

Property Facts

Property Address

5155 East River Road | Fridley, MN

Building Square Feet

69,963 SF Total

Clear Height

16'

Zoning

I2- Heavy Industrial

Parking

Ample (4/1,000)

Net Rental Rates

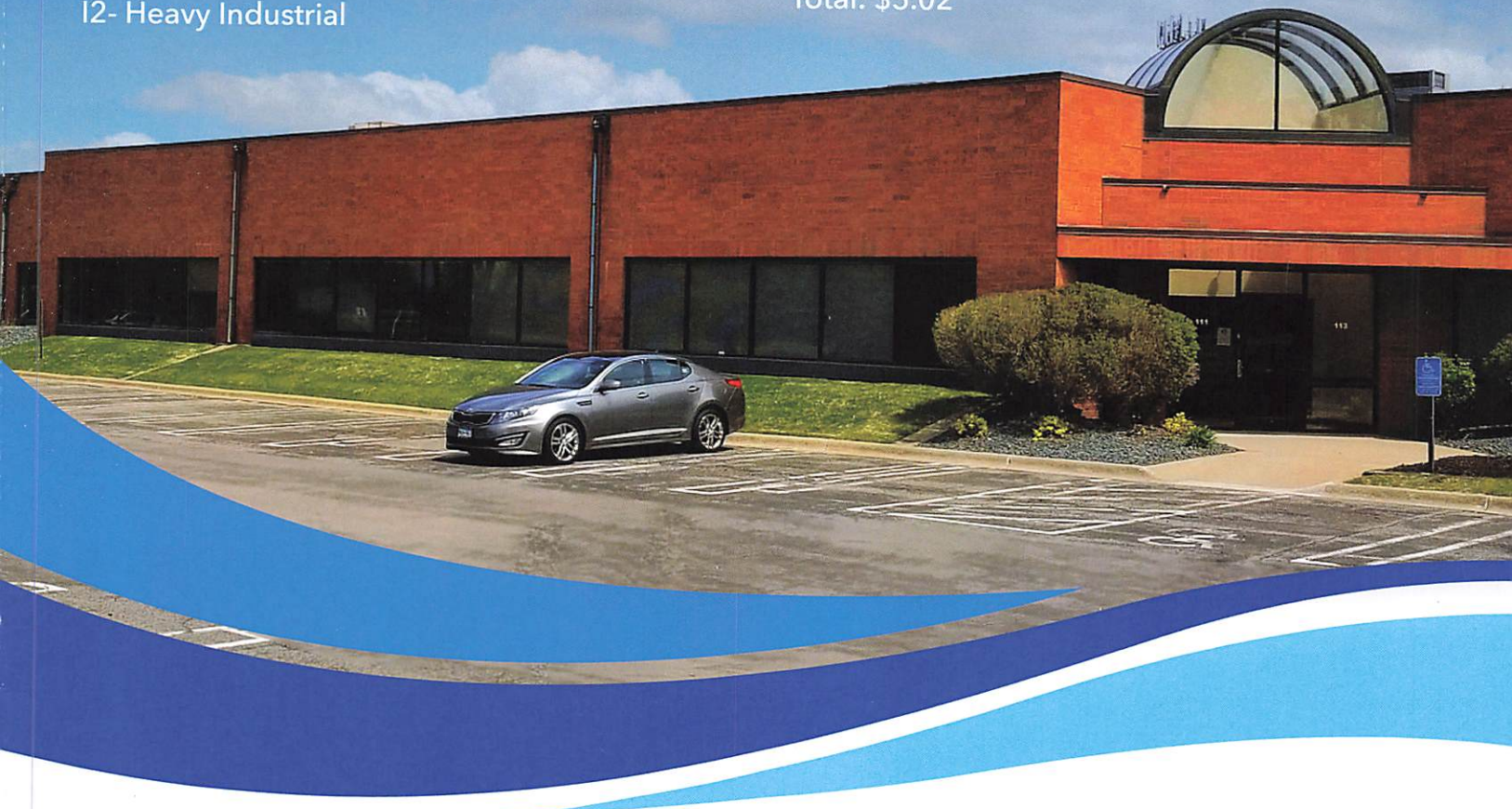
Negotiable

2024 EST CAM & Real Estate Tax

Tax: \$2.55

CAM: \$2.47

Total: \$5.02



RIVER TECH
WORKPLACE

rivertechmn.com

Leasing Contacts

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Floor Plan

5155 E. River Road, Fridley, MN
Building IV | Suite 405

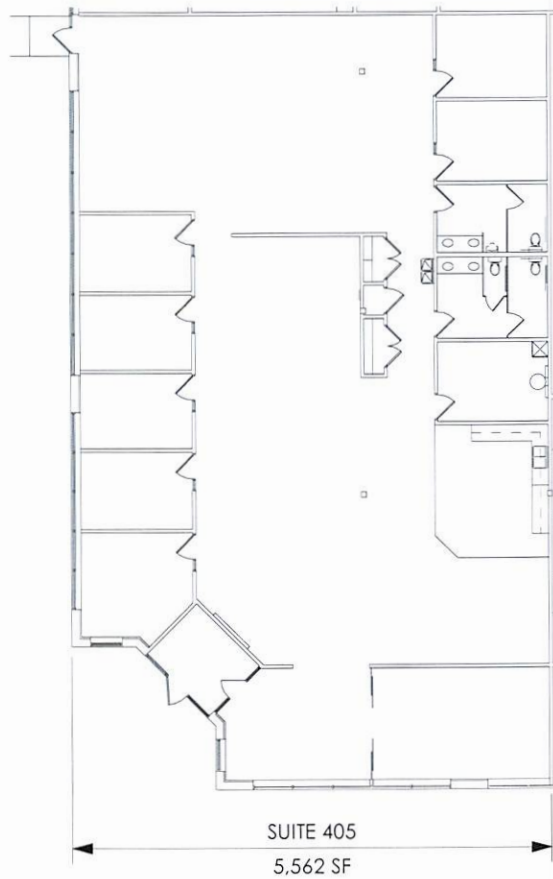
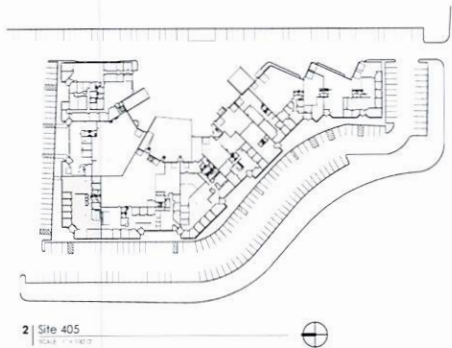
Available Space

5,562 SF office

5,562 SF total

16' clear

Available 2/1/2025



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Floor Plan

5155 E. River Road, Fridley, MN
Building IV | Suite 405-406

Available Space

9,607 SF office

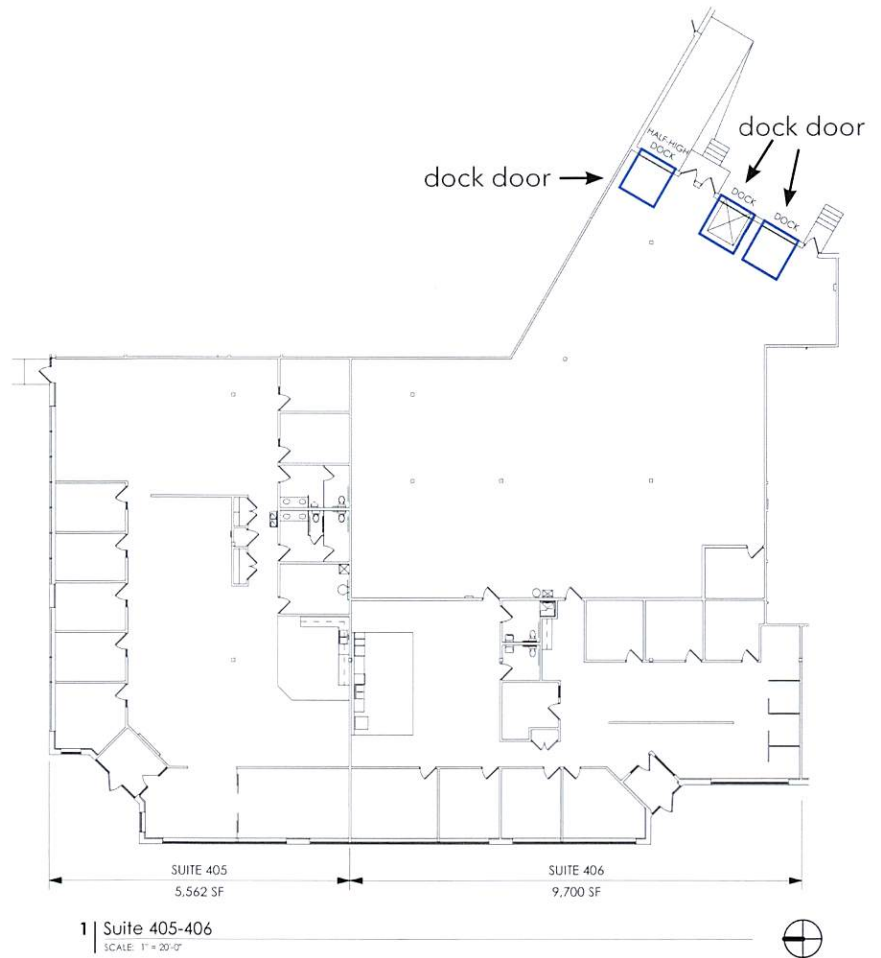
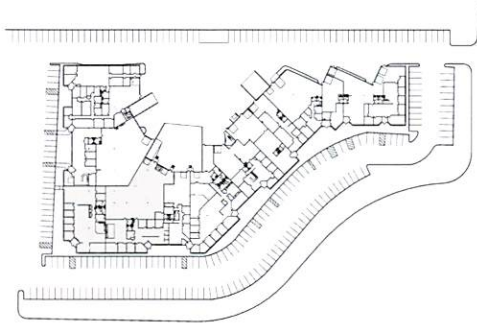
5,655 SF warehouse

15,262 SF total

16' clear

Three (3) dock door

Available 2/1/2025



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