



**SUMMERHILL**  
Commercial Real Estate, LLC

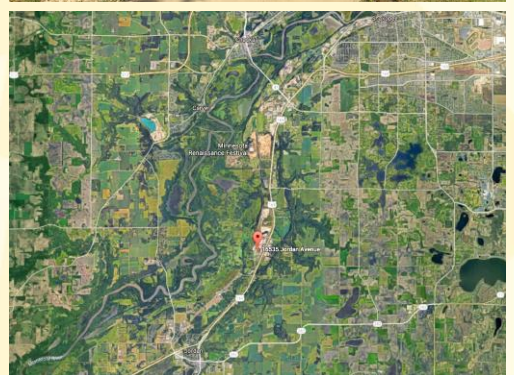
**FOR LEASE**  
**16535 Jordan Avenue Bldg**  
16535 Jordan Avenue  
Jordan, MN 55352



**AVAILABLE:** 11,700 sf main level ofc/whse PLUS 1,700 sf mezzanine whse.  
**UNIT MIX:** 2,880/8,820/1,700 sf office/warehouse/mezzanine whse.  
**BASE RENTAL RATE:** \$6.25/\$3.50 psf office/warehouse.  
\$6.25 x 2,880 = \$18,000/yr. = \$1,500/mo.  
\$3.50 x 8,820 = \$30,870/yr. = \$2,573/mo.  
**2018 EST. TAX (PSF):** \$1.55 x 11,700 = \$18,135/yr. = \$1,511/mo.

**MONTHLY RENT:** **\$5,584/mo./\$5.73 psf!**

- 16' clear height, (1) 8' x 8' truck high dock, (1) 12' w x 14' h drive in door.
- Well lit whse w/ natural light & bonus 1,700 sf mezz. (stair & forklift accessible).
- (9) private offices w/ windows, (2) open areas, break room, & (4) restrooms.
- Warehouse has 100% A/C available & a sink/hood area.
- Large parking lot of approx. 19,000 sf providing potential outside storage.
- Separately metered for gas & electrical w/ abundant power.
- Great location right off Hwy. 169 between Shakopee & Jordan 4 miles south of the Hwy 41 & Hwy 169 intersection.



**For more information, call or e-mail:**  
**Joe Smith @ [jsmith@summerhillcommercial.com](mailto:jsmith@summerhillcommercial.com)**  
**952-475-5122**  
**or**  
**Peter Kordonowy @ [peterk@summerhillcommercial.com](mailto:peterk@summerhillcommercial.com)**  
**952-475-5135**

**or visit our website at:**

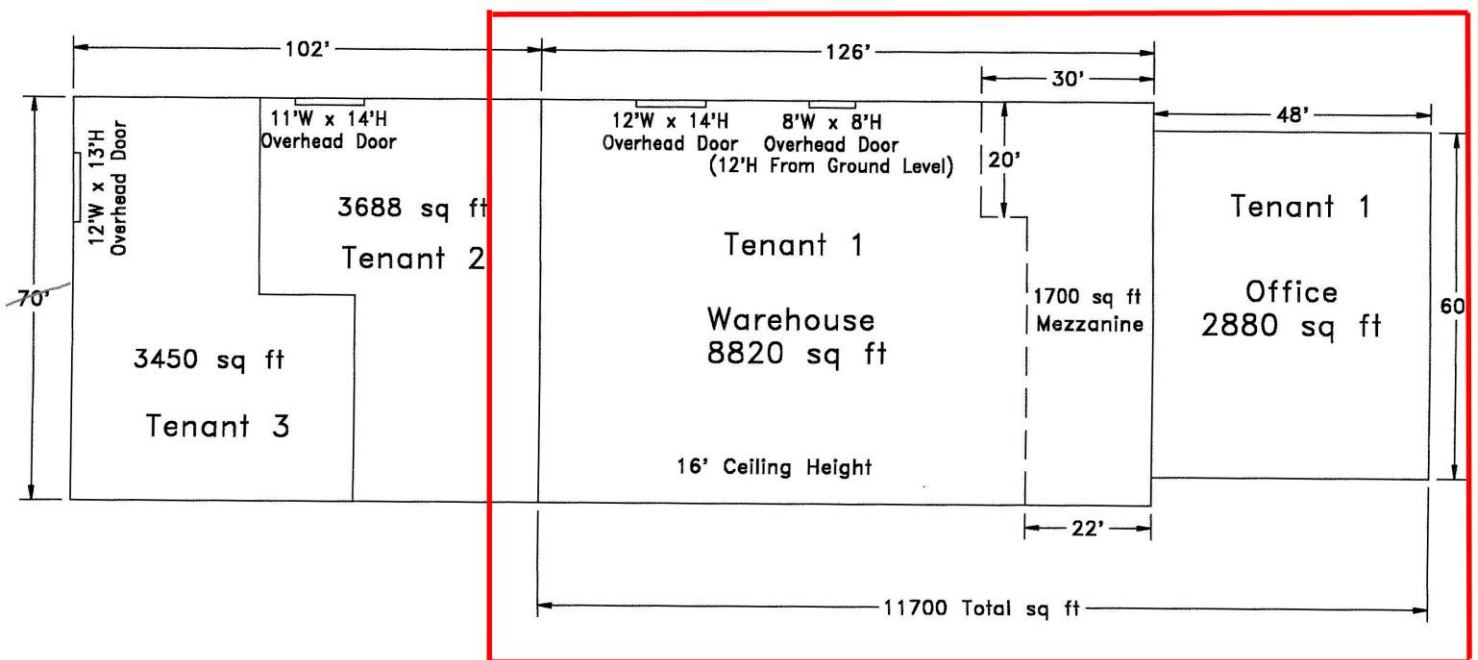
**[www.summerhillcommercial.com](http://www.summerhillcommercial.com)**



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Floor Plan



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