



SUMMERHILL
Commercial Real Estate, LLC

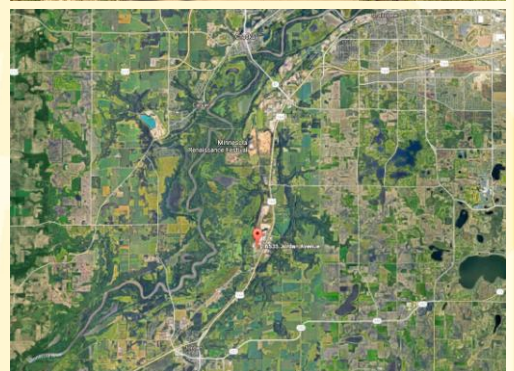
FOR LEASE
16535 Jordan Avenue Bldg
16535 Jordan Avenue
Jordan, MN 55352



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.
2017 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:
Peter Kordonowy, CCIM
952.556.5151

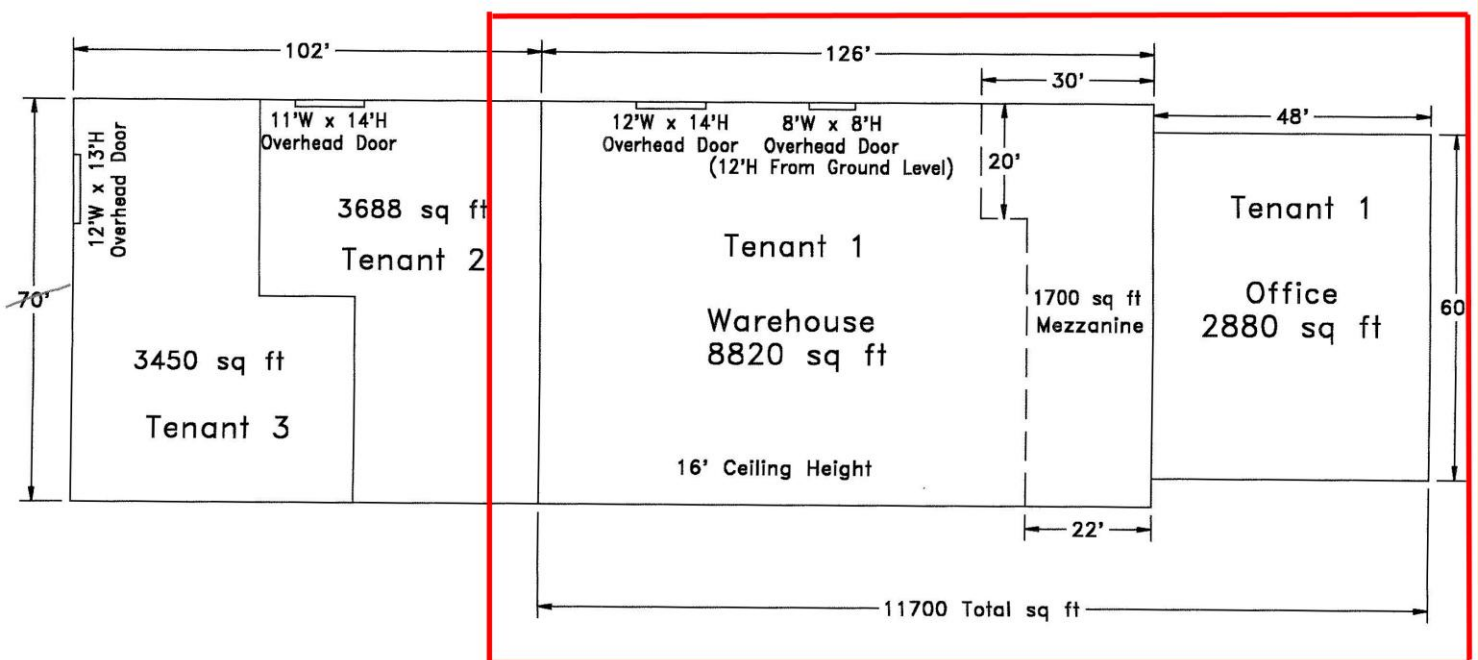
or visit our website at:
www.summerhillcommercial.com



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Floor Plan



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