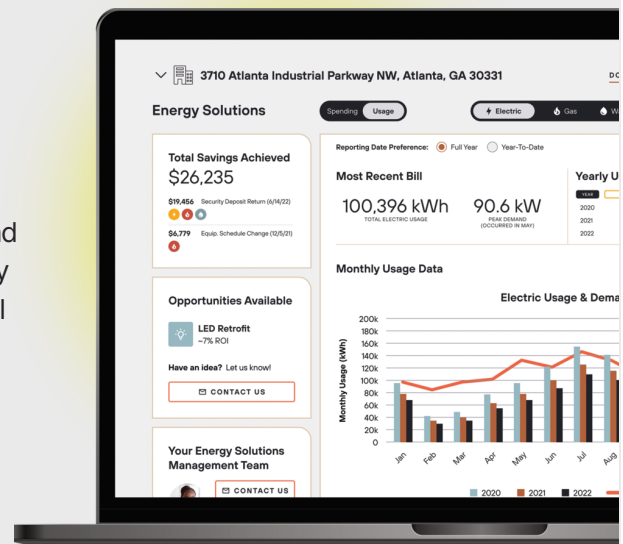
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500 Million
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