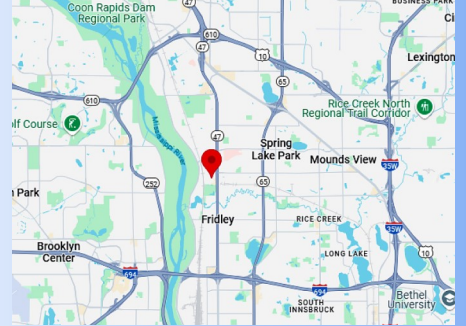


FOR LEASE - OFFICE/WAREHOUSE

FRIDLEY BUSINESS CENTER IV
7280 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>
7280 Commerce Circle	2,583 SF	650/1,933 SF
Base Rental Rates:	\$11.00 PSF Office/ \$6.00 PSF Warehouse	
Estimated Tax & CAM:	\$3.79 PSF	

FEATURES:

- Great smaller office warehouse.
- LED lighting and abundant electrical power.
- 14' clear height, (1) truck height dock.
- 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:

Patrick Lensing, CPM
plensing@summerhillcommercial.com
952-475-5121

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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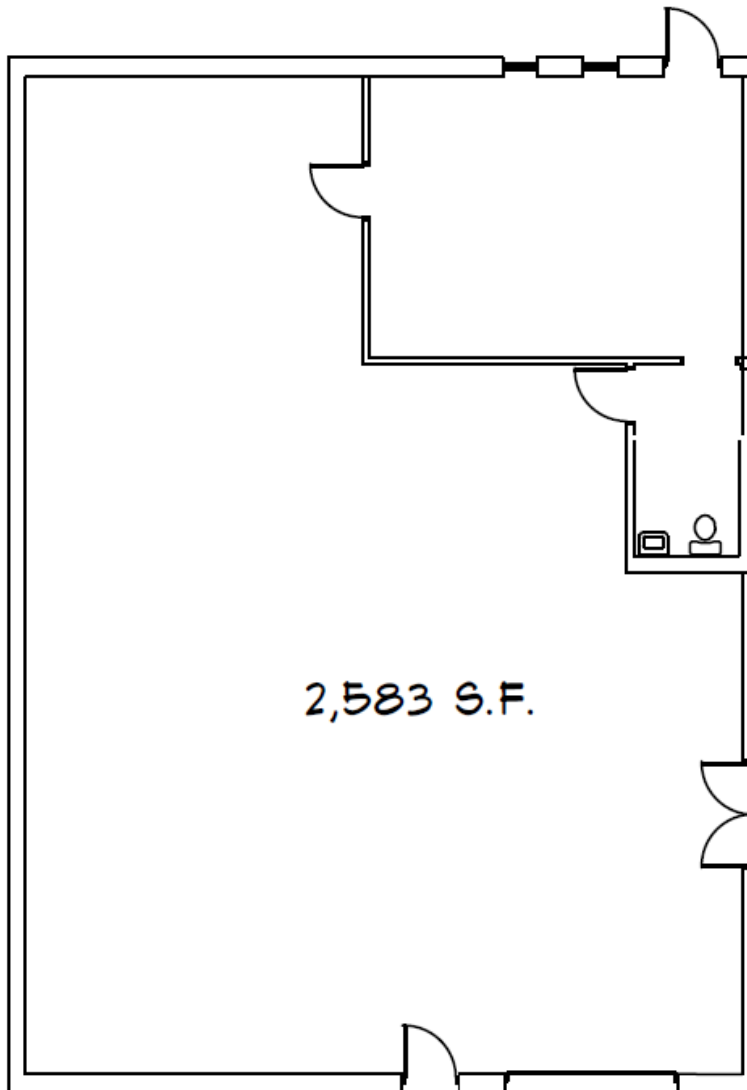


SUMMERHILL
Commercial Real Estate, LLC

Office/Warehouse Space

650 SF OFFICE/1,933 SF WAREHOUSE

2,583 SF TOTAL



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