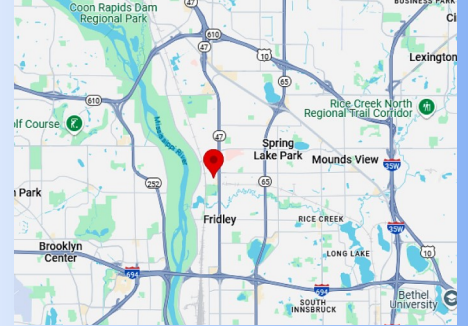


# FOR LEASE/OFFICE-WAREHOUSE

FRIDLEY BUSINESS CENTER IV  
7256 Commerce Circle  
Fridley, MN 55432



**SUMMERHILL**  
Commercial Real Estate, LLC



## LEASE AVAILABILITY:

<u>Address</u>	<u>Space SF</u>	<u>Office SF/WH SF</u>
7256 Commerce Circle	4,006 SF	672/3,334 SF
<b>Base Rental Rates:</b>	\$10.75 PSF Office/ \$5.75 PSF Warehouse	
<b>Estimated Tax &amp; CAM:</b>	\$3.21 PSF	

## FEATURES:

- Great smaller office warehouse.
- LED lighting and abundant electrical power.
- 100% A/C for excellent climate control.
- 14' clear height, (1) truck height dock, (1) drive-in door.
- Abundant parking of 4.8 spots per 1,000 SF (approximately 283 parking spots total).
- Great location off University Avenue NE and 73rd.
- Close to many area amenities like retail, restaurants, grocery, banking and post office.
- Good access to 694 and 610 via University Ave. NE or East River Road.
- Responsive, local ownership and management.

## CONTACT:

**Joe Smith**

jsmith@summerhillcommercial.com  
952-475-5122

**Summerhill Commercial Real Estate, LLC**

6495 City West Parkway  
Eden Prairie, MN 55344

www.summerhillcommercial.com

*\*All information in this brochure is deemed reliable, but not guaranteed.*

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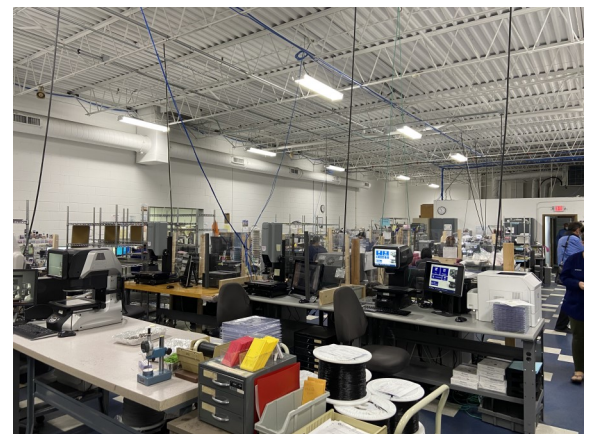
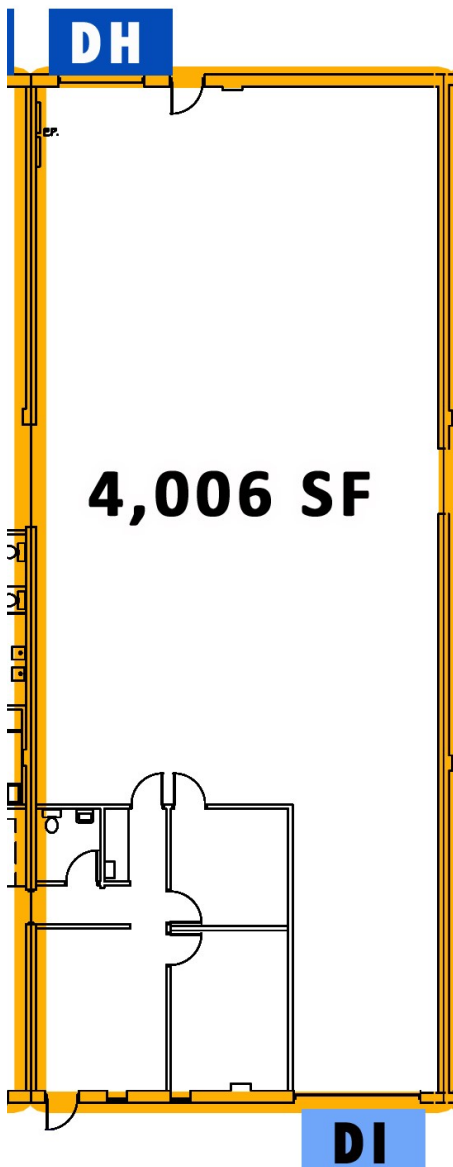


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## Office/Warehouse Space

600 SF OFFICE/3,334 SF WAREHOUSE

4,006 SF TOTAL



### CONTACT:

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