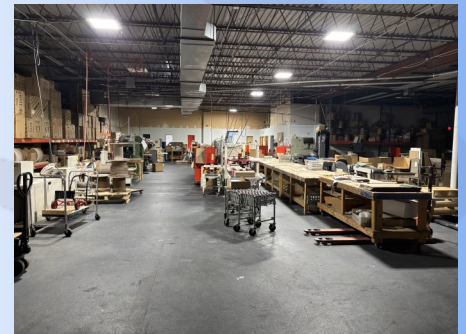


FOR LEASE/OFFICE/TECH-ASSEMBLY/ WAREHOUSE SPACE

FRIDLEY BUSINESS CENTER IV
7264-7266 Commerce Circle
Fridley, MN 55432



SUMMERHILL
Commercial Real Estate, LLC



LEASE AVAILABILITY DETAILS:

7264-66 Commerce Circle

Build To Suit, or:	Office:	2,172 SF
	Warehouse:	6,923 SF
	Total SF:	9,095 SF

Base Rental Rates: \$11.00 PSF Office/ \$6.00 PSF Tech Assembly/Warehouse.
Estimated Tax & CAM: \$3.79 PSF.

FEATURES:

- Up to 9,095 SF available.
- Space currently built out as assembly/tech.
- Will reconfigure to suit for term deal.
- Well distributed electrical power with numerous drop cords.
- 14' clear height.
- One dock-height door available.
- Abundant parking of 4.8 spots per 1,000 SF (approximately 283 parking spots total).
- Great location off University Avenue NE and 73rd.

CONTACT:

Patrick Lensing, CPM

plensing@summerhillcommercial.com
952-475-5121

Summerhill Commercial Real Estate, LLC

6495 City West Parkway
Eden Prairie, MN 55344

www.summerhillcommercial.com

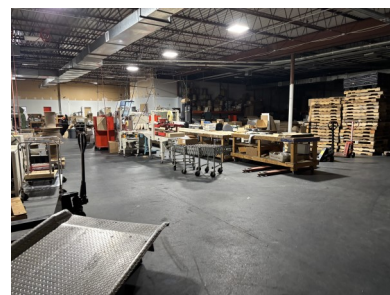
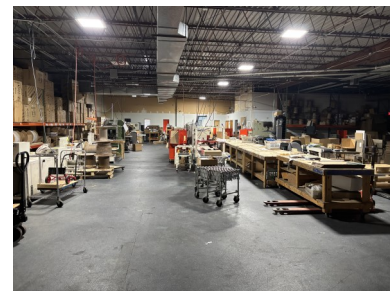
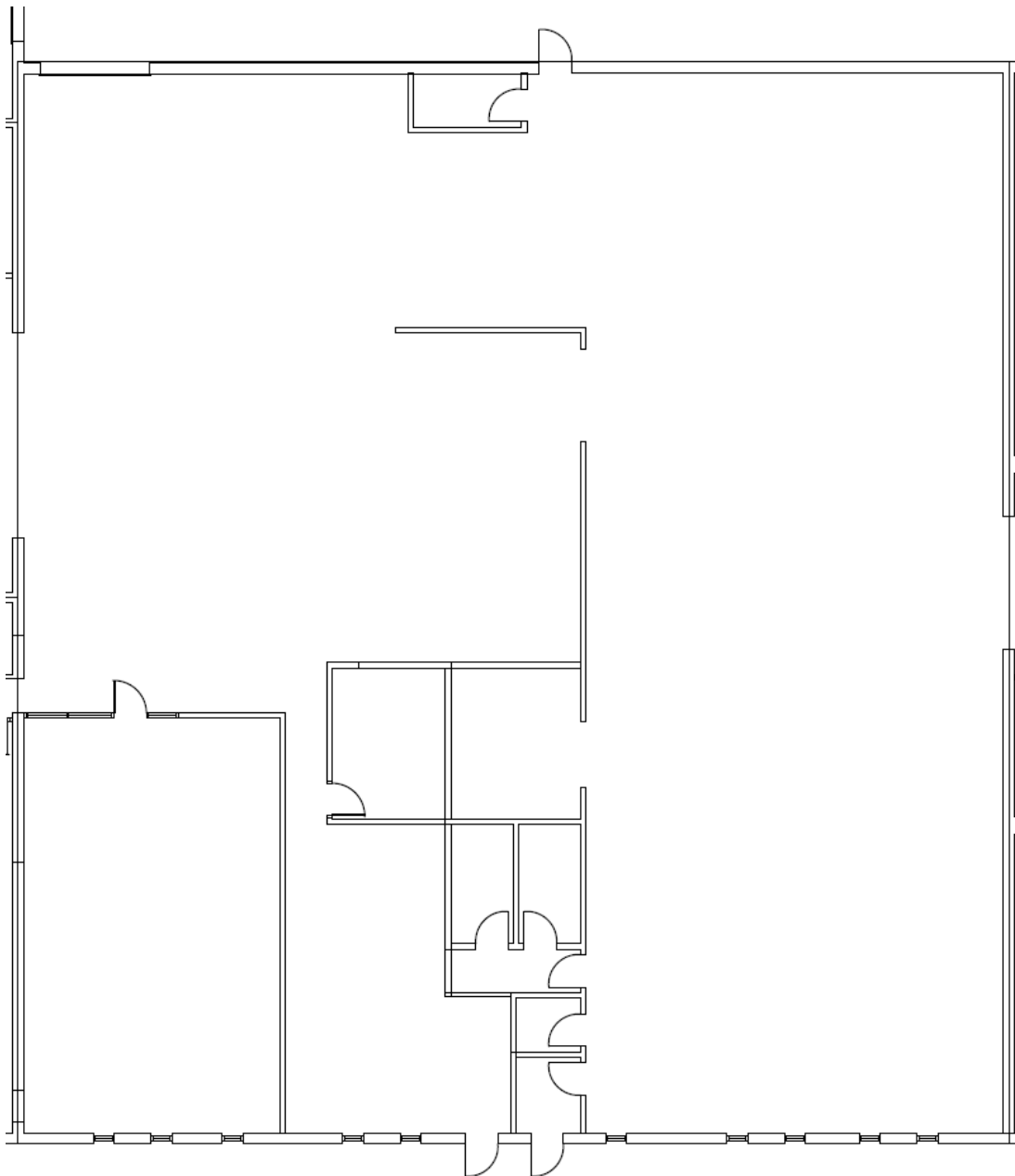
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