

FRIDLEY INDUSTRIAL PARK II

MINNEAPOLIS
NORTH CENTRAL

7901 Beech Street
Fridley, MN 55432



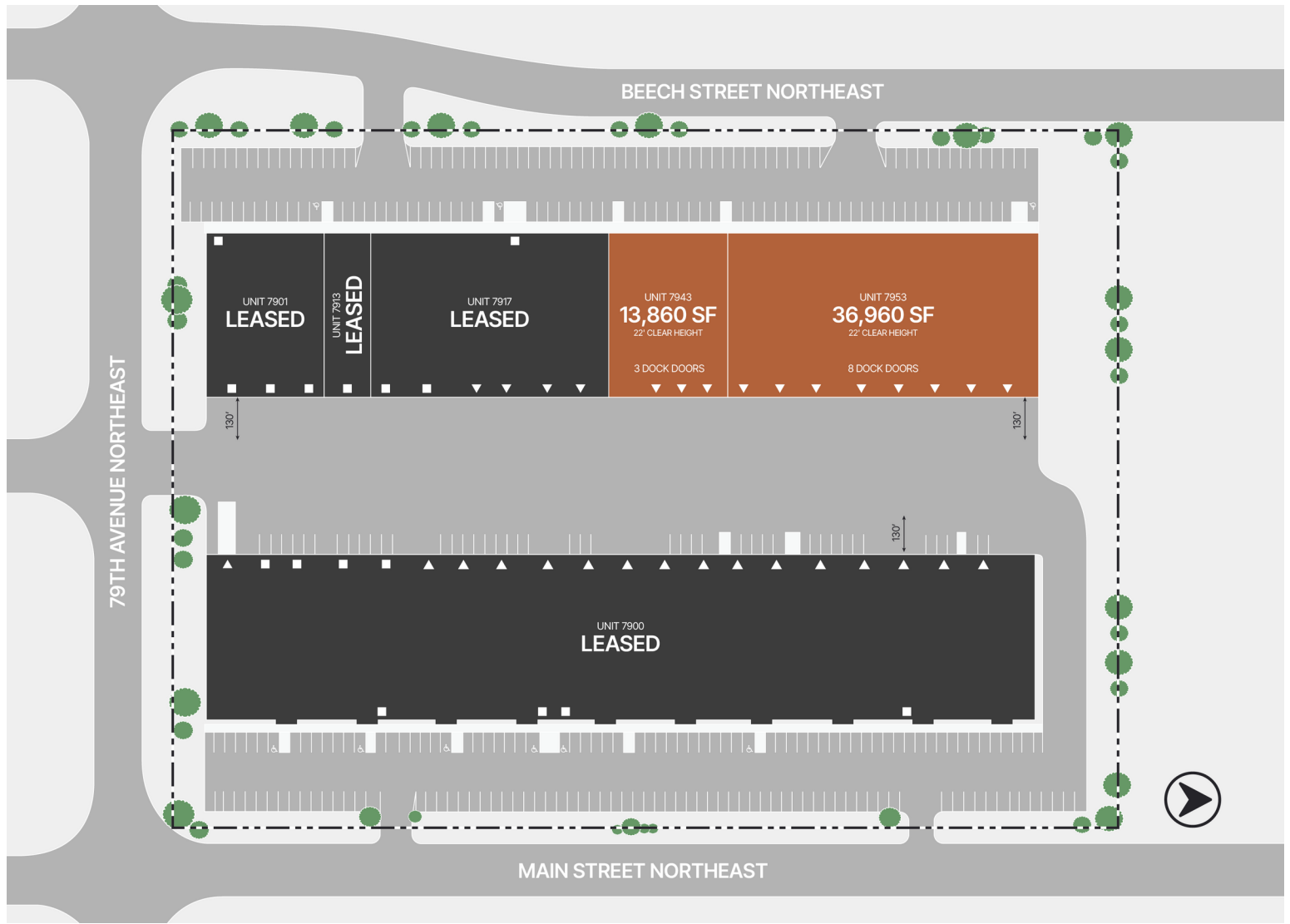
FOR LEASE

13,860 - 50,820 SF



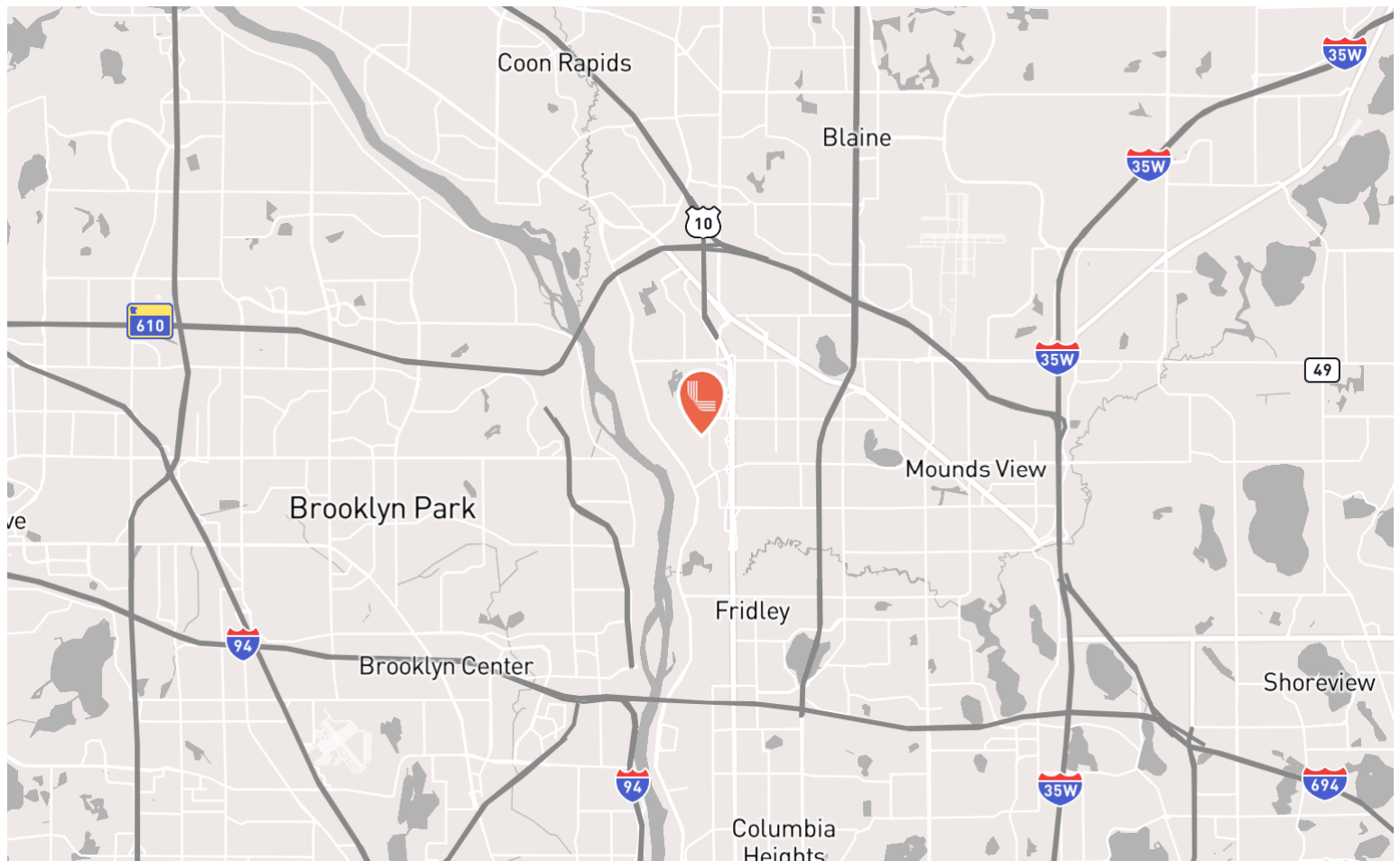
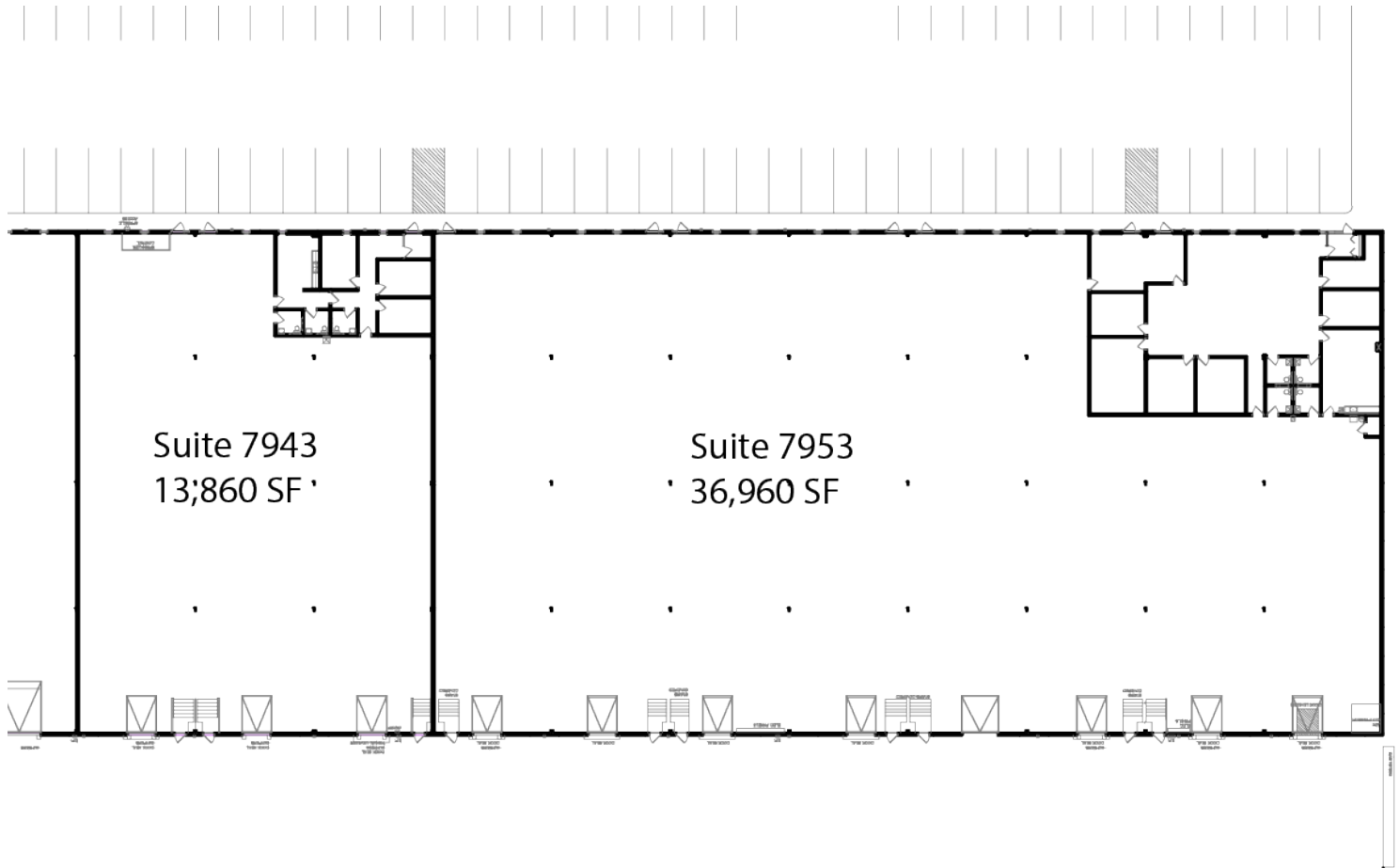
LEASED BY

CBRE



SPECIFICATIONS

<u>Suite 7943</u>	<u>Suite 7953</u>	<u>Suite 7943 & 7953</u>		
13,860 SF Total	36,960 SF Total	50,820 SF Total	Building Size	97,020 SF
1,150 SF Office	4,166 SF Office	5,316 Office	Clear Height	22'
12,710 SF Warehouse	32,794 SF Warehouse	45,504 Warehouse	Sprinklered	Yes
3 dock doors	8 dock doors	11 dock doors	Parking	144 stalls
200A, 120/208V	400A, 120/208V	200A, 120/208V		
	800A, 480/277V	400A, 120/208V		
		800A, 480/277V		
			2026 Tax/Ops*	\$3.85 PSF Total (\$1.70 PSF RE Tax, \$2.15 PSF CAM)
			*Gas service makes up \$0.68 PSF of the opex amount.	
			Rental Rates	Negotiable



CONTACT INFORMATION

7901 Beech Street N
Fridley, MN 55432

John Ryden

john.ryden@cbre.com
(612) 723-9313

Matt Oelschlager

matt.oelschlager@cbre.com
(612) 532-4747

Mike Bowen

mike.bowen@cbre.com
(612) 597-8488

Maxx Schindel

maxx.schindel@cbre.com
(218) 232-6901

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



LEASED BY

