

Building Type:	Industrial
Available SF:	585,225
Total SF:	585,225
Ceiling Peak:	20'-70' Ft.
Expandable:	Unknown
Zoning:	Industrial, Industrial- Heavy, Industrial-Light, Manufacturing, Planned Business Park
Site Size:	41.33 Acres
Former Use:	Manufacturing
Specialty Features:	Fiber,Crane
Can Subdivide:	No
Within City Limits:	Yes
Sale Price Note:	Negotiable
Last Updated:	May 12, 2025

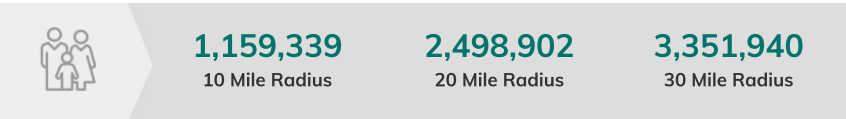
Economic Development Contact

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Property and Area Description

4800 East River Road is a 585,225 SF Infill Industrial Facility offering redundant heavy power, high clear height, multiple loading options, and rail potential. The property is centrally and conveniently located in Fridley, minutes away from the Minneapolis CBD, with excellent access to I-94 and I-694, and Highway 100. > Building Renovated in 2015 > Loading: 6 Docks (Ability to add additional) 17 Drive-in doors > Multiple cranes in place (10-ton to 30-ton) > BNSF Rail accessibility; internal spur possible > Fiber connectivity > Excellent access to I-94 and I-694, and Highway 100 > Clear Height: 20' - 70', Majority 32' - 39' > Heavy Power: 17,000 Amps, 480 Volts, 3-phase Dual substations

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: I-694 (1 mi.)
Nearest Interstate: I-694 (1 mi.)
Ingress/Egress Notes: Access via East River Road directly to site. East River Road has full-access interchange to I-694.
Nearest Airport: Crystal Airport (KMIC) (7 mi.)
Nearest Commercial Airport: Minneapolis-St. Paul International (MSP) (21 mi.)
Distance to Mass Transit: 1
Rail Served: Yes
Rail Served By: BNSF Railway
Rail Type: Inactive
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown

Utilities

Electric: Xcel Energy