

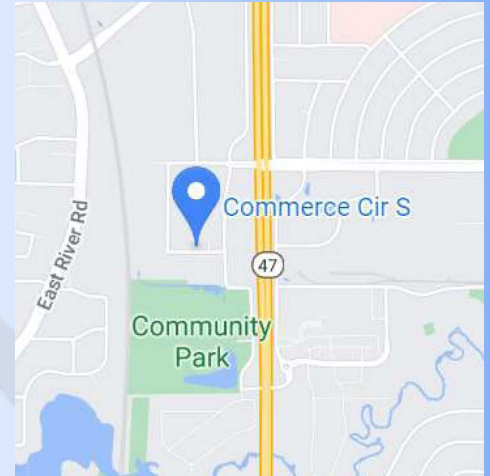
FOR LEASE OFFICE/WAREHOUSE

Fridley Business Center II
7167 Commerce Circle South
Fridley, Minnesota 55432



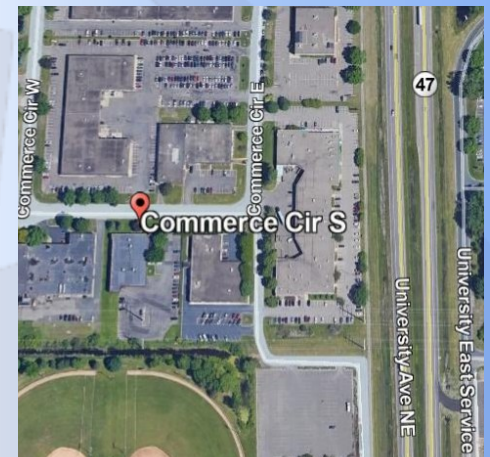
SUMMERHILL

Commercial Real Estate, LLC



LEASE DETAILS:

7167 Commerce Circle:	246 SF Office
	<u>3,954 SF Warehouse</u>
	4,200 SF Total (1) Dock High Door, (1) Drive In Door
Rental Rates	\$11.50 PSF Office
	\$6.50 PSF Warehouse
Est. Tax & CAM (2026):	\$4.26 PSF (\$1.86 PSF CAM, \$2.40 PSF RE Taxes)



FEATURES:

- Desirable availability at Fridley Business Center.
- 13' clear height.
- (1) 10'w x 12'h Drive-in Door, (1) Dock Doors
- Sealed warehouse floor.
- Minutes north of I-694 and south of Hwy. 610.
- Close to many area amenities.
- Local, responsive property management.

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

CONTACT:

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Summerhill Commercial Real Estate, LLC

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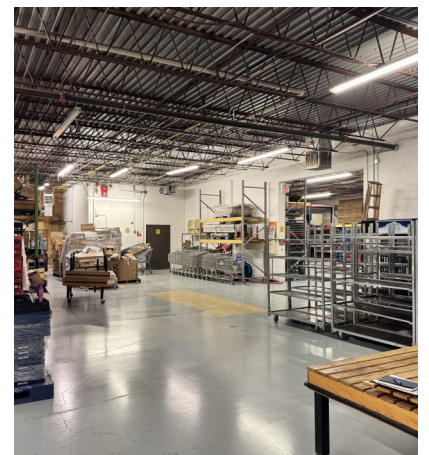
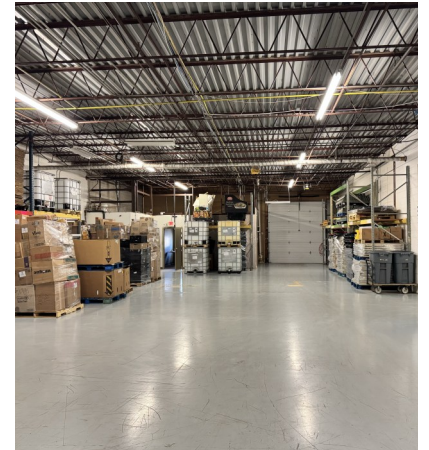
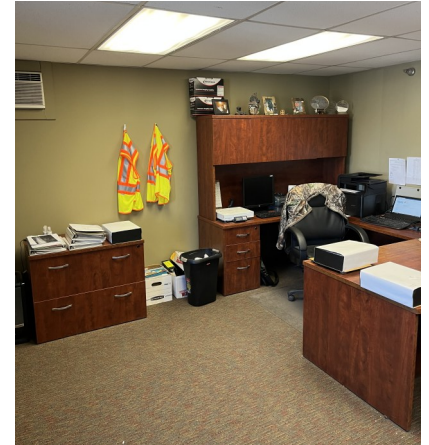
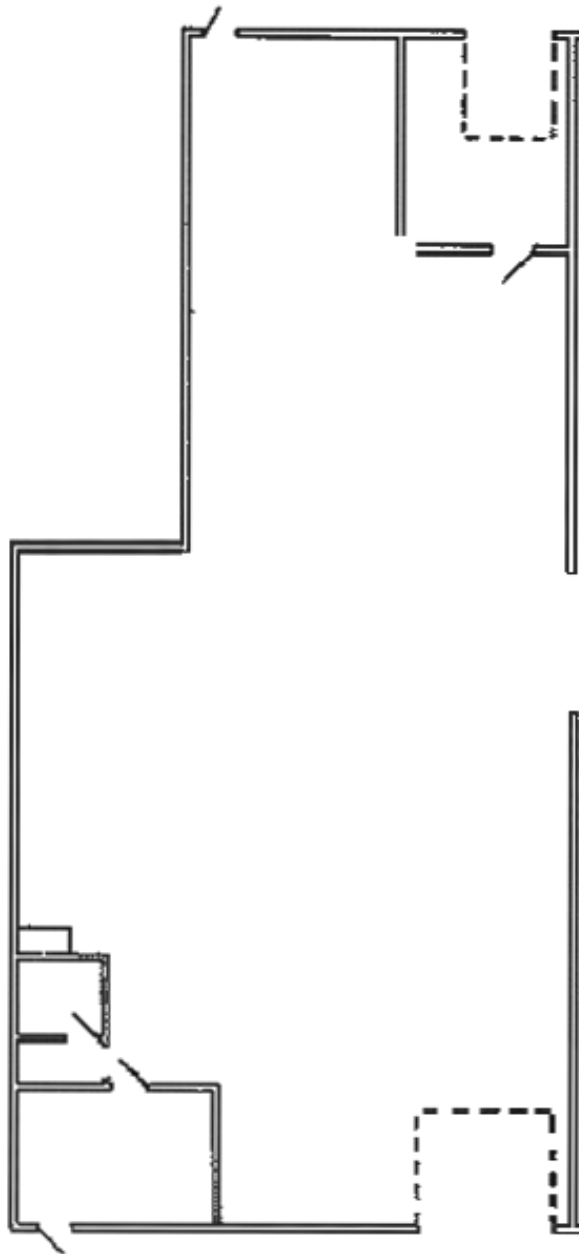
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