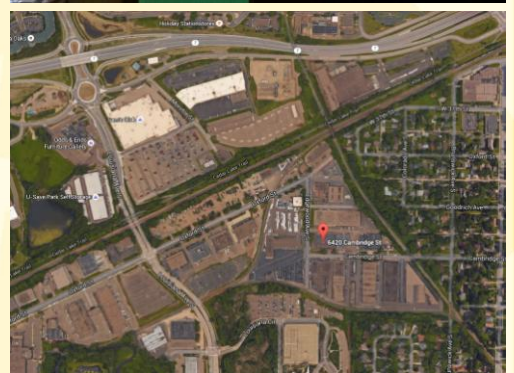




SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE
6414-6420 Cambridge St Bldg
6414-6420 Cambridge Street
St. Louis Park, MN 55426



- Available:** 6,000 - 18,000 sf office/warehouse (3 - 6,000 sf bays).
- Unit Mix:** 1,500/4,500 sf office/warehouse per bay.
- Base Rental Rate:** \$8.50/\$4.50 psf office/warehouse.
- 2016 Est. Tax & CAM:** \$2.86 psf.
- Bay dimensions of 50' wide x 120' deep (150' wide x 120' deep overall).
 - 11.5' clear height, extensive restrooms, & well lit whse w/some natural light.
 - (3) 10' x 10' drive in doors, (1) exterior platform truck high dock, 6418 Cambridge (west bay) also has an interior 18' wide x 14' high truck high interior loading dock area of 25' wide x 30' deep that is 4' lower than the whse floor.
 - Each bay has a minimum 200A, 120/240V, hi-leg, 3-phase electrical service.
 - Each 6,000 sf bay is separately metered for gas, electric, sewer & water.
 - Current 20 yr tenant occupies all 18,000 sf and is vacating early 2016.
 - 6414 Cambridge (east bay) is currently production space in the warehouse area w/ 100% A/C, electrical distribution, & white painted walls.
 - Convenient central location less than 1 mile from Hwy 100 right off Louisiana between Hwy 7 & Excelsior Blvd.
 - Located near many area amenities. Locally owned & managed.

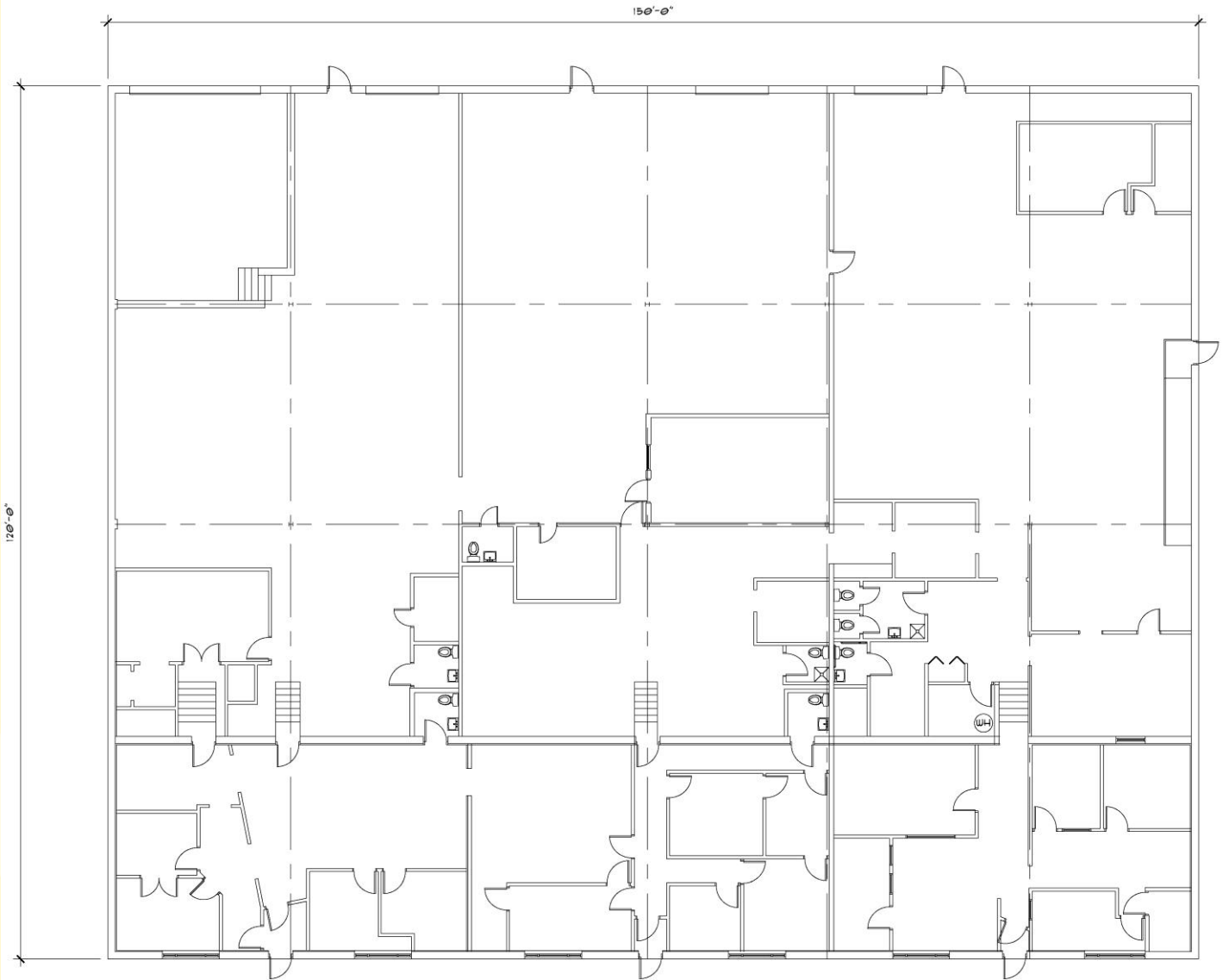
For more information call:
Peter Kordonowy, CCIM
952.556.5151

or visit our website at:
www.summerhillcommercial.com



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE
6414-6420 Cambridge St Bldg
6414-6420 Cambridge Street
St. Louis Park, MN 55426



FLOOR PLAN
SCALE: 1/8" = 1'-0"



For more information call:
Peter Kordonowy, CCIM

952.556.5151

or visit our website at:
www.summerhillcommercial.com