

**8201 HICKORY ST NE
FRIDLEY, MN 55432**



Cross-Dock Truck Terminal Refrigerated Warehouse

Property Highlights:

State of the art lowbay & highbay cooler cross-dock facility

Large lot located in cul-de-sac

Built in 1991 - 1995, 1999 building remodel and highbay addition

Only 30 minutes from the Minneapolis/St. Paul International Airport

Excellent location in Fridley industrial park with easy access to major freeway systems such as Interstate 694

Numerous area amenities including hotels, restaurants and retail



Slava Daskalyuk

763-957-0824

Slava@DasRealtyMN.com

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**PURCHASE PRICE:
\$9,990,000.00**



*** 100% Occupied Investment Opportunity NNN (3 Tenants)**

**BUILDING SIZE:
Office: 3,870 sf
Low Bay: 14,880 sf
High Bay: 13,428 sf
Total: 32,178 sf**

LAND: 5.99 Acres (260,924 sf)

**LOADING:
32 Loading Dock
1 Drive-In Door
All Dock With Bumpers, Levers & Seals**

**CLEAR HEIGHT:
Low Bay: 13'-6"
High Bay: 24'-6"**

ZONING: M-3, Heavy Industrial District

PID: 03-30-24-14-0009

PARKING: Recently Extended, Trailer Storage Available On Site.

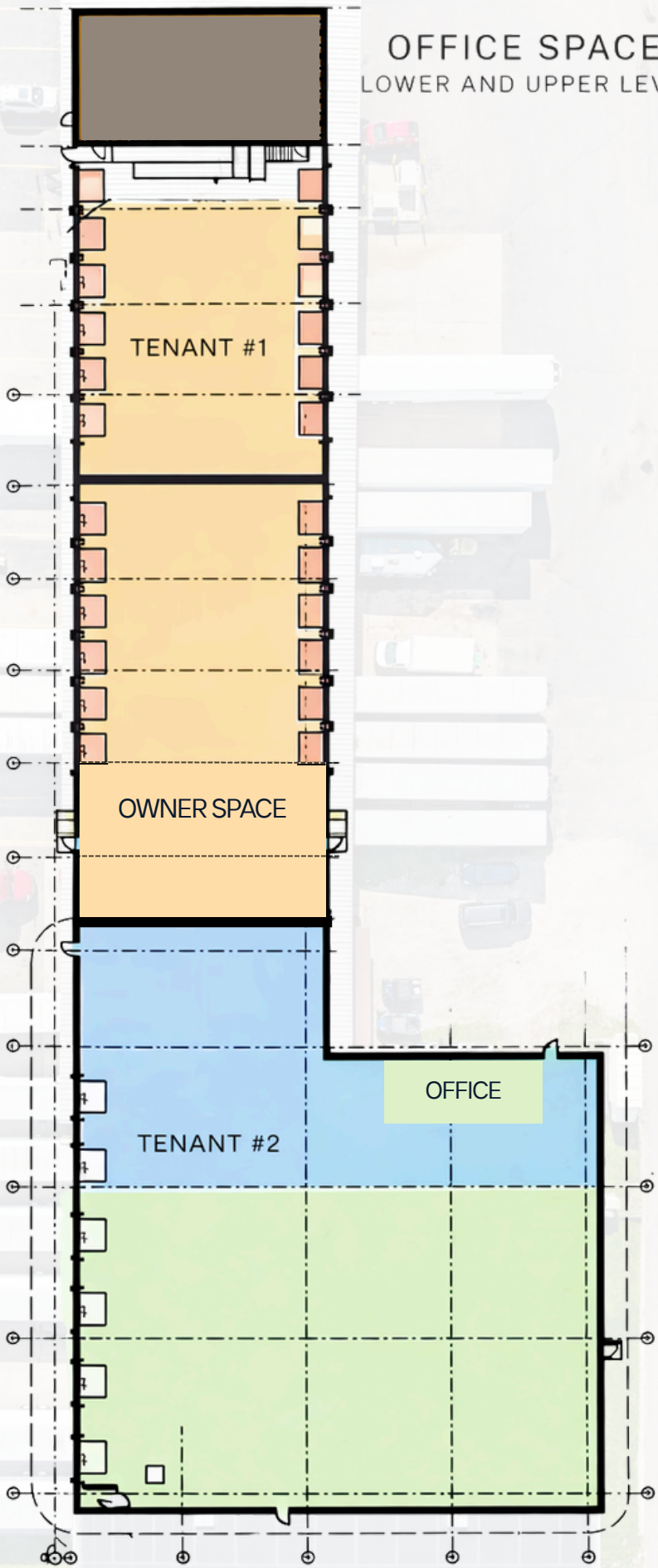


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OFFICE SPACE
LOWER AND UPPER LEVEL



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