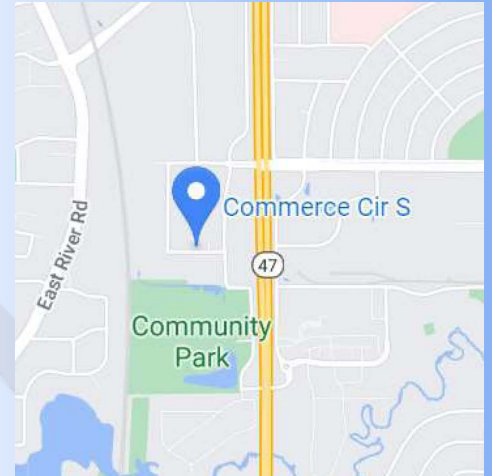


# FOR LEASE OFFICE/WAREHOUSE

Fridley Business Center II  
7155 Commerce Circle South  
Fridley, Minnesota 55432

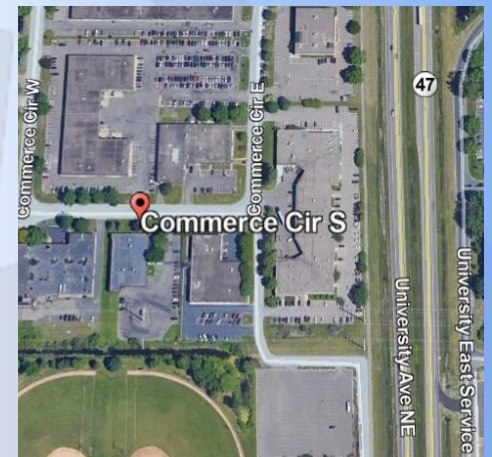


**SUMMERHILL**  
Commercial Real Estate, LLC



## LEASE DETAILS:

<b>7155 Commerce Circle:</b>	890 SF Office <u>4,154 SF Warehouse</u> 5,044 SF Total (1) Dock High Door, (1) Drive In Door
<b>Rental Rates</b>	\$11.50 PSF Office \$6.50 PSF Warehouse
<b>Est. Tax &amp; CAM (2026):</b>	\$4.26 PSF (\$1.86 PSF CAM, \$2.40 PSF RE Taxes)



## FEATURES:

- Desirable availability at Fridley Business Center.
- Rare small bay opportunity.
- 13' clear height.
- (1) 10'w x 12'h Drive-in Door, (1) Dock Door
- Available within 30 days
- 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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952-475-5121

**Summerhill Commercial Real Estate, LLC**  
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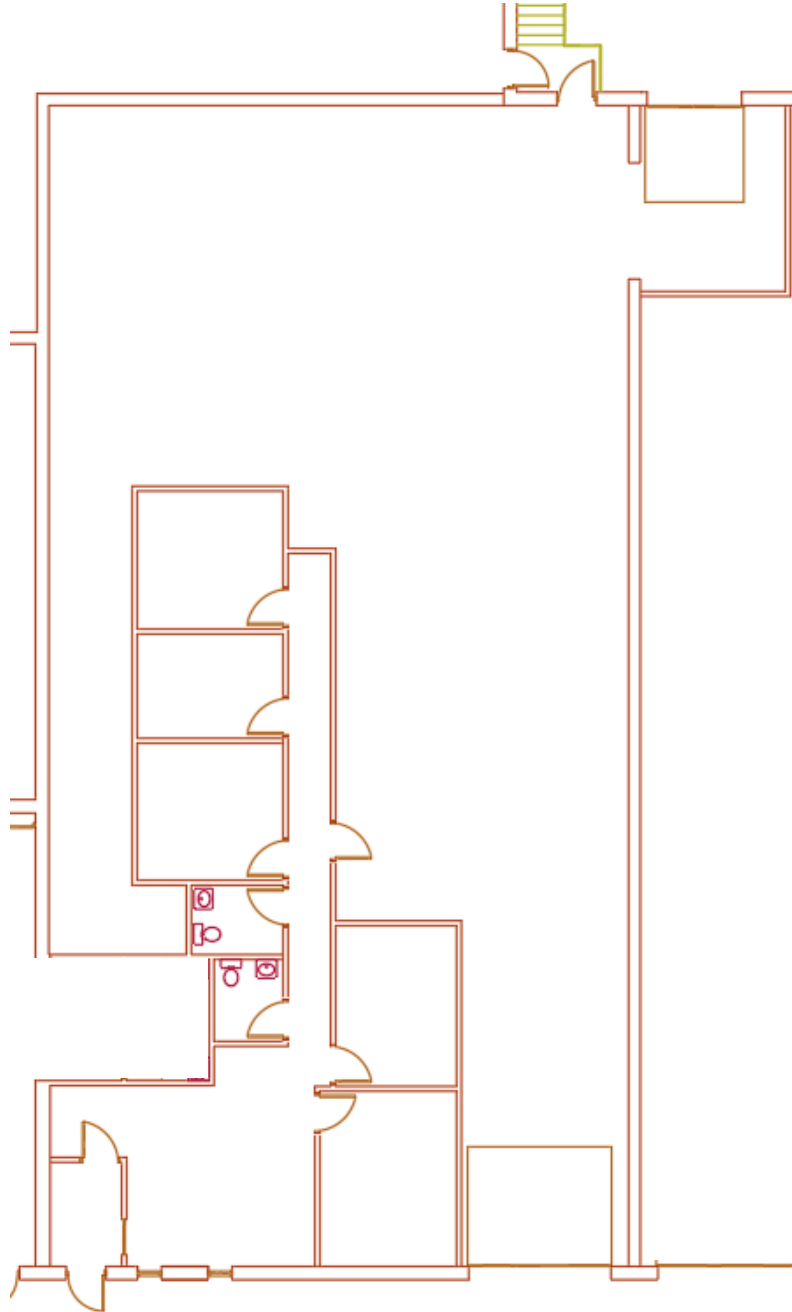
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**PLAN: 890 SF OFFICE / 4,154 SF WHSE**



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