

NORTHERN STACKS

42 & 46 NORTHERN STACKS DRIVE, FRIDLEY, MN 55421



BUILDINGS I, II, III, IV, V & VI COMPLETE

**BUILDING V
AVAILABLE NOW**



BUILDING V: 46 NORTHERN STACKS DRIVE

28' OFFICE/WAREHOUSE

118,400 SF

AVAILABLE

62,591 SF

MINIMUM DIVISIBLE

25,000 SF

NET RENTAL RATES

\$5.50 PSF +
Amortized
Improvements

2018 EST. CAM & TAX

\$0.31 PSF CAM
\$0.34 PSF Tax
\$0.65 Total PSF

LOADING

Ample docks and
drive-ins

PARKING

2.1/1,000
parking ratio
237 parking stalls
(additional may be added)

CLEAR HEIGHT

28'

COLUMN SPACING

45' x 40'

DELIVERY

Available Now

**BUILDING VI
AVAILABLE NOW**



BUILDING VI: 40 - 51ST WAY NE

32' OFFICE/WAREHOUSE

120,600 SF

AVAILABLE

120,600 SF

MINIMUM DIVISIBLE

25,000 SF

NET RENTAL RATES

\$5.25 PSF +
Amortized
Improvements

2018 EST. CAM & TAX

\$0.31 PSF CAM
\$0.34 PSF Tax
\$0.65 Total PSF

OUTSIDE STORAGE/ TRAILER PARKING

15,000 SF
(10 trailer spots)

LOADING

Ample docks and
drive-ins

PARKING

2.61/1,000 parking ratio
261 parking stalls
(additional may be added)

CLEAR HEIGHT

32'

COLUMN SPACING

45' x 45'

DELIVERY

Available Now

FOR LEASING INFORMATION, CONTACT:

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