

NORTHERN STACKS

4605 & 4601 EAST RIVER ROAD, FRIDLEY, MN 55421



BUILDINGS I, II & III COMPLETE BUILDINGS IV & V UNDER CONSTRUCTION



BUILDING III: 42 NORTHERN STACKS DRIVE

**32' OFFICE/
WAREHOUSE**
133,200 SF

LOADING
Docks and drive-ins
1 oversized drive-in

AVAILABLE
35,880 SF

PARKING
2.1/1000
parking ratio
237 parking stalls
(additional may be
added)

**NET RENTAL
RATES**
\$5.25 PSF +
Amortized
Improvements

CLEAR HEIGHT
32'

**2017 EST. CAM
& TAX**
\$0.31 PSF CAM
\$0.34 PSF Tax
\$0.65 Total PSF

**COLUMN
SPACING**
45' x 45'

DELIVERY
Available Now

BUILDING IV: 44 NORTHERN STACKS DRIVE

**32' OFFICE/
WAREHOUSE**
177,600 SF

LOADING
Ample docks and
drive-ins

AVAILABLE
32,481 SF

PARKING
1.1/1,000
parking ratio
178 parking stalls
(additional may be
added)

**NET RENTAL
RATES**
\$5.25 PSF +
Amortized
Improvements

CLEAR HEIGHT
32'

**2017 EST. CAM
& TAX**
\$0.31 PSF CAM
\$0.34 PSF Tax
\$0.65 Total PSF

**COLUMN
SPACING**
45' x 45' with 60'
speed bay

DELIVERY
November 2017

BUILDING V: 46 NORTHERN STACKS DRIVE

**28' OFFICE/
WAREHOUSE**
118,400 SF

LOADING
Ample docks and
drive-ins

**MINIMUM
DIVISIBLE**
25,000 SF

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

**NET RENTAL
RATES**
\$5.50 PSF +
Amortized
Improvements

CLEAR HEIGHT
28'

**2018 EST. CAM
& TAX**
\$0.31 PSF CAM
\$0.34 PSF Tax
\$0.65 Total PSF

**COLUMN
SPACING**
45' x 40'

DELIVERY
December 2017

FOR LEASING INFORMATION, CONTACT:

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