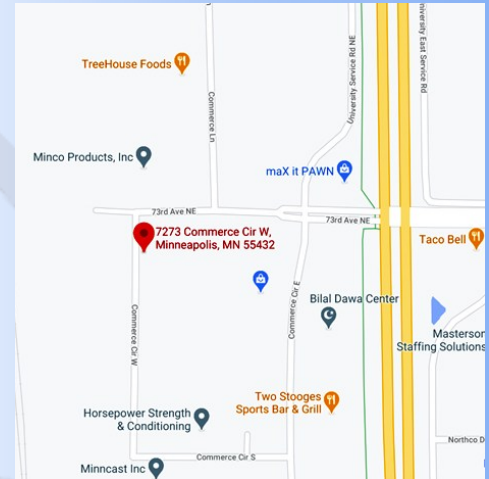


FOR LEASE OFFICE-WAREHOUSE

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



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

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

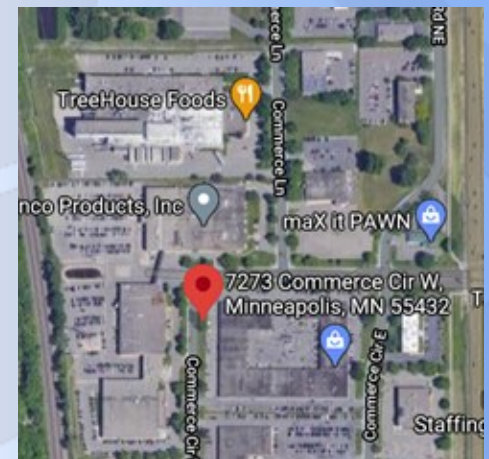
Net Rental Rates: \$11.00 PSF Office/\$6.00 PSF Warehouse

Estimated CAM & Taxes: \$3.79 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:

Patrick Lensing, CPM

plensing@summerhillcommercial.com
952-475-5121

Summerhill Commercial Real Estate

6495 City West Parkway
Eden Prairie, MN 55344

www.summerhillcommercial.com

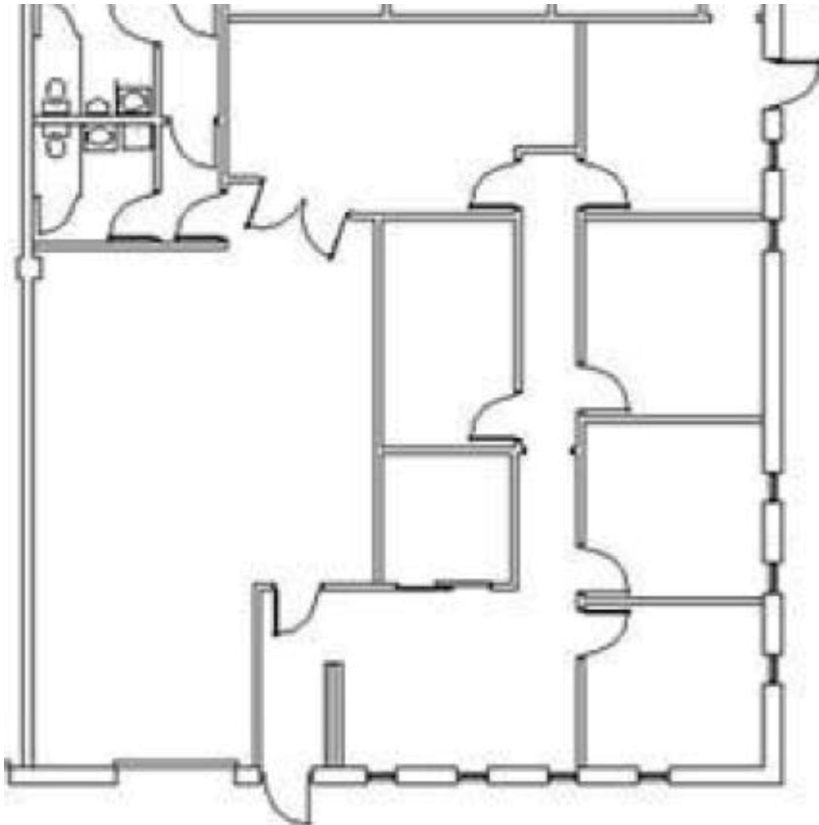
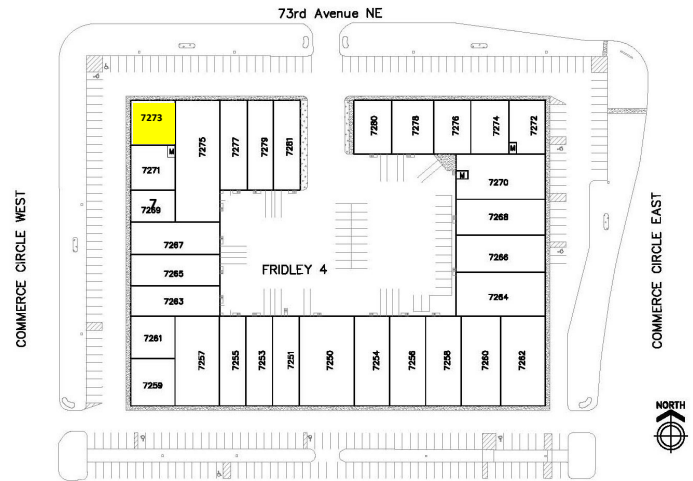
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PLAN: 7273 COMMERCE CIRCLE
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