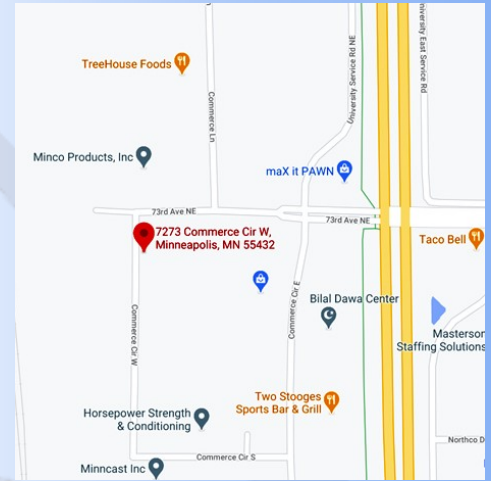


# FOR LEASE OFFICE-WAREHOUSE

Fridley Business Center IV  
7273 Commerce Circle West  
Fridley, Minnesota 55432



**SUMMERHILL**  
Commercial Real Estate, LLC



## LEASE DETAILS:

<b>7273 Commerce Circle West:</b>	Office:	1,590 SF
	<u>Warehouse:</u>	<u>825 SF</u>
	Total:	2,415 SF

**Net Rental Rates:** \$10.00 PSF Office/\$5.25 PSF Warehouse

**Estimated CAM & Taxes:** \$3.06 PSF

## FEATURES:

- Conveniently located 2 blocks west of 73rd and University Avenue NE.
- Rare small bay availability.
- 14' Clear Height.
- 8'w x 8'h Drive-in Door.
- Minutes north of I-694 and south of Hwy. 610.
- Local, responsive property management.

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



## CONTACT:

**Joe Smith**

jsmith@summerhillcommercial.com  
952-475-5122

**Summerhill Commercial Real Estate**

6495 City West Parkway  
Minnetonka, MN 55344

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)

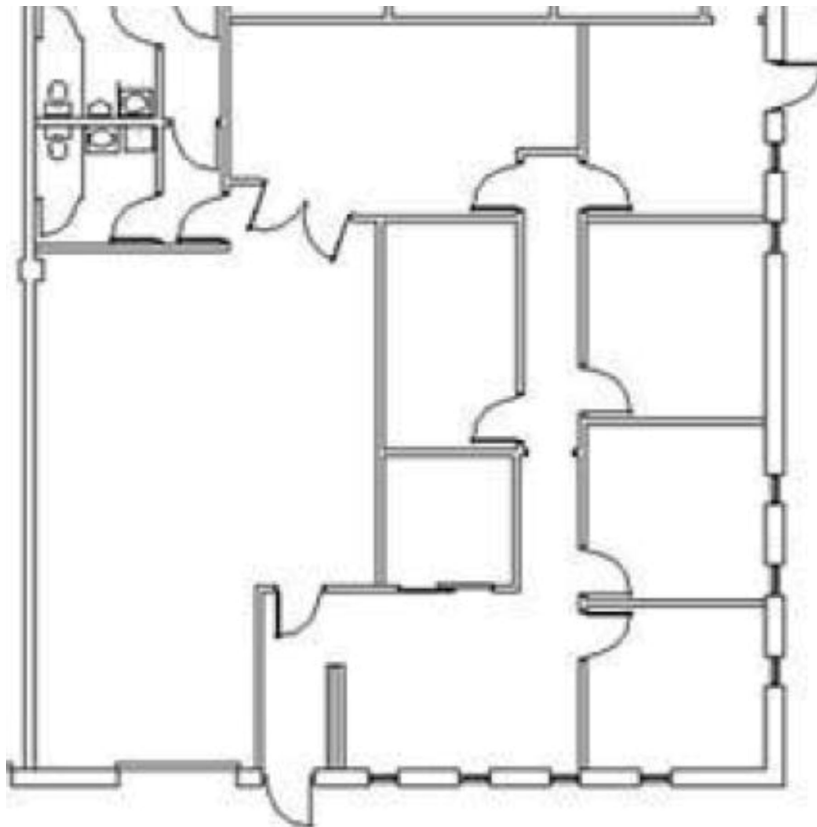
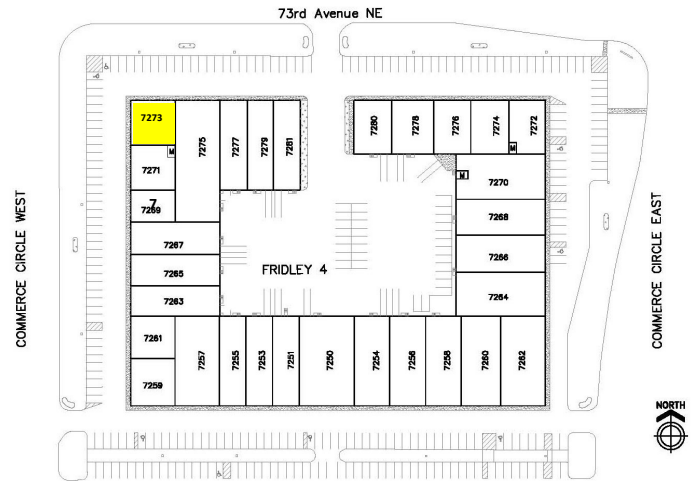
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**PLAN: 7273 COMMERCE CIRCLE**  
**1,590 SF OFFICE/825 SF WAREHOUSE**



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