



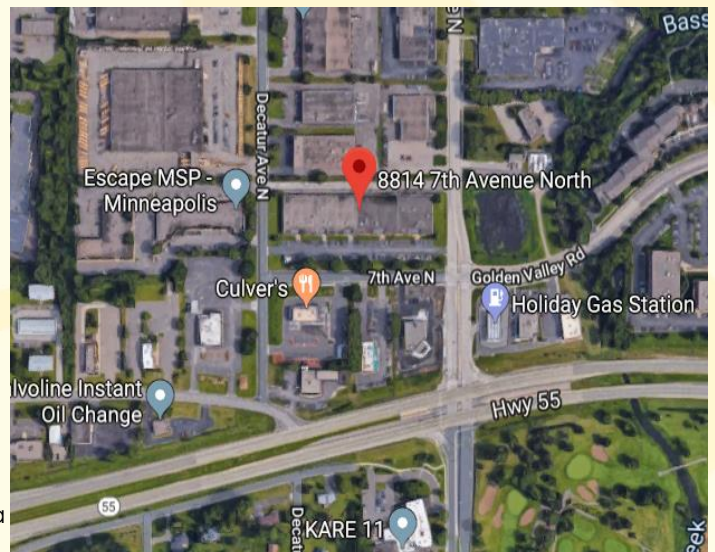
SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE
GOLDEN VALLEY III
8814 7th Avenue North
Golden Valley, MN 55427



Total Square Footage: 4,412 SF
Office Square Footage: 0 SF
Warehouse Square Footage: 4,412 SF
Additional Mezzanine available
Net Rental Rates: \$9.00 PSF Office/\$4.75 PSF Whse.
RE Tax/CAM: \$3.21 PSF (estimate)

- Small bay availability.
- Landlord will build some office to suit.
- Dock platform.
- 18' clear height.
- Double row parking.
- Prominent signage and visibility.
- Good access to Hwy 55, 169 and Hwy 100 minutes away.
- Convenient to all the amenities of Hwy 55 and Winnetka Avenue, including restaurants, shops and post office.



For more information, call or e-mail:
Joe Smith
jsmith@summerhillcommercial.com
952-475-5122

or visit our website at:
www.summerhillcommercial.com



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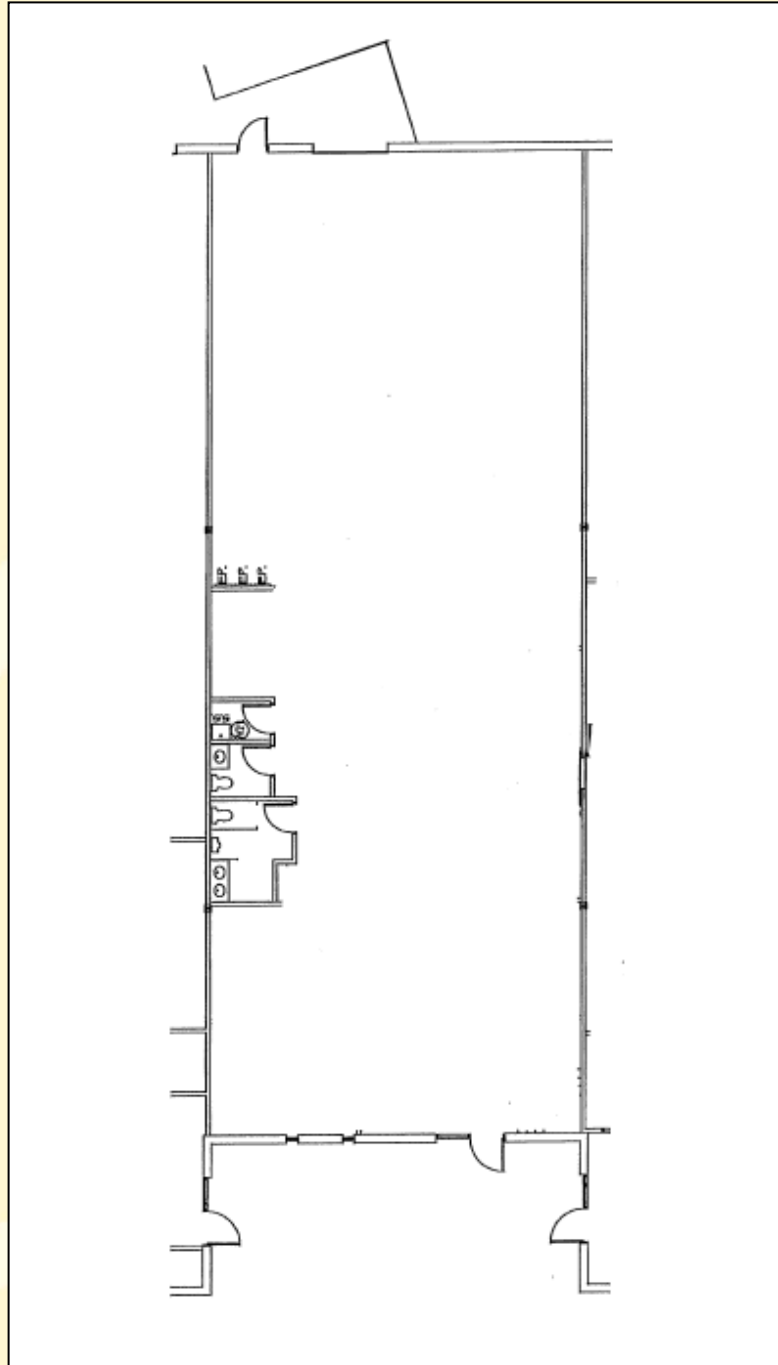
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