



**PREMIER**  
COMMERCIAL  
PROPERTIES

**FOR SALE**

**SOLD**



## Industrial For Sale

7805 Beech Street NE  
Fridley, MN 55432

### Property Details:

- Building size – 10,500 sq. ft.
- Approximately .61 Acres
- 1,000 SF Fenced Storage
- S-3: Heavy Industrial, Onway Addition
- Ability to multi-tenant

### AREA AMENITIES

- Great access to Hwy 610 / 694 / 94
- Convenient to Retailers and Restaurants



**For Sale: \$1,150,000.00**  
Property Tax: \$17,078.92 (2023)

### FOR MORE INFORMATION

**Richard Lee**

612-718-9919

[richlee@premiercommercialproperties.com](mailto:richlee@premiercommercialproperties.com)



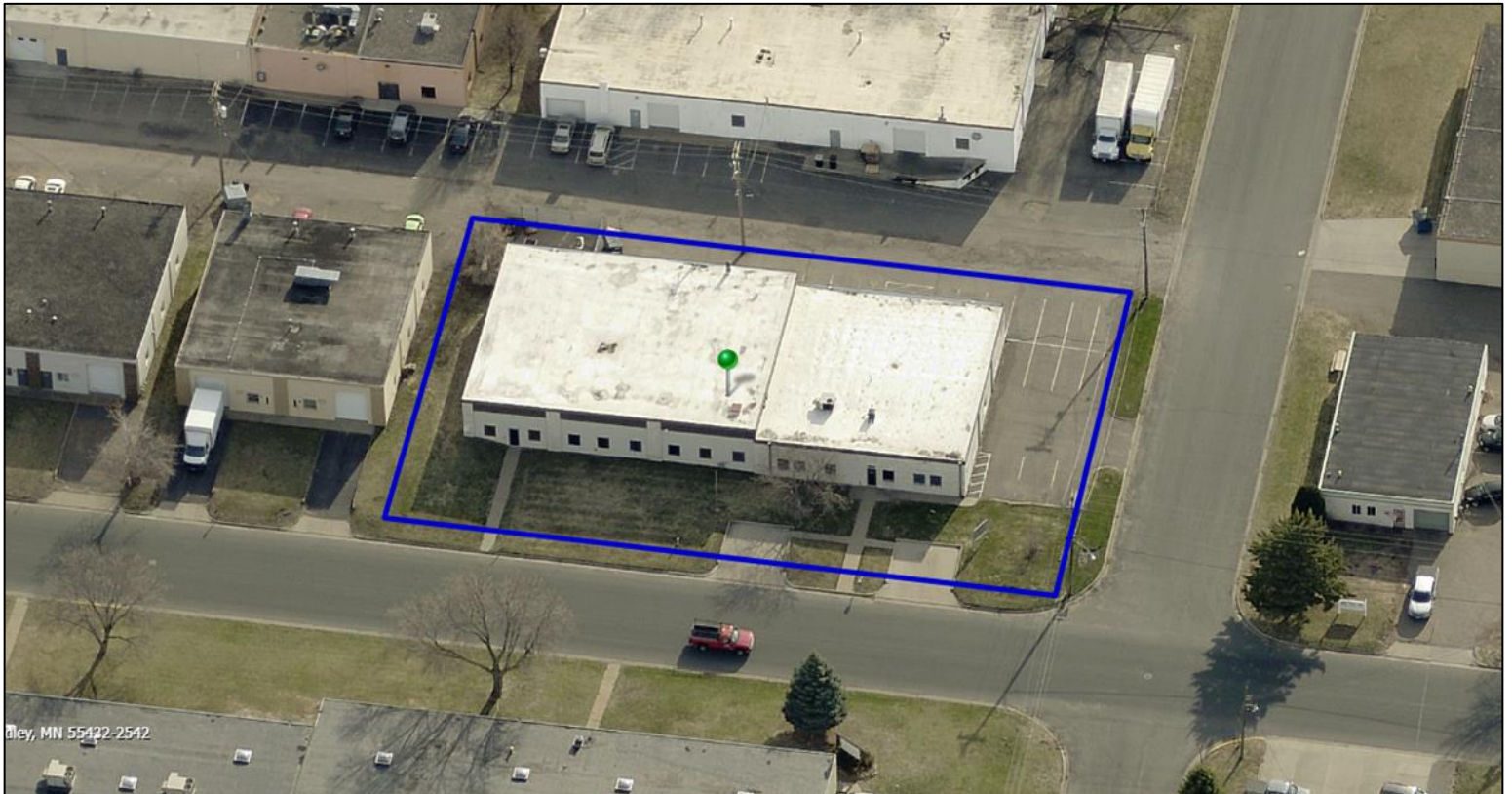
**CONTACT:** Richard Lee

**MOBILE:** 612-718-9919

**EMAIL:** richlee@premiercommercialproperties.com

## Building Features:

- 10,500 Total sq ft
- 2,532 sq ft Office
- 7,968 sq ft warehouse
- 2 – Drive in doors
  - 10' tall x 10' wide
  - 12' tall x 10' wide
- Fenced storage area
- 11' – 14.5' Clear Height
- New Roof in 2014 (15-year warranty)
- New boiler system
- Upgraded LED lighting
- 3 Phase Power
- Heavy Industrial Zoning
- Ability to multi-tenant



ley, MN 55422-2542



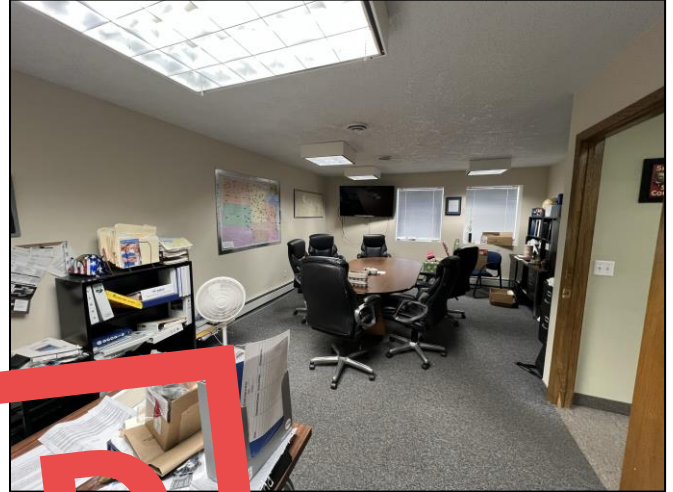
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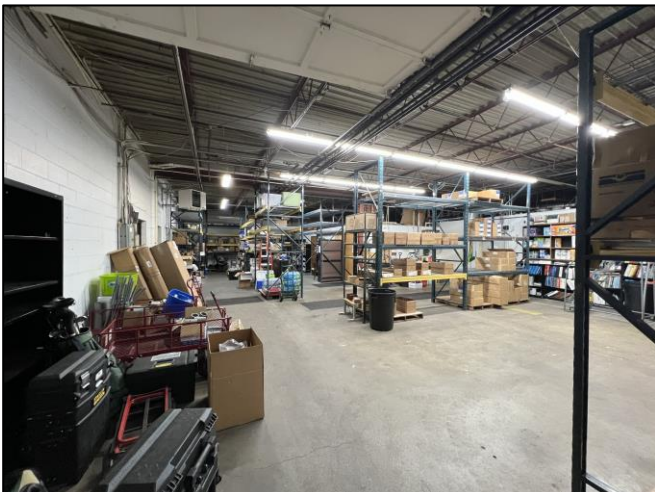
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## 205.25.04 USES PERMITTED

I. Principal Uses. The following are principal uses in the S-3 District:

1. Wholesaling, warehousing, manufacturing, construction or service uses which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity and will not impair the use, or value of any property but not including any uses excluded hereinafter.
2. Equipment assembly plants.
3. Dry cleaning plants and laundries.
4. Railroad lines, spurs, passenger and freight depots.
5. Heavy-duty repair garages.
6. Transformers, pumping stations and substations.
7. Repair garages.
8. Automobile Service Stations.

**SOLD**

