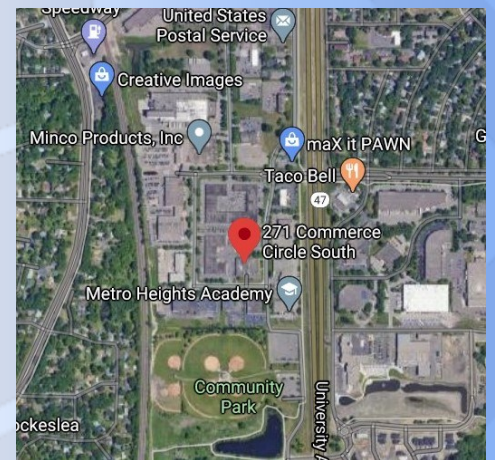
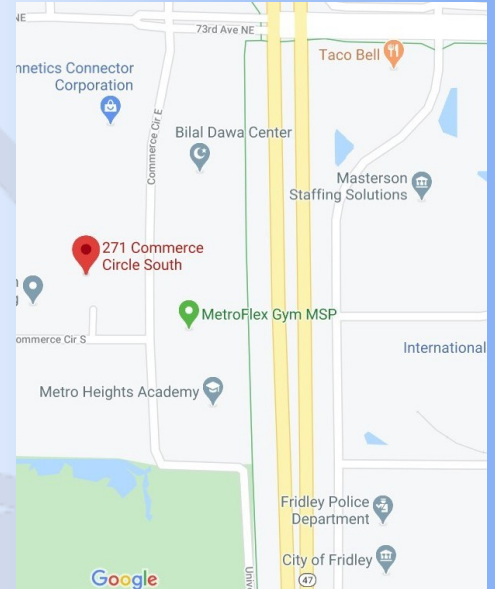


FOR LEASE OFFICE-WAREHOUSE

Fridley Business Center I
261-281 Commerce Circle South
Fridley, Minnesota 55432



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

261-281 Commerce Circle South:	Office:	2,698 sf
	Warehouse:	14,726 sf
	Total:	17,424 sf
261 Commerce Circle South:	678 sf office/4,847 sf warehouse; 5,525 sf total	
271 COMMERCE CIRCLE:	960 sf office/4,540 sf warehouse; 5,500 sf total	
281 COMMERCE CIRCLE:	1,060 sf office/5,339 sf warehouse; 6,399 sf total	
Net Rental Rates:	\$11.00 psf office/\$6.00 psf warehouse	
Estimated CAM & Taxes:	\$3.44 psf	

FEATURES:

- Conveniently located 2 blocks west of 73rd and University Avenue NE.
- Minutes north of I-694 (approx. 2 miles) and south of Hwy. 610 (approx. 3 miles).
- (3) contiguous spaces of 5,500 sf, 5,525 sf and 6,399 sf currently occupied by 1 tenant.
- Several combinations are possible.
- 14' Clear Height. (1) Dock Door, (4) Drive-in Doors. Trench drain with flammable waste trap.
- 271 and 281 are 100% air conditioned.
- Many area amenities nearby. Local, responsive property management.

CONTACT:

Patrick Lensing, CPM

plensing@summerhillcommercial.com
952-475-5121

Summerhill Commercial Real Estate

6495 City West Parkway
Minnetonka, MN 55344

www.summerhillcommercial.com

FOR LEASE OFFICE-WAREHOUSE

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261-281 Commerce Circle South
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 14,726 SF WAREHOUSE
 17,424 SF TOTAL

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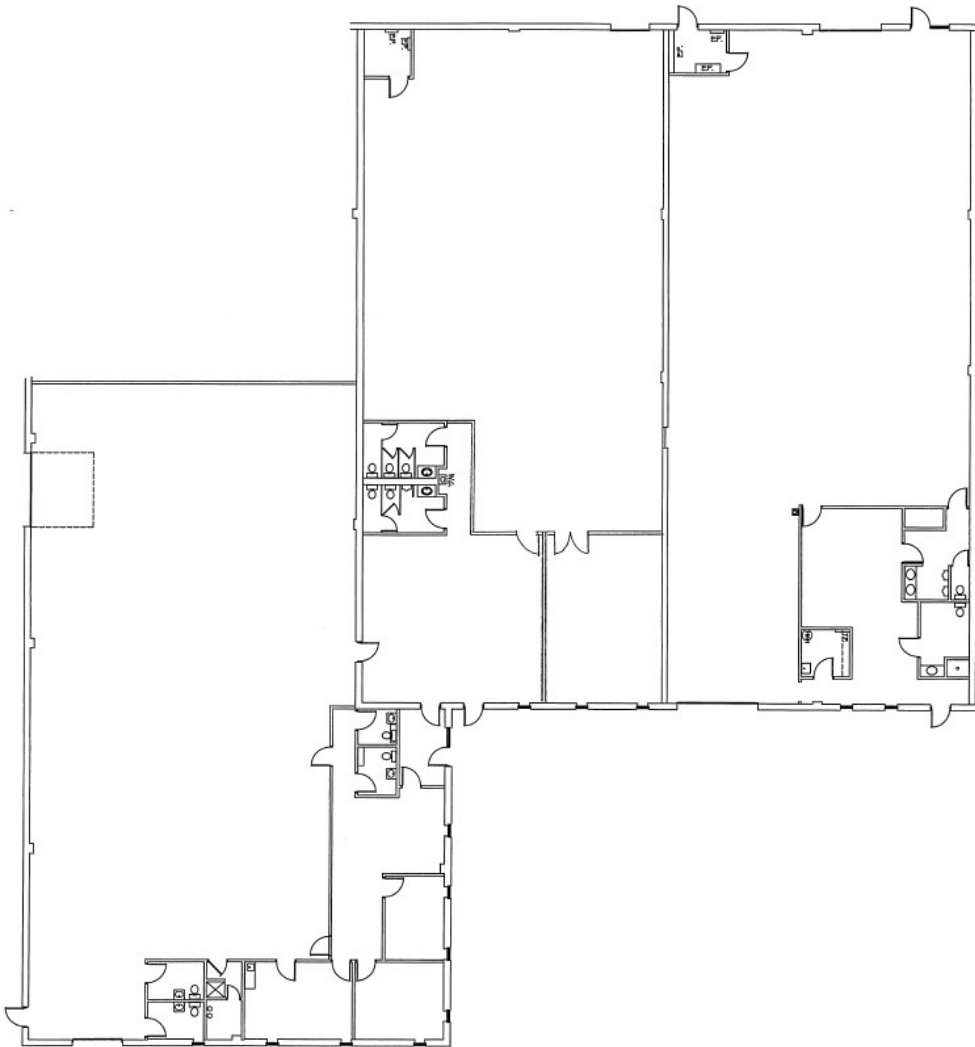
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281 COMMERCE

271 COMMERCE

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