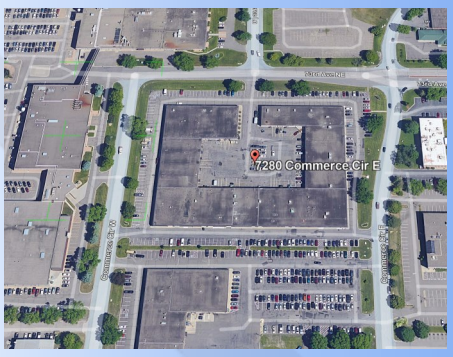
FOR LEASE/OFFICE/TECH-ASSEMBLY/ WAREHOUSE SPACE

FRIDLEY BUSINESS CENTER IV
7258-7262 Commerce Circle
Fridley, MN 55432

SUMMERHILL
Commercial Real Estate, LLC



LEASE AVAILABILITY DETAILS:

Contiguous Space

Address	Space SF	Office SF/WH SF
7258-7262	13,394 SF	1,496/11,898

Base Rental Rates: $10.50 PSF Office/ $5.50 PSF Tech Assembly/Warehouse.
Estimated Tax & CAM: $3.21 PSF.

FEATURES:

- Up to 13,394 SF available.
- Divisible to several configurations possible.
- Space has up to date finishes and are built out as office or assembly/tech.
- Finishes include 9' to 10' ceilings and upgraded flooring.
- All suites are brightly lit with LED lighting and heavily distributed electrical power.
- 100% A/C in all spaces with well distributed spiral ducting for excellent climate control.
- 14' clear height, (1) truck height dock, (1) drive-in doors.
- Can add additional drive-in doors.
- Abundant parking of 4.8 spots per 1,000 SF (approximately 283 parking spots total).

CONTACT:

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952-475-5122

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6495 City West Parkway
Eden Prairie, MN 55344

www.summerhillcommercial.com

**All information in this brochure is deemed reliable, but not guaranteed.*

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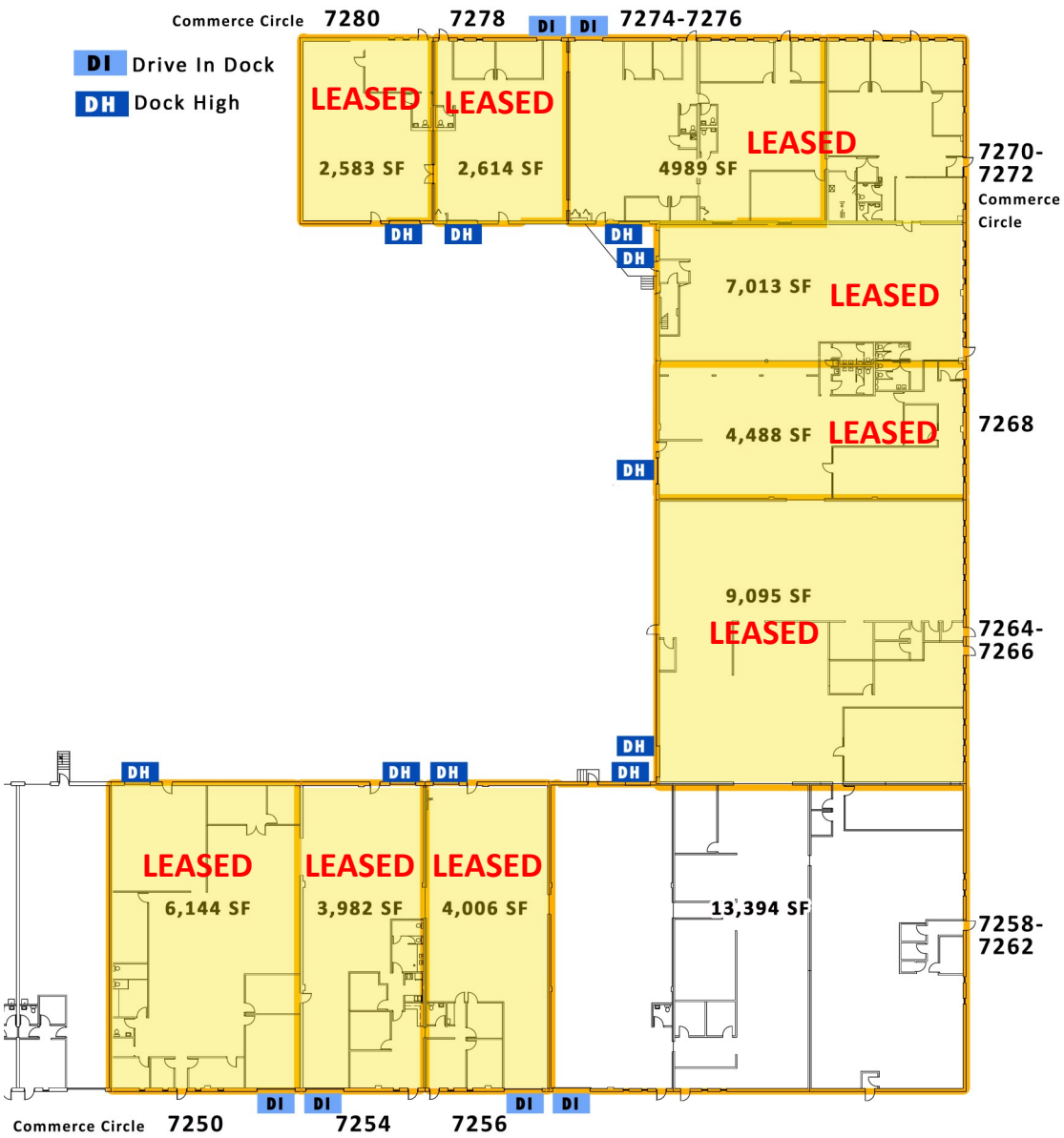
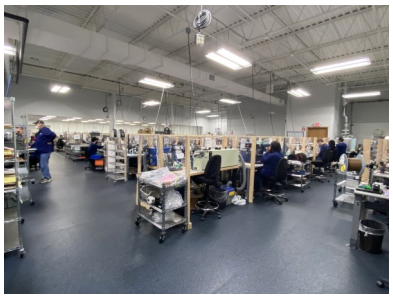
Office/Tech Assembly/Warehouse Space Options





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