

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$4.00 - 8.00 SF/yr (NNN)

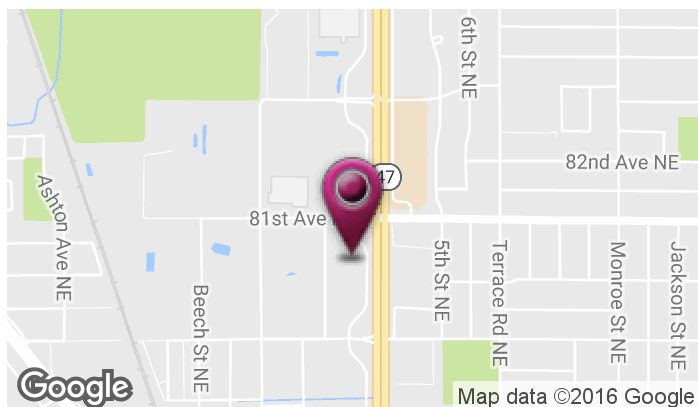
CAM & Tax \$5.28/SF/yr

Year Built: 1983

Building Size: 28,800 SF

Renovated: 2016

Zoning: C-2, General Business



- Located Near I-694, I-94, and 35W
- Close Proximity to Minneapolis, New Brighton, Blaine, Brooklyn Center, and Brooklyn Park
- Units Ranging in Size from 1,000-10,000 SQFT
- Warehouse, Office + Warehouse, and Showroom Combos Available

Fridley Warehouse & Office Space

7920-7954 UNIVERSITY AVENUE NE, FRIDLEY, MN 55432

FOR LEASE



JGM PROPERTIES
1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:

ELI RUSSELL
612.290.1037
elir@jgmproperties.com

PROPERTY OVERVIEW

The remarkable warehouse & office space units available at our University Center building in the Fridley location include warehouse and office spaces that range in size from 1,000 – 10,000 square feet. As with many of our properties, the fact that we have a variety of different spaces in the building means that we are able to offer you any size, combination, or configuration you need to make your business work.

LOCATION OVERVIEW

Located in the northwest quadrant of University Avenue NE and 79th Avenue NE, this Fridley warehouse & office combo building lies six miles from the downtown metro area. Convenient to Highway 65, Highway 10/610 and I-694. Parking is abundant.

PROPERTY HIGHLIGHTS

Located off University Avenue NE near I-694

Close proximity to Blaine, Roseville, NE Minneapolis, and Brooklyn Center

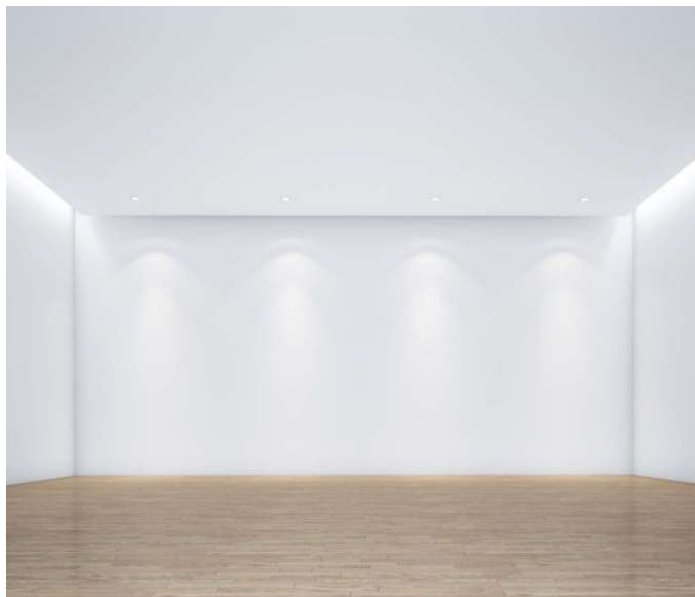
Near I-94, I-694, and I-35W

Direct entry

Ample free parking is available

13 foot ceilings available

Custom build-outs available



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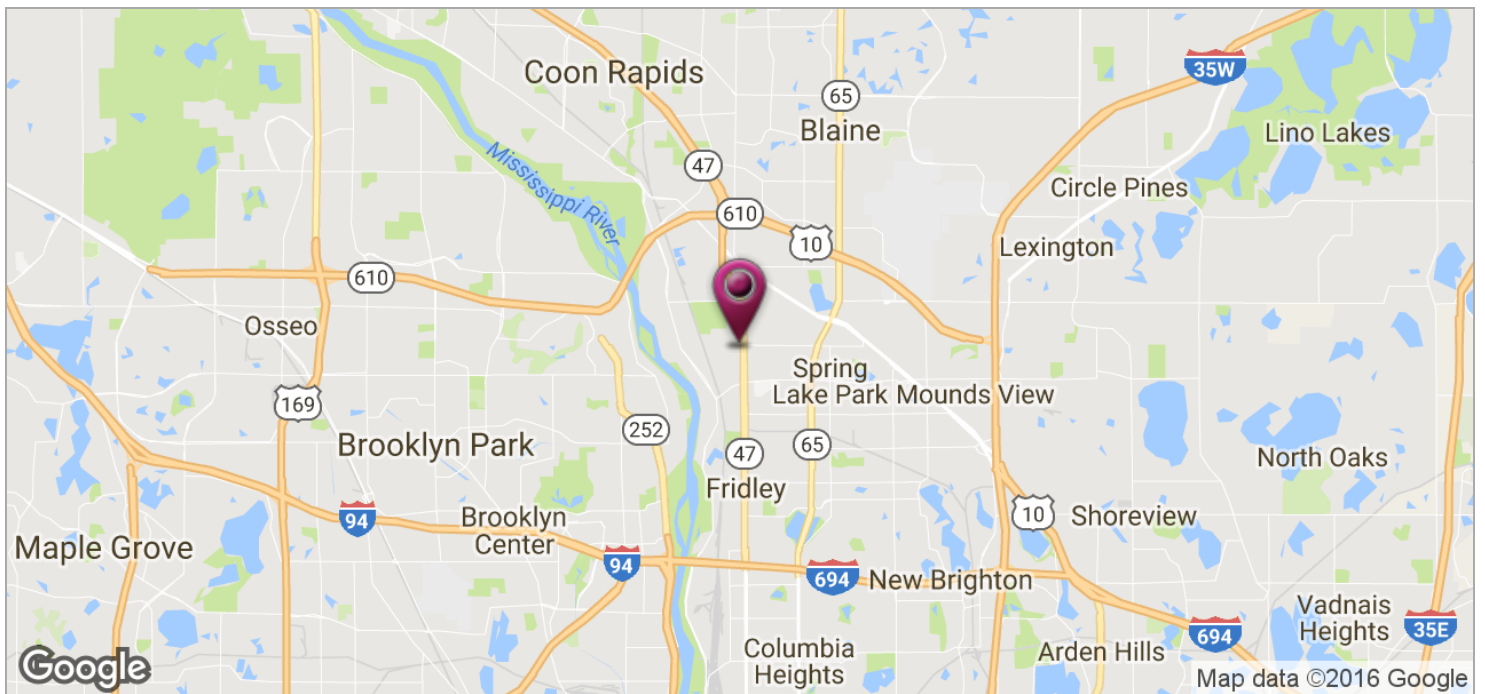
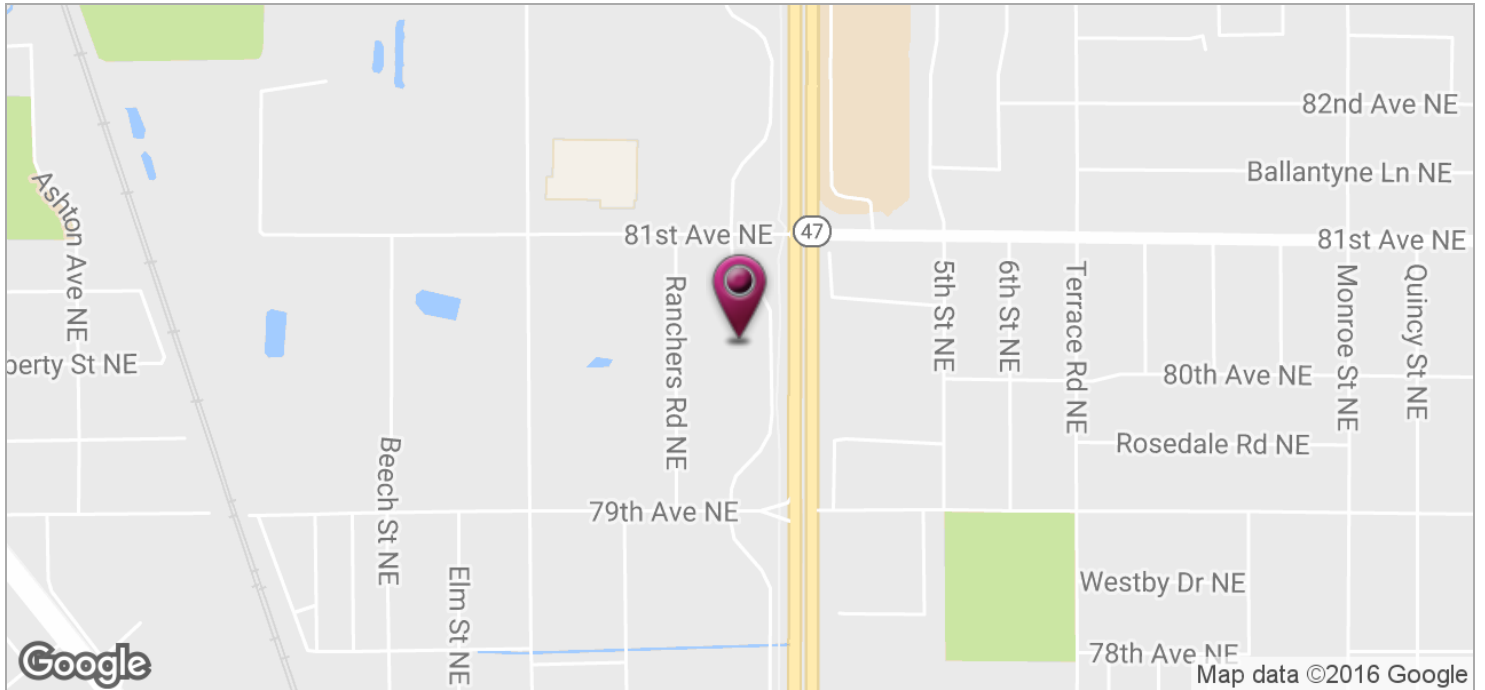
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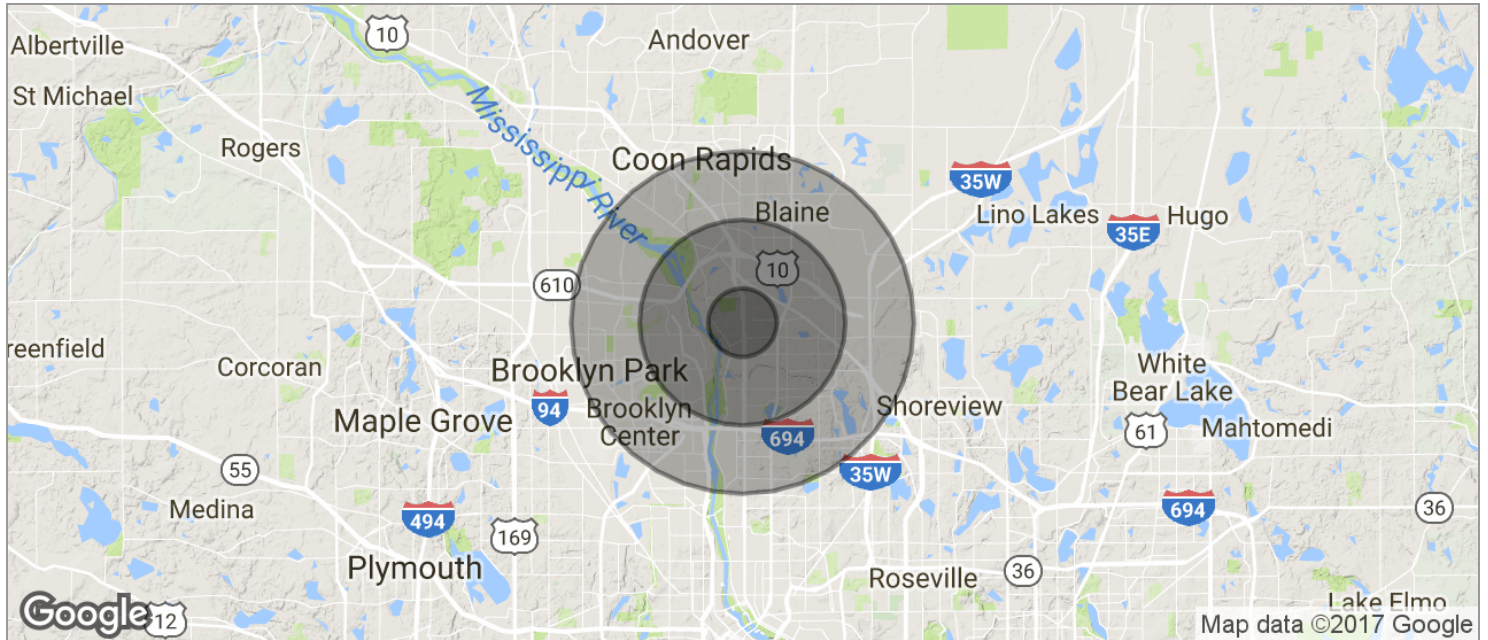
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,263	76,360	220,944
MEDIAN AGE	39.4	37.9	36.8
MEDIAN AGE (MALE)	36.6	36.2	35.7
MEDIAN AGE (FEMALE)	41.0	39.0	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,736	30,576	85,344
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$63,570	\$66,757	\$69,428
AVERAGE HOUSE VALUE	\$235,579	\$204,810	\$215,273

* Demographic data derived from 2010 US Census

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