

# NORTHERN STACKS

42 & 46 NORTHERN STACKS DRIVE, FRIDLEY, MN 55421



## BUILDINGS I, II, III & IV COMPLETE BUILDINGS V & VI UNDER CONSTRUCTION BUILDING VII COMING SOON



**BUILDING III**  
AVAILABLE NOW



**BUILDING V**  
DECEMBER 2017  
DELIVERY

### **BUILDING III: 42 NORTHERN STACKS DRIVE**

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

**AVAILABLE**  
35,880 SF

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

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

**LOADING**  
Docks and drive-ins  
1 oversized drive-in

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

**CLEAR HEIGHT**  
32'

**COLUMN SPACING**  
45' x 45'

**DELIVERY**  
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**  
December 2017

FOR LEASING INFORMATION, CONTACT:

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# NORTHERN STACKS

40 & 60 - 51ST WAY NE, FRIDLEY, MN 55421



## BUILDINGS I, II, III & IV COMPLETE BUILDINGS V & VI UNDER CONSTRUCTION BUILDING VII COMING SOON



**BUILDING VI**  
APRIL 2018

### **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**  
30,000 SF  
(20 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**  
April 2018



**BUILDING VII**  
3RD QUARTER 2018

### **BUILDING VII:** 60 - 51ST WAY NE

**32' OFFICE/  
WAREHOUSE**  
182,600 SF  
(expandable to 200,000 SF)

**AVAILABLE**  
182,600 - 200,000 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

**LOADING**  
Ample docks and drive-ins

**PARKING**  
1.8/1,000 parking ratio  
322 parking stalls  
(additional may be added)

**CLEAR HEIGHT**  
32'

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

**DELIVERY**  
3rd Quarter 2018

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