

# NORTHERN STACKS

*Where industrial meets ecological.*

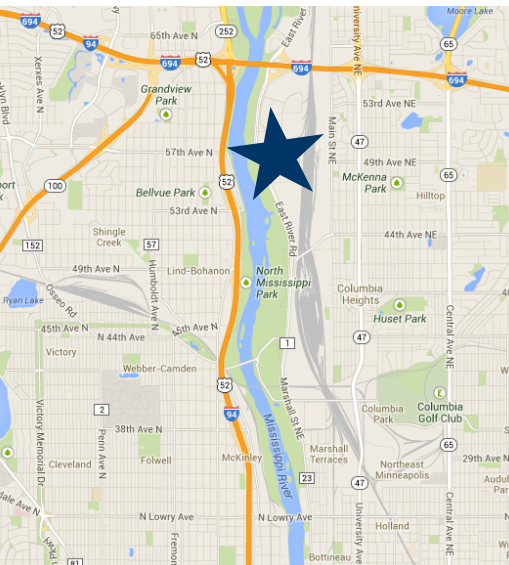


**4800 East River Road • Fridley, Minnesota**

Historical significance, modern amenities, and environmentally-friendly development practices can all be found at the Twin Cities' premier business park.



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



## ABOUT NORTHERN STACKS

Northern Stacks has been designed with businesses in mind - combining the efficiency of a modern, sustainable space with the natural beauty of the Mississippi River. Add that to the historical significance of the site, and you've got a location unlike any other in the Twin Cities.

## A HISTORY OF EXCELLENCE

Northern Stacks is located on a site full of the rich history of hard-working Minnesotans. From its humble beginnings as Northern Pump Company, to its notoriety as one of the few sites to receive 6 Battle E awards from the U.S. Navy, Northern Stacks represents the pride every Minnesotan takes in their work.

## PHASE IV CONSTRUCTION UNDERWAY

- State-of-the-art industrial distribution and warehouse buildings
- Flexible zoning to accommodate all industrial uses
- Immediate access to I-694
- Located in highly desirable northwest submarket
- Extensive office and warehouse glass
- Rail - BNSF
- Trailer storage
- Regional park with walking/biking trails contiguous
- Views of downtown Minneapolis skyline





### SITE FEATURES

- Twin Cities’ largest in-fill commercial redevelopment
- 122-acre site
- In-fill location to accommodate flexibility and size
- Ability to build state-of-the-art industrial, office and corporate headquarters facilities
- LEED Certification-ready
- Outstanding freeway access to I-694 and I-94
- Corporate neighbors include Medtronic, Kemps, Murphy Warehouse and Pitney Bowes.



### DID YOU KNOW?

The "E" and six stars seen on the smoke stacks represents the naval Battle E Award for Excellence and Efficiency.

50'-0"  
45' X 45'  
BAYS  
24' CLEAR



## Contact Us

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For more information, please visit [www.northernstacks.com](http://www.northernstacks.com)

# 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

**LOADING**  
Ample docks and  
drive-ins

**AVAILABLE**  
62,730 SF

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

**MINIMUM DIVISIBLE**  
25,000 SF

**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**  
Available Now



**BUILDING VI  
AVAILABLE NOW**

### **BUILDING VI: 40 - 51ST WAY NE**

**32' OFFICE/WAREHOUSE**  
120,600 SF

**OUTSIDE STORAGE/  
TRAILER PARKING**  
15,000 SF  
(10 trailer spots)

**AVAILABLE**  
120,600 SF

**LOADING**  
Ample docks and  
drive-ins

**MINIMUM DIVISIBLE**  
25,000 SF

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

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

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

**CLEAR HEIGHT**  
32'

**COLUMN SPACING**  
45' x 45'

**DELIVERY**  
Available Now

FOR LEASING INFORMATION, CONTACT:

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**PHASE 4**

**PHASE 2**

**PHASE 3**

**PHASE 1**

670  
**BUILDING VI  
 OFFICE WAREHOUSE**  
 120,600 SF  
 261 PARKING STALLS  
 AVAILABLE NOW

**BAE SYSTEMS**

AVAILABLE NOW  
 62,730 SF  
 #5

MYGRANT GLASS  
 #4

#3  
 EVERLAST CLEANING  
 Resolution Medical

#2

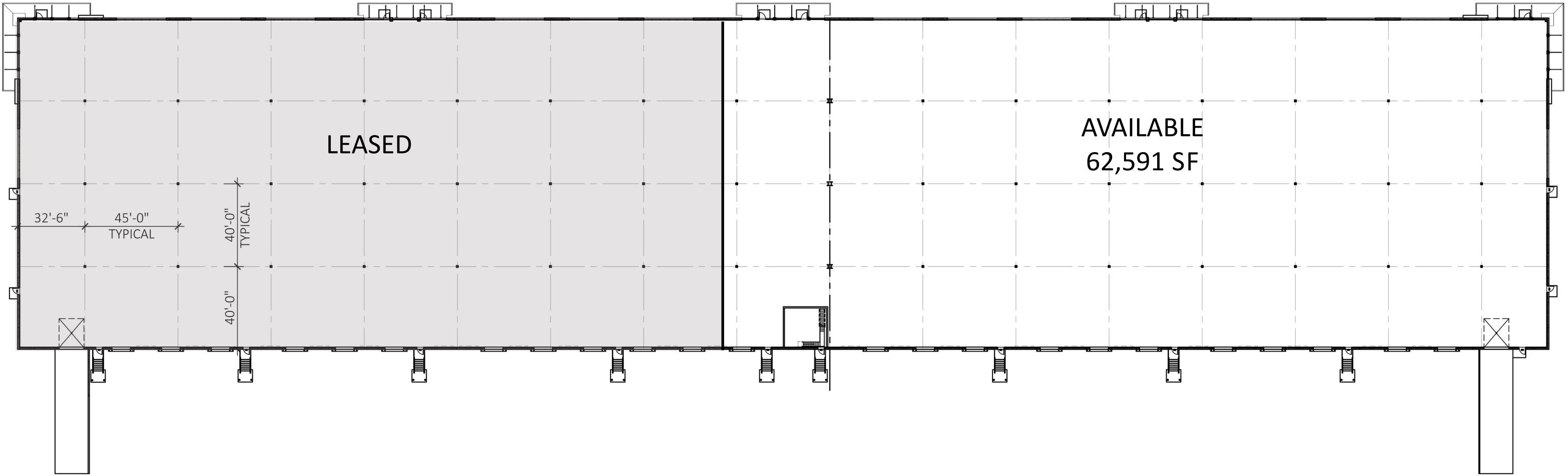
#1  
 OnTrac  
 Lindenmeyr Munroe

128 FUTURE PARKING STALLS

EAST ACCESS ROUTE

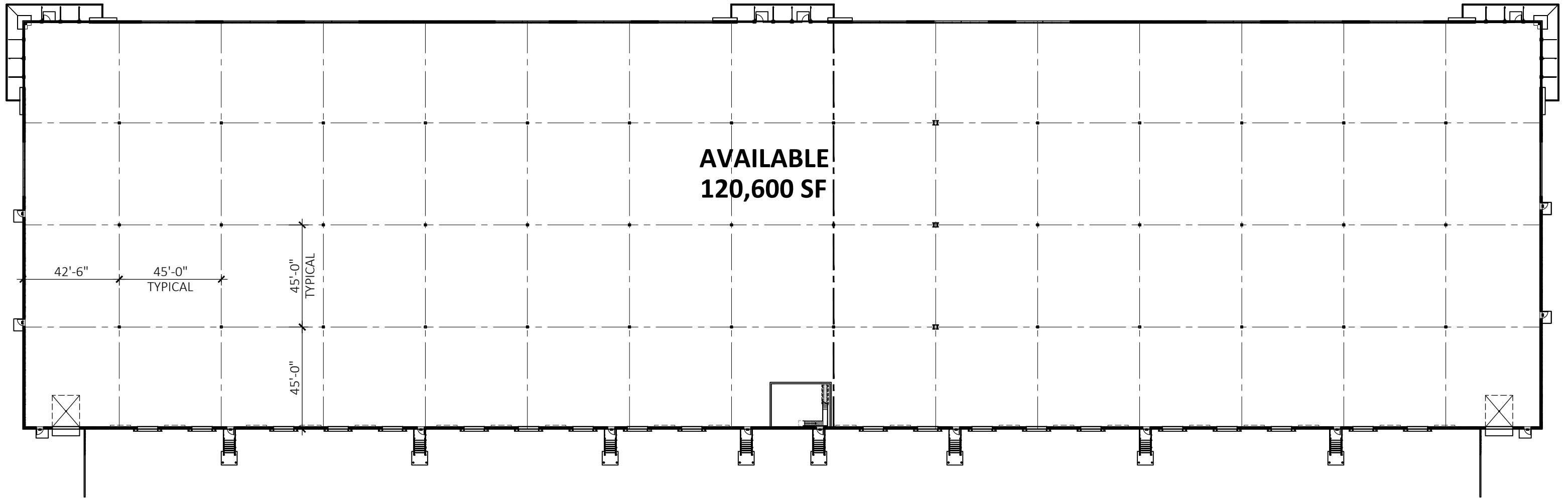
**PHASE 3**  
 BOILER ROOM AND EXISTING STACKS  
 12,640 SF  
 AVAILABLE AUGUST 2018





**NORTHERN STACKS V**  
 FRIDLEY, MINNESOTA  
 OCTOBER 2017 NOT TO SCALE

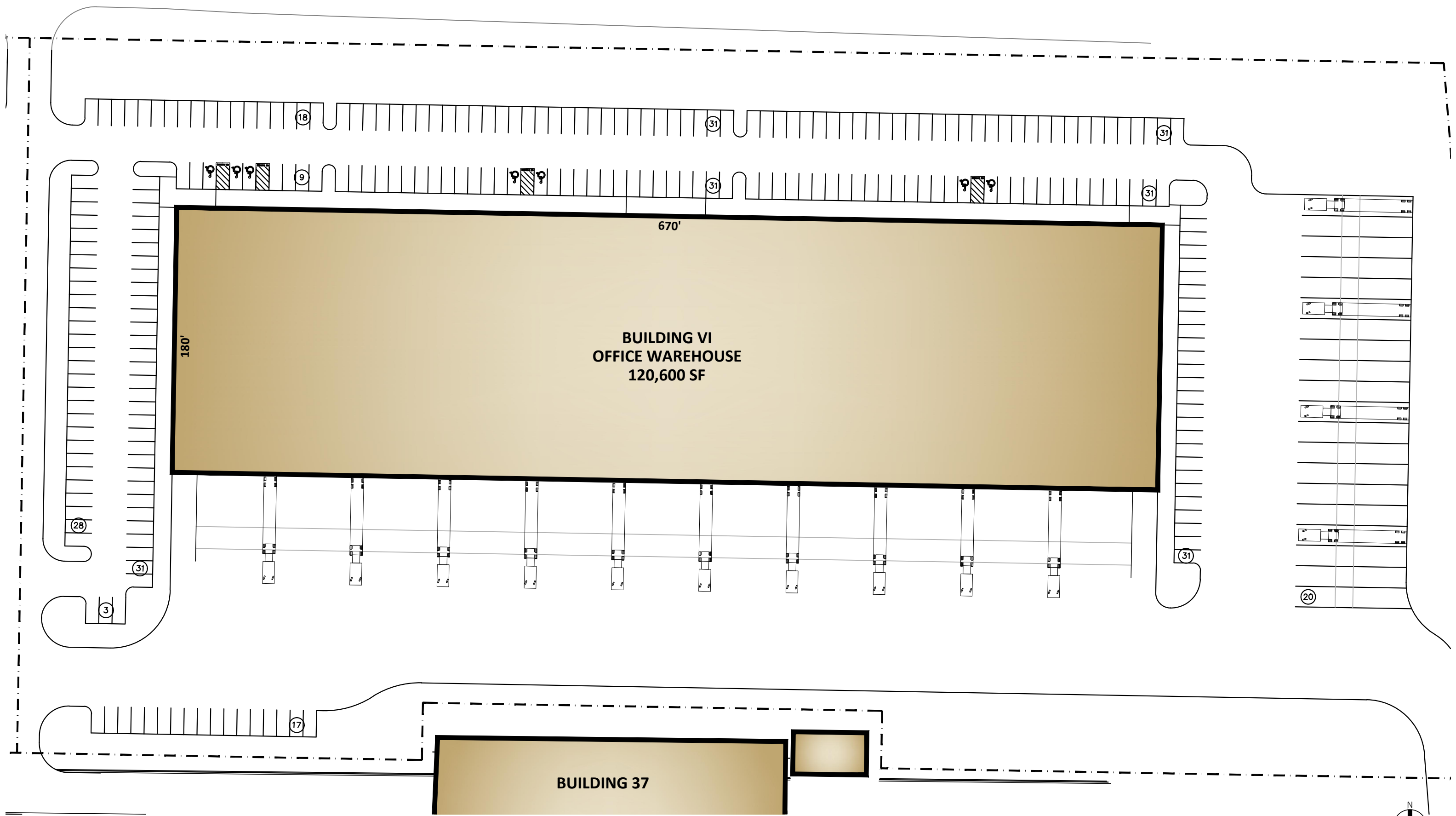




**NORTHERN STACKS VI**  
 FRIDLEY, MINNESOTA  
 August 8, 2017 NOT TO SCALE







**BUILDING VI**  
**OFFICE WAREHOUSE**  
**120,600 SF**

**BUILDING 37**