



## For Sale or Lease

7645 Baker St NE Fridley MN 55432

### Building Highlights

- \* 21,882 sqft
- Warehouse 18,788 sqft 3,094 sqft Office,
- Next to University Ave and Hwy 65
- 4 Drive in Doors
- Ample Parking
- 12ft Clear
- Lot size 200 x 368 or 73,606 sqft or 1.69 acres
- Sought after Yard Space next to drive in area in back of building.
- Exceptional amount of power for any high power needs
- Flammable Waste Traps throughout warehouse

Rent at \$4.50 per ft NNN

Sale price at \$1,100,000.00

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