



**SUMMERHILL**  
Commercial Real Estate, LLC

**FOR SALE OR LEASE**  
6417-6437 Goodrich Avenue South  
St. Louis Park, MN 55426



**Property Identification Number (PIN):** 20.117.21.11.0015

**Building Size:** 45,192 square feet, multi-tenant building

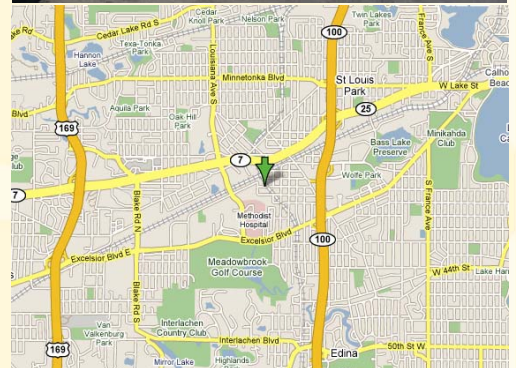
**Offering Price:** Negotiable

**Base Rental Rate:** \$4.50 PSF office/warehouse/production

**Real Estate Tax (2008):** \$1.52 PSF (2008)

**Common Area Maintenance/CAM (2008):** \$.93 PSF (2008)

- Excellent leasing, owner occupant, or investor opportunity.
- 3,756 to 37,676 SF of office/whse./production space available August 1, 2008.
- Single bay dimensions of 31.25' wide by 120.25' deep with many single bay, double bay, or multiple bay configurations available up to 30,062 SF contiguous (see plan).
- 14' clear height, 100% A/C available, ample power.
- Space is currently set up for a clean production/shipping facility including extra lighting and extensive power distribution.
- Five (5) 10' x 10' truck high docks, one (1) 10' x 8' truck high dock, and seven (7) 10' x 12' drive in doors.
- Convenient first ring suburban location less than one (1) mile from Highway 100 right off of Highway 7 and Excelsior Boulevard.
- Near many area amenities.



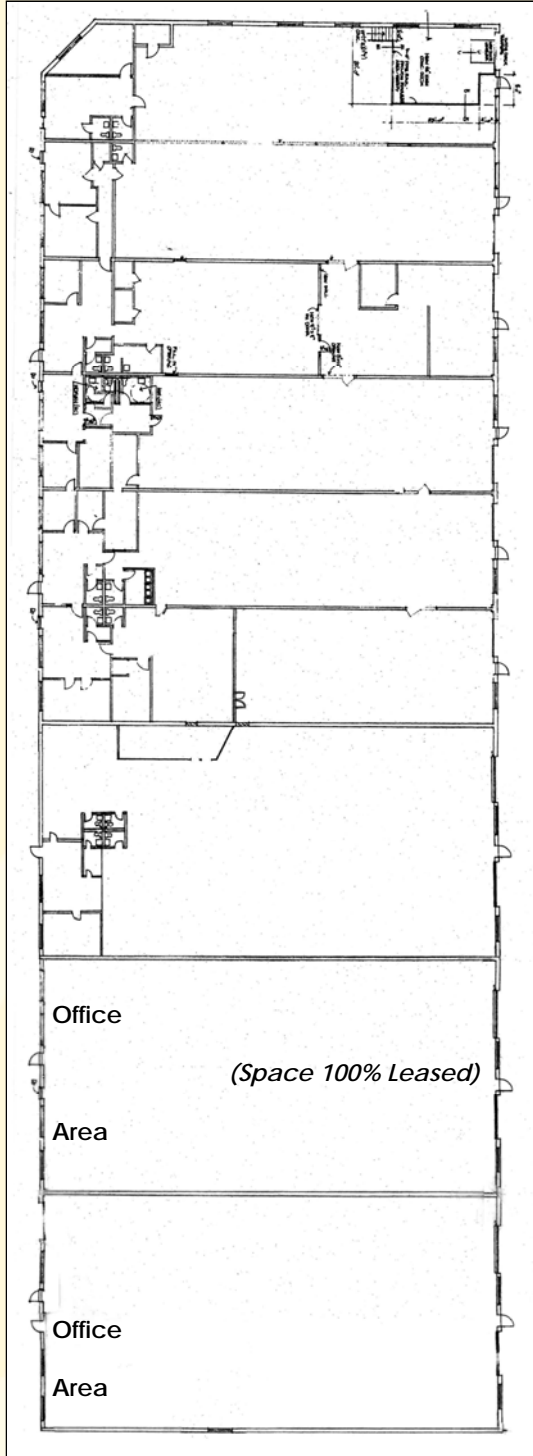
**For more information call:**  
**Peter Kordonowy**  
**952.556.5151**

or visit our website at:  
**www.summerhillcommercial.com**



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Bay #	Office/Whse. SF	Total SF	Loading
1	706/3,050	3,756	1 DH
2	637/3,121	3,758	1 DI
3	786/2,972	3,758	1 DI
4	877/2,881	3,758	1 DI
5	715/3,043	3,758	1 DI
6	1,547/2,211	3,758	1 DI
7	288/ 3,470	3,758	1 DI
8	552/ 3,206	3,758	1 DH
9	1,250/2,508	3,758	1 DH
10	1,091/ 2,667	3,758	1 DH
11	0/3,758	3,758	1 DH/ 1 DI
12	821/3,035	3,856	1 DH
<b>Totals</b>	<b>9,270/35,922</b>	<b>45,192</b>	

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