



# North Central Business Center II

452 Northco Drive NE  
Fridley, MN 55432

***12,769 & 20,171 SF  
Office/Warehouse  
Available for Lease***

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**NICOLA**  
WEALTH



# Property highlights

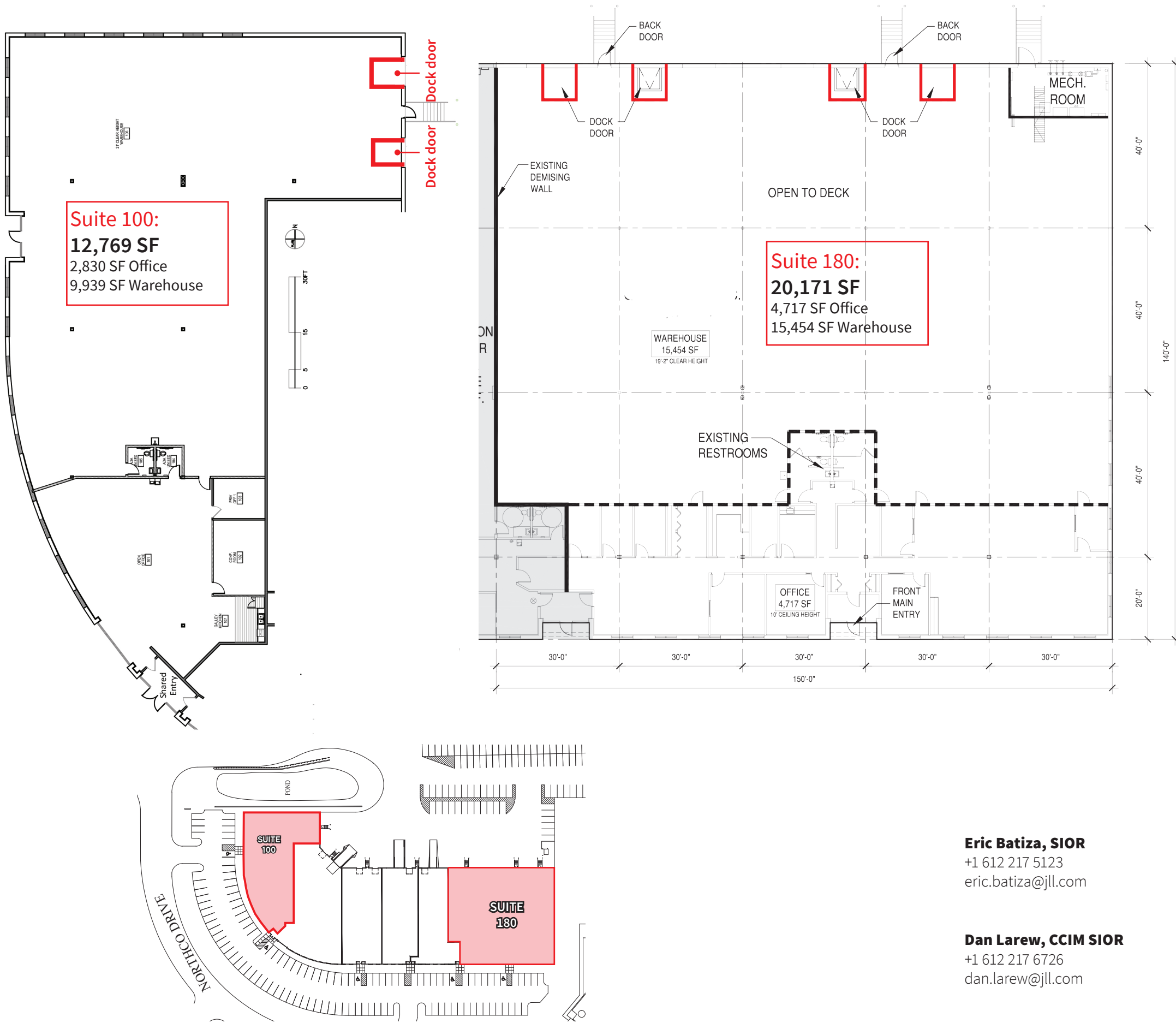
North Central Business Center II is a 65,307 SF office/warehouse building. Featuring convenient access to area amenities, and easy access to University Ave (Hwy 47), Hwy 65, and I-694

- High-image office/warehouse space
- Abundant glass line
- Ample parking
- End cap space

# Property specifications

Building Size	65,307 SF total
Year Built	2001
Available Space	Suite 100 (Available 7/1/2023) 12,769 SF Total 2,830 SF Office 9,939 SF Warehouse
	Suite 180 (Available 7/1/2023) 20,171 SF Total 4,717 SF Office 15,454 SF Warehouse
Loading	Suite 100: Two (2) dock doors Suite 180: Four (4) dock doors
Parking	132 surface spaces (0.87/1,000 SF)
Clear Height	20'
Lease Rates	Negotiable
2023 Est. Tax & CAM	\$1.65 PSF Tax
	\$2.89 PSF CAM
	\$4.54 PSF TOTAL

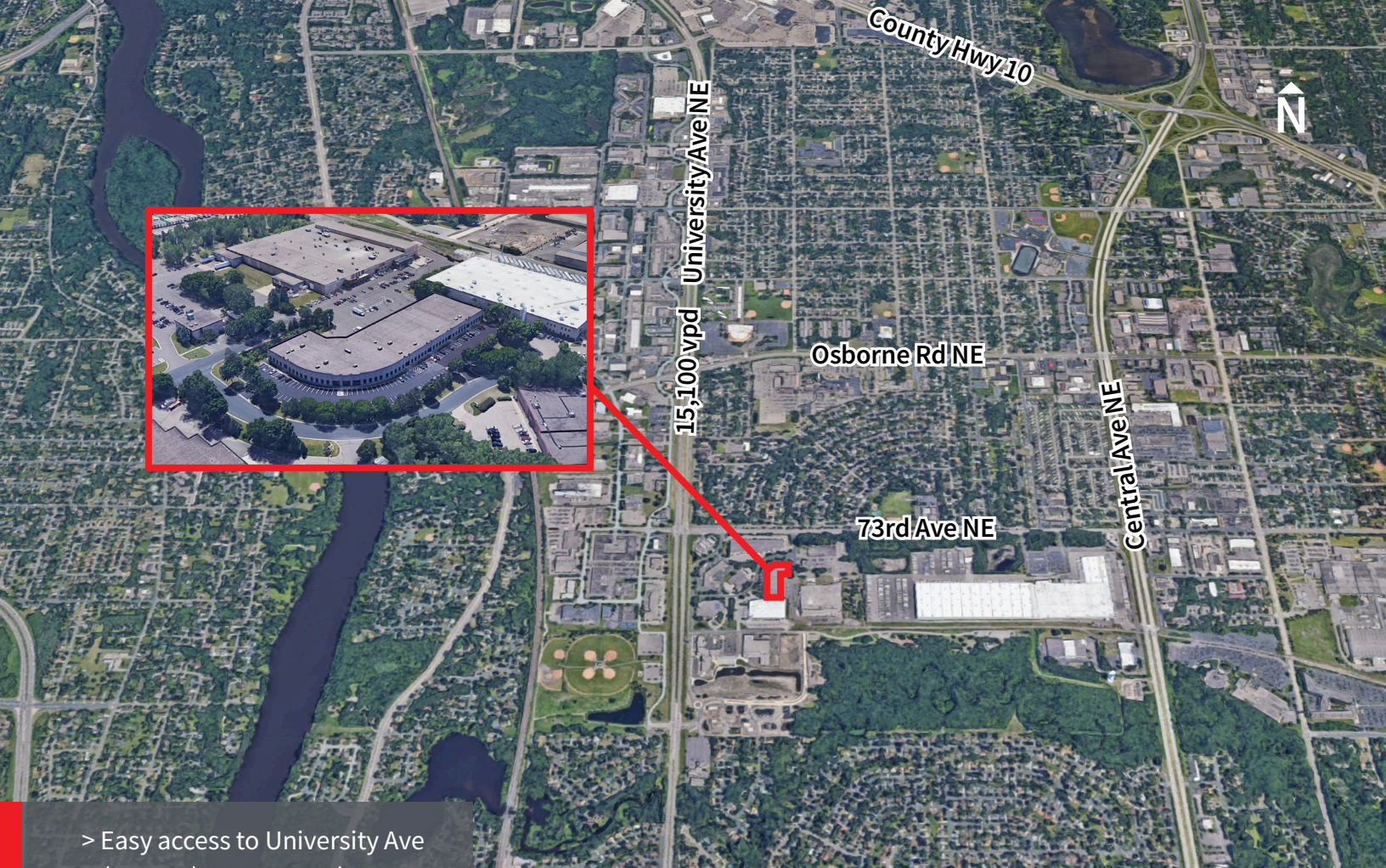
# Floor plan



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